



Australian Government

Department of Finance and Deregulation

Reference: DPG09/00563-2
Contact: George Stellios
Telephone: 02 6215 3597
e-mail: george.stellios@finance.gov.au

Villawood Immigration Detention Facility (VIDF) Redevelopment Project: Public Works Committee Update Brief October 2011

1.0 Introduction

1.1 The Department of Finance and Deregulation (Finance) and the Department of Immigration and Citizenship (DIAC) presented to the Public Works Committee (PWC) the proposal for the redevelopment of the VIDF on 22 September 2009. The proposal involved the construction of 90 new higher security beds, and through light refurbishment and living area extensions to the existing Multipurpose Accommodation (MPA), a further 310 beds. The proposal also provided for short-term surge requirements, providing up to 728 beds overall. In addition to accommodation, the project proposed a central services spine to provide administration, kitchen and dining, medical, education and recreational facilities.

1.2 While the PWC agreed it was expedient to carry out the proposed work, the PWC made several further recommendations in respect of the proposal. This update brief seeks to advise the PWC of the general progress made in advancing the project since September 2009, and also responds more specifically to recommendations made by the PWC.

2.0 Project progress

2.1 Procurement

2.1.1 Previously the project was referred to the PWC on 13 August 2009, with a public hearing held on 22 September 2009. In its' report of November 2009, the PWC recommended to the House of Representatives that it was expedient to carry out the proposed works. An expediency motion was subsequently passed by Parliament on 25 November 2009.

2.1.2 Since approval for the project was granted, Finance, in consultation with DIAC, has concluded procurement processes for the engagement of a Project Manager (PM), Managing Contractor (MC) and Project Design Consultant (PDC). These procurements were conducted on an open tender basis and attracted strong interest from the market. Finance signed contracts with the PM and MC on

9 July 2010, and the Commonwealth's preferred PDC tenderer was engaged by the MC under the terms and conditions agreed with Finance on 22 July 2010. The successful firms were:

- PM – Incoll-Appian (joint-venture);
- MC – Hansen Yuncken Pty Ltd; and
- PDC – Brewster Hjorth Architects Pty Ltd.

2.2 Design Process

2.2.1 Following engagement of the above team (and prior to commencing further development of the design), a detailed master-planning review process was undertaken. This was done to consider the existing master-plan for the site (that was presented to PWC in September 2009) and its continuing validity. In conjunction with this, other potential options were explored. To foster this process, three workshops were conducted and attended by key stakeholders from DIAC, Finance and the Detention Services Provider (DSP) - Serco (the current service operator of the VIDF). Some conceptual adjustments were made to the master-plan previously presented to the PWC as a result of these workshops, and in particular as a result of operations personnel input. We note, however, these adjustments were related to relocation of previously proposed elements to alternative locations, and not new scope. Key adjustments made were:

- The Higher Risk Accommodation (HRA) and General Flexible Accommodation (GFA) were moved from their previously proposed location (adjacent to a future residential development), to the south-west of the site adjacent to an existing light industrial development;
- The central services spine was moved toward the south of the site;
- Central support facilities have been designed to provide services to lower risk clients. Support facilities are also provided for the higher risk and GFA areas, including dining/kitchen facilities, library, classroom areas and indoor sports activity/gym areas;
- The existing Stage 2 facilities (ie the Multi Purpose Accommodation units (MPAs) are proposed to be demolished and rebuilt with the exception of the Banskia and Murray-Darling buildings. The proposed ten new buildings each contain 24 bedrooms, designed as four apartments and will provide 240 new rooms with a total of 320 beds. Self catering within the apartment is provided through the inclusion of a kitchenette. Individual laundries are provided within each apartment of 6 bedrooms.

2.2.2 A final master-plan workshop presented the updated master-plan to key stakeholders on 2 December 2010. Invited attendees included DIAC, Serco, the United Nations Human Rights Commissioner, the Commonwealth Ombudsman, Legal Aid, Bankstown City Council and a range of other advocacy groups. Feedback was sought from the attendees on the design solution proposed. A communications plan has been developed and implementation of this plan will see continued consultation with relevant stakeholders. Stakeholder consultation is discussed further in this briefing (at recommendation 8).

2.2.3 With the agreement of the master-plan, Schematic Design (SD) commenced and was completed and endorsed by the Project Steering Committee (PSC) on 19 May 2011. The development of the agreed SD solution has been undertaken in consultation with approximately 20 user groups, established mainly from DIAC site personnel and the DSP, with each group consulted on numerous occasions throughout the design development process.

2.2.4 In developing the SD, the project again considered various options. From the outset the Commonwealth and project team understood that the PWC had expressed reservations at the public hearing concerning the perceived limited level of amenity that refurbished MPAs would provide. Considering this option, it became evident through the SD and cost planning process that the project could deliver an option involving re-building the MPAs and demolishing the munitions hut within the approved out-turn project appropriation of \$186.7m (GST excl). This is the preferred option of the Commonwealth. This option required the approval of Department of Sustainability, Environment, Water, Population and Communities (SEWPaC), which is explained further in this document.

2.2.5 Following conclusion of SD, the Design Development (DD) phase commenced with the Design Development Report being issued to the Commonwealth on 17 June 2011. The issue of this report marked the completion of approximately 50% of the design and signified a significant project milestone.

2.2.6 DD floor plans for each facility, together with some selected perspectives, are provided at [Attachment A](#).

2.3 Cost Planning

2.3.1 In giving due consideration to the Committee's concerns surrounding the limited amenity that refurbished MPA accommodation may provide, the project team actively considered options to effect a new build solution for the MPA accommodation. In undertaking significant additional contamination investigation and through the release of client contingency funds, the project team was able to allocate a sufficient proportion of this funding to support demolition and re-building of the MPA accommodation. The latest project cost plan is at [Attachment B](#). This cost plan also shows the costs as presented to the PWC on 22 September 2009, the movement in the cost plan since that time, and current costs.

2.3.2 To demonstrate the project could afford to deliver an MPA re-build option, an elemental cost plan was developed based on a detailed review and measurement of the SD drawings, as opposed to the previous cost plan that could only be based on estimated square metre rates of similar building types and building sizes (which was appropriate for a master-plan stage cost plan). The SD cost plan gave the Commonwealth increased confidence and certainty around the cost estimate and that the MPA re-build option could be supported.

2.3.3 Additional cost certainty has been achieved through the next phase of the design (Design Development or DD), with the design documentation now being close

to 50% complete. The DD cost plan remains within the out-turn cost of \$186.7m (GST excl).

2.4 Programming

2.4.1 The VIDF redevelopment Project is split into two phases. Phase 1 being the Planning and Remediation (PR) Phase, followed by Phase 2 which is the Delivery Phase. A detailed delivery program has also been developed that carefully considers the design and staging of the works. The exact program will be predicated on the need to keep the centre operational, with the number of detainees required to be accommodated in the centre potentially fluctuating over the course of the redevelopment. There is also a need to temporarily relocate DIAC and DSP offices and accommodation under the revised master-plan during the construction works. A 780m² demountable building has been provided on site for use by DIAC and the DSP for the duration of the Project. A staging diagram is at Attachment C.

2.4.2 The current master program has construction works being completed by mid-late 2015, which is approximately 12 months or so longer than the timeframe presented to the PWC in September 2009 (it was advised the construction of the works was expected to be complete in mid-2014). This increase of time is due to delays in gaining authority approvals in relation to the High Voltage electrical design, and the delivery of a more complicated construction program and increased construction works (primarily the knock down / rebuild of the MPAs). This includes:

- Approximately 2,450m² of additional new gross floor area (compared with the initial brief);
- Increased dispersal of the construction works across the site;
- The knock-down and rebuild of the MPAs; and
- Demolition of former munitions hut.

2.5 Referral under the *Environmental Protection and Biodiversity Conservation Act* (1999) to the Department of Sustainability, Environment, Water, Population and Communities (SEWPaC)

2.5.1 In March 2006, Finance referred an earlier proposed version of the VIDF project to SEWPaC under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). This referral covered the entirety of the site with the exception of demolition and replacement of the MPAs and demolition of the former explosive magazine store. Finance has obtained advice from SEWPaC confirming that the 'non-controlled' action in relation to the 2006 proposal continues to apply to works associated with the current proposal, with the exception of the MPA replacement and demolition of the former Magazine Hut. In developing the option to demolish and rebuild the MPAs, the project was required to recognise that these buildings are identified in the site's Commonwealth Heritage Listing as elements which contribute to the site's Commonwealth Heritage values and are therefore protected under the EPBC Act. As such, on 28 April 2011 these works were separately referred by Finance to SEWPaC as Phase 2 of the VIDF project. The

EPBC Act referral for the Phase 2 works proposed that the heritage impact resulting from the demolition of the heritage structures would be compensated by the creation of a publicly accessible heritage precinct (which is located outside the newly proposed external fence). The precinct would contain the relocated Nissen and SAAR huts together with the heritage listed laundry boilers. Attachment D shows the indicative heritage precinct layout and the works covered by the previous SEWPaC approval, and also the works that were the subject of the further referral.

2.5.2 While Finance and DIAC had sufficiently resolved the design and addressed the recommendations of the PWC at an earlier date, it was agreed by PWC that Finance should not provide the PWC the requested update briefing until it achieved certainty from SEWPaC regarding the knock down and rebuild of the MPAs. On 23 June 2011 the decision was made by the SEWPaC Minister (the Minister) that the MPA rebuild and demolition of the Explosive Magazine Store constituted a 'controlled action', and as such requires the Minister's approval.

2.5.3 On 18 July 2011, SEWPaC published a draft recommendation report for public comment. The recommendation report, now finalised (on 31 August), was provided to the Minister, who made decision to approve the works subject to several conditions. The primary condition requires the project to develop and implement a Heritage Precinct Management Plan (HPMP), which will ensure that the Heritage Precinct is established in accordance with the commitments made in the EPBC Act referral and Heritage Impact Statement previously submitted. The relocation of the Heritage Precinct has already been allowed for within the project appropriation.

2.6 Remediation and Early Civil Works

2.6.1 The PWC had requested that Finance present the detailed design for the MPAs prior to construction commencing. On 3 February 2011, Finance sought agreement from the PWC to commence early remediation and civil works (Phase 1 works) so as not to delay the overall program. The PWC wrote to Finance on 10 February 2011 and agreed to the commencement of such works. The remediation works commenced in late April 2011 and are progressing according to the remediation program. Several images of the works are provided at Attachment E for information.

2.6.2 In developing and implementing the remediation strategy for the site, the project commissioned significant additional contamination testing (960 test pits), in addition to extensive testing already undertaken, to better understand the distribution of possible contaminants across the site. The primary contaminant identified following the detailed testing regime was bonded asbestos containing material, which is presently safely contained within the soil.

2.6.3 There is currently no criterion for a safe level of asbestos within soil endorsed by a regulatory authority in NSW. The national Environmental Protection and Heritage Council has recently issued a draft revision of the National Environmental Protection (Assessment of Site Contamination) Measure (NEPM). Previous revisions of the NEPM have been adopted by NSW regulators as a source of contaminated site assessment and remediation guidelines. In contrast to previous revisions of the NEPM, the current draft of the revised NEPM includes guidance for the assessment of asbestos occurrence in soils.

2.6.4 The draft NEPM has adopted a criterion of 0.01% asbestos (as occurring in a bonded matrix) weight/weight in soil as suitable for standard residential use. The criterion has been derived following an international literature review of asbestos toxicology and relationships between airborne asbestos fibres caused by asbestos in soils.

2.6.5 A detailed risk assessment has been prepared for the Villawood development site by JBS Environmental. A criterion of 0.005% asbestos containing material (w/w) was derived for the site on the basis of a standard residential use. This criterion is more conservative than the criterion proposed in the draft NEPM.

2.6.6 The adoption of an asbestos criterion on the Villawood site has significantly lowered the expected cost of remediation. A lower quantity of asbestos impacted soil will be removed from the site, and appropriate levels of treatment of asbestos impacted soils is more readily achieved.

2.6.7 The asbestos criterion and associated remediation strategy has been endorsed by the project's independent site auditor (as accredited under the NSW Contaminated Land Management Act 1997). The risk assessment strategy was also presented, and reviewed by NSW Health. Formal endorsement of the same risk assessment strategy has been received from NSW Health on similar residential developments in NSW.

2.7 Consultation

2.7.1 In developing the design and commencing early works the Commonwealth has engaged in extensive consultation with relevant stakeholders including the local community, site users and operators and various advocacy groups. To aid the Commonwealth in its consultation process, a Communication Consultant (see also section 3.26) has been engaged and is guided by a comprehensive communication and stakeholder engagement plan. This includes public consultation, establishment of a project web site for public access and comment and a project hot line number.

3.0 PWC Recommendations

3.1 **Recommendation 1: The Committee recommends that the facilities at Villawood Immigration Detention Centre currently known as 'Stage 1' be demolished as part of the current program of works.**

3.1.1 An update provided in a joint letter from DIAC and Finance dated 16 December 2009 remains valid: *Finance and DIAC agree in principle with this recommendation. The demolition of 'Stage 1' (now known as Blaxland) is not currently in the scope or budget of the Redevelopment project. Finance and DIAC agree that if funding is available, through project savings, or through other means, that Stage 1 will be demolished at the completion of the redevelopment. However, even if funding is not available, DIAC has no intention to re-use Stage 1 once the redevelopment is complete.*

3.2 **Recommendation 2: The Committee recommends that the Department of Finance and Deregulation present the detailed design for the redevelopment of Stage 2 and Stage 3 of the Villawood Immigration Detention Facility to the Parliamentary Standing Committee on Public Works for examination prior to construction commencing.**

3.2.1 The Commonwealth understood, particularly through representations made by the PWC at the in-camera hearing of 22 September 2009, that the PWC had reservations as to the amenity that would be provided by refurbished MPA buildings. The Commonwealth has taken this consideration on board and within the project's existing appropriation, developed a design that involves the rebuild of MPA accommodation. The SD and DD has been prepared based on this proposal, and is supported by a detailed staging program and elemental cost plan that provides a high-level of cost certainty. Previously the project did not consider that it could accommodate a re-build option, however, significant cost savings realised through a reduction of the required remediation budget has allowed this to be a viable option. Furthermore, we consider that this would be the most effective outcome from a whole-of-life perspective and value for money perspective.

3.2.2 Previously Finance and DIAC advised the PWC in a letter of 16 December 2009 that it would present the design but this may not necessarily be at 'detailed design' stage, but it would be sufficient to understand the layout of the buildings, and the associated target costs.

3.2.3 Since that time, the Commonwealth has significantly advanced the design to the stage of approximately 90% completion. This is further than initially anticipated but has resulted from the need to refer the MPA demolition to SEWPaC as described above. Finance wrote to the PWC on 25 March 2011 advising of the need for the SEWPaC referral and received comment from the Committee that it would prefer for the heritage issues to be addressed prior to providing the plans and costs to the PWC. The design process has as a result continued while the SEWPaC submission was developed and considered so as to avoid potential project delays.

3.2.4 The lower risk accommodation has been designed into three neighbourhoods, MPA 1, 2 and 3. All the MPAs have been designed using an apartment model consisting of 4 apartments arranged around a common stairwell and entry foyer. Each building has been designed to promote a house feel with easily recognisable elements such as front entries and terraces that reinforce the domestic nature of the built form. The MPAs have been laid out using the contours of the site. The buildings negotiating the terrain are linked by street and community facilities. The apartments have frontages to the street with a terrace to allow for overlooking and surveillance for safety and security and defined boundaries.

3.2.5 Each MPA building is composed of a linear form promoting natural cross ventilation and solar access. Each MPA neighbourhood was designed to consist of two local neighbourhoods each comprised of two apartment buildings housing 48 clients. This also incorporates a community hub containing activity/gym with an outdoor dining area and barbeque. A future kitchen (communal area) provision is allowed for in the design. Each local neighbourhood will have a multi-faith space screened from the remaining community hub to allow for the spiritual practices of

clients. The community hub will overlook the “parks”, which will have a basketball court and separate Futsal field. The design for the new build MPA buildings and precincts is at [Attachment A](#).

3.3 **Recommendation 3:** The Committee recommends that the Department of Finance and Deregulation ensure that the detailed design for the Villawood Immigration Detention Facility address the management plan for potential surge conditions.

MPA Accommodation

3.3.1 The accommodation numbers in normal and surge conditions remain in-line with the numbers presented to the PWC in 2009. The MPAs have been designed to provide greater flexibility in room size design which led to approximately 33% of the bedrooms in the MPAs being oversized (15m²) to immediately accommodate a second client. This not only creates an expectation for those clients who have a larger bedroom that this space could be shared but also provides DIAC with an immediate ability to access additional capacity without significant lead time. In addition, all MPA bedrooms have been adequately sized to accommodate a second bed (in bunk format). Each household of six bedrooms is provided with a shared living/dining space, kitchenette and laundry, and each individual client is allocated a bedroom and bathroom (shared between two or three). Secure lockable storage is provided for each individual within their accommodation.

3.3.2 The oversize 15m² rooms would enable the current provision of 96 beds (non-surge count) to rise to 128 beds by utilising the existing “second” bed option and then again up to a further 192 beds when in full surge mode. As part of the design process it was decided that parts of the existing facility were valuable and therefore would be retained, such as the Banksia building, which has recently undergone substantial upgrades by DIAC. As a result of value management considerations another MPA apartment building was retained, being the Murray-Darling building in MPA3.

3.3.3 A table that outlines the breakdown of rooms by building and by the three key precincts (MPA, GFA and HRA) is provided below. More details on how the individual facilities and buildings will cope with short-term surge conditions is provided at [Attachment F](#).

HRA Accommodation

3.3.4 The HRA is configured around a courtyard and as always intended does not allow for surge conditions and therefore remains with a maximum capacity of 30 beds.

GFA Accommodation

3.3.5 Within each GFA precinct, the dwellings are configured in a 'courtyard' form, and the house is configured to accommodate a 'household' of six people, (twelve in surge mode). Each household is provided with a shared living/dining space with kitchenette (and the provision for a large future kitchen), laundry, and each individual is allocated a bedroom with ensuite (shared in surge mode). One communal living area is provided on the ground floor and bedrooms are arranged three per floor, effectively creating two sleeping zones per dwelling. Secure lockable storage is provided for each individual. Within the GFA community buildings, the number of educational classes would be increased with the support of additional activity staff. Similarly, the scheduling of indoor and outdoor activities would be adjusted to cater for a larger number of clients. In the dining area seating inside and outside would provide for clients wishing to eat meals together and also have the option to eat within their accommodation. To cater for the increase in demand for food being served, the size of deliveries would be increased from the central kitchen to the GFA compounds.

Community and Central Services in Surge

3.3.6 For the health area, low risk visits and secure visits areas, these have been designed in normal capacity with surge being accommodated by extending the hours of operation within health and introducing booking times within the visits area.

3.3.7 The property and valuables store have been designed to accommodate for surge. During times of surge, buses would be accommodated within the site and clients would be taken to the secure visits building and brought to the client processing building in smaller groups.

3.3.8 Educational courses will continue to run in surge with the classrooms and hobby space being increased in number and frequency by the activities staff. Additional activity staff would be brought in to take on the extra course load for education courses and sporting activities. The use of the sports hall, gym, and games area would be adjusted to allow for increase in usage throughout the day.

3.3.9 Dining rooms would have two sittings in surge. Clients also have the option that they can eat in the comfort of their own accommodation. Additional outdoor tables and chairs could be provided to outdoor dining areas to accommodate additional clients. The MPA community areas are designed with the flexibility to supplement food distribution by using mobile serveries in surge. The kitchen has been designed to cater for the maximum amount of clients expected during surge, with only an increase in the delivery of food supplies to cover surge conditions. A 'tug and tow' cart system (similar to golf carts and trolleys) is also being developed to deliver meals to GFA and HRA accommodation. To handle the increase in food production additional food deliveries would be organised together with additional waste collection. Deliveries to the corner store would be increased to ensure adequate supply for the larger number of clients during surge.

3.3.10 The Below table summarises the disbursement of accommodation for the Project.

<u>Building Name</u>	<u>Client Rooms</u>	<u>Rooms not in count</u>	<u>Client Beds</u>	<u>Beds not in count</u>	<u>Beds in Surge</u>	<u>Bed not considered in surge</u>
<u>Special Client Areas</u>						
SCU 1		3		3		3
CS01		3		3		3
High Care		3		3		3
<u>General Flexible Area</u>						
GF1	6		6		12	
GF2	6		6		12	
GF3	6		6		12	
GF4	6		6		12	
GF5	6		6		12	
GF6	6		6		12	
GF7	6		6		12	
GF8	6		6		12	
GF9	6		6		12	
GF10	6		6		12	
<u>High Risk Area</u>						
HR1	6		6		6	
HR2	6		6		6	
HR3	6		6		6	
HR4	6		6		6	
HR5	6		6		6	
<u>Low Risk Area</u>						
MP1 1	24		29		52	
MP1 2	24		28		52	
MP1 3	24		28		52	
Banksia	22		22		34	
MP2 1	24		29		52	
MP2 2	24		28		52	
MP2 3	24		29		52	
MP2 4	24		28		52	
MP3 1	24		29		52	
MP3 2	24		28		52	
MP3 3	24		28		52	
Murry	7	3	4	3	4	3
Darling	12		-		24	
Totals	371		400		732	

Note

1. MPA's numbers are based on 1 client in 13.5m² rooms in normal mode.
2. Murray building rooms will not surge.
3. Darling building generally not to be used in normal condition as it will receive minimal refurbishment works.

3.4 Recommendation 4: The Committee recommends that the Department of Finance and Deregulation present the final costs of the Villawood Immigration Detention Facility redevelopment project to the Parliamentary Standing Committee on Public Works for examination prior to construction commencing.

3.4.1 An elemental cost plan has been developed based upon a detailed review and measure of SD and DD drawings. Previously developed cost plans, given the relatively low level of design advancement, were based on estimated square metre rates for similar building types, and estimated building sizes. The elemental cost plan gives the Commonwealth a high level of confidence and certainty around the current cost estimate. The cost estimate is also now founded on a detailed delivery program, which has been developed with a sound understanding of the operational requirements of the centre, staging requirements and service and accommodation relocations. The exact program will be predicated on the need to keep the centre operational, and the number of detainees accommodated in the centre over the course of the redevelopment will no doubt fluctuate. To account for this, the project is assuming that the Stage 2 and 3 accommodation (currently known as Hughes and Fowler), will be re-built in two phases.

3.4.2 A summary cost plan is provided at Attachment C, which includes high level assumptions. We have provided this updated cost plan in the same format as the cost plan provided to the PWC previously so that the PWC can make easy comparisons. It is recognised that at the in-camera hearing of September 2009 the Committee requested more detailed cost planning information, and at the time we provided our elemental cost plan that was based on square metre rates, and this was 30 or so pages in length. We are able to provide further detailed information on costings if required, but note that the elemental cost plan we have been referring to is now based on a detailed measure of the drawings and is running to seven hundred pages in length.

3.5 Recommendation 5: The Committee recommends that the Department of Immigration and Citizenship rename the sections within the new Villawood Immigration Detention Facility with names that are non-institutional in nature. In addition, all staff should be actively discouraged from the ongoing use of the terminology 'Stage 1, 2 and 3' in order to reinforce the name changes.

3.5.1 DIAC has previously advised PWC, following consultation with clients in detention, the Detention Service Provider (Serco) and DIAC staff at the VIDF, it was agreed that the existing terminology should be revised to the following names from 29 March 2010:

Stage 1	Blaxland
Stage 2	Hughes
Stage 3	Fowler
Lima	Banksia

3.5.2 Blaxland, Hughes and Fowler are the names of the electorates that surround VIDC. All staff no longer use the old terminology. The naming methodology concerning the new buildings is currently being considered by DIAC, but the PWC is assured that institutional-type names will be avoided. DIAC is currently formulating a building names convention, which is nearing completion.

3.6 **Recommendation 6: The Committee recommends that the Department of Immigration and Citizenship refer the Standards for design and fit out of immigration detention facilities to Standards Australia Limited for review and accreditation.**

3.6.1 A meeting between the DIAC and Standards Australia (SA) was convened on 12 March 2010 to determine if it was feasible to progress the Committee's recommendation. At this time Standards Australia explained their core business principles and process for establishing an Australian Standard. SA felt that the *Standards for the Design & Fitout of Immigration Detention Facilities* were specific to DIAC and did not have a general application.

3.7 **Recommendation 7: The Committee recommends that the Department of Immigration and Citizenship, as a matter of priority, provide each person detained at Villawood Immigration Detention Centre with access to an adequate lockable space in which to secure their personal belongings.**

3.7.1 Combination locks with a master key override have been fitted to the existing personal storage lockers at VIDC and were trialled for a period of six months. These continue to be used where requested.

3.7.2 The requirement for personal storage is included in the functional requirements for the new Centre, as are lockable rooms. Each room has been designed such that lockable space is provided for valuables for clients within their accommodation as well as within the client processing building.

3.8 **Recommendation 8: The Committee recommends that the Department of Immigration and Citizenship cease the use of the loudspeaker system to page detainees at the Villawood Immigration Detention Centre as soon as possible and implement a method of contacting detainees that respects their right to privacy.**

3.8.1 In consultation with the DSP (SERCO), DIAC has reviewed the procedure for paging a client and a formal appointment system for medical visits has been implemented. In addition to this there has been an increased use of personal contact for scheduled interviews and activities.

3.8.2 The Public Address (PA) and Paging System allows the DSP to make voice announcement and paging to one or more selected areas. At this stage the internal areas are proposed to be covered by the use of the EWIS speaker system. There is no provision yet for the outdoor areas. The FDB cites a PA system requirement,

however the PWC recommendations request an alternative to be found due to the nuisance factor of constant broadcasts. As part of the project design development, the design team is yet to design a suitable alternative. Some technological solutions have been investigated, however, there are privacy issues that have not been resolved yet. DIAC continues to work with Serco to limit the use of P.A. systems and to use personal contact where possible.

3.9 Recommendation 9: The Committee recommends that the Department of Finance and Deregulation and the Department of Immigration and Citizenship (DOFD/DIAC) ensure that the local community is kept informed about security, noise, traffic and light management at the Villawood Immigration Detention Facility (VIDF) site throughout the redevelopment. Further, the Committee recommends that DOFD/DIAC ensure that plans for the redevelopment of the VIDF are consistent with the stormwater, biodiversity and heritage management plans of the Bankstown City Council.

3.9.1 Independent community and stakeholder consultation firm, Elton Consulting, has been engaged to lead a community and stakeholder consultation process and a Communications and Stakeholder Management Plan has been developed to guide the consultation process during the design and construction of the new facility. The purpose of the consultation process is to:

- provide relevant, timely and accessible information to all stakeholders at key project milestones;
- offer accessible avenues for stakeholder input on aspects of the new facility's design and the management of construction impacts;
- identify, understand and respond to stakeholder issues, values and concerns related to the project; and
- create effective two-way communication with all stakeholders that is respectful of cultural, gender and linguistic diversity.

3.9.2 Currently a number of consultation activities are in progress for the Villawood Redevelopment Project. Consultation is providing a range of entry points for stakeholders to inform themselves and provide feedback – including electronic and face-to-face methods.

These include:

- Community information sessions – to report back to the community on how the design team has responded to issues expressed during the first round of consultation, including security, noise, traffic and light spill;
- Follow up meetings with Bankstown City Council (BCC) – to report on how community and stakeholder input has informed the facility's design, update Council on the project and explain next steps;
- Follow up key stakeholder workshop – to provide an update on the facility's design, progress of works on site and how matters raised at the previous session have been responded to;

- Project website – to inform about the latest project updates and capture feedback on issues including security, noise, traffic and light management; and
- Free call information line and project email continue to be available to respond to enquiries/issues and keep the community informed.

3.9.3 A Community Information and Feedback Session (CIFS) was held on Saturday 4 December 2010 to inform the local community, particularly the residents who live adjacent to VIDF, about the redevelopment. The CIFS was also an opportunity for members of the community to give feedback about design and construction issues, ideas and concerns. The project team was on-hand to answer questions about the master plan, with representatives from DIAC, Finance and the project team in attendance. Attendees were notified through a flyer letter box drop to a catchment area agreed with Bankstown City Council.

3.9.4 A briefing on the proposed master plan for the site was provided to key stakeholders at a two hour workshop on Thursday 2 December 2010. Stakeholders invited to attend included the Human Rights and Equal Opportunity Commission, Commonwealth Ombudsman, Detention Health Advisory Group, NSW Legal Aid, Bridge for Asylum Seekers and Australian League of Immigration Volunteers.

3.9.5 Consultation with clients about the redevelopment took place between 1-9 November 2010 at the four established Client Consultative Committees held each month at VIDF. The purpose of this consultation was to find out valuable information about how the centre could be improved by gaining important insights into existing conditions at the facility, and clients' reactions to them. Clients have been shown the project website and have access to regular updates.

3.9.6 Bankstown City Council was provided with an update on the project, including the community consultation process and early works, on 30 November 2010. DIAC continues to maintain regular telephone contact with Council officers.

3.9.7 Further consultation occurred in late September 2011. This included updates to the BCC, relevant stakeholders and the community. The consultation process followed a similar format to the CIFS and key stakeholder briefing described above. To assist in the consultation process, the design team has developed a 3D fly-through model, which delivers a very good representation of the proposed development. Of particular interest is the view of the perimeter fence and how it is blended into the landscape, providing an image of what the public will view from outside the Centre. No major issues were raised by key stakeholders or the public at any of the briefings, and in general the plans for the redevelopment were very well received, particularly by the various advocacy groups.

3.9.8 A dedicated project website, with an online feedback form, has been established, together with a free call information line and project email – to respond to enquiries and keep the community informed.

3.9.9 In regards to the perimeter fence, considerable consultation has occurred between the design team and DIAC. A 4.5m fence is proposed, constructed from

anti-climb material (possibly a combination of materials). An anti-climb topping will be utilised in both of the High Risk Accommodation (HRA) and General Flexible Accommodation (GFA) areas as well as upgraded building fabric utilised to the GFA and HRA areas. As part of flexibility planning, the designers have also allowed for the provision of a second internal security fence, should it be required, at a future time, beyond completion of the VIDF project, with minimal impact on landscaping and services.

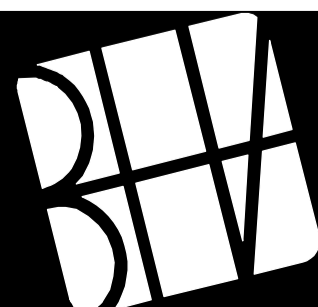
4.0 Next Steps

4.1 The design process is entering its final phase, with the 90% design report being issued to the Commonwealth on Friday 30 September 2011. The design will be completed over the next few months.

4.2 Civil and remediation works are nearing completion, with installation of in-ground services commencing in the near future. Construction works are scheduled to commence at the start of 2012, and continue in a staged fashion through to 2015. Community and stakeholder consultation will continue throughout the construction process.



PLAN - WET AREA
Scale: 1:1000



brewster hjorth
architects

First Floor
85 Commonwealth St, Surry Hills NSW 2010
T 02 8231 7100 F 02 8231 7101 brewsterhjorth.com.au

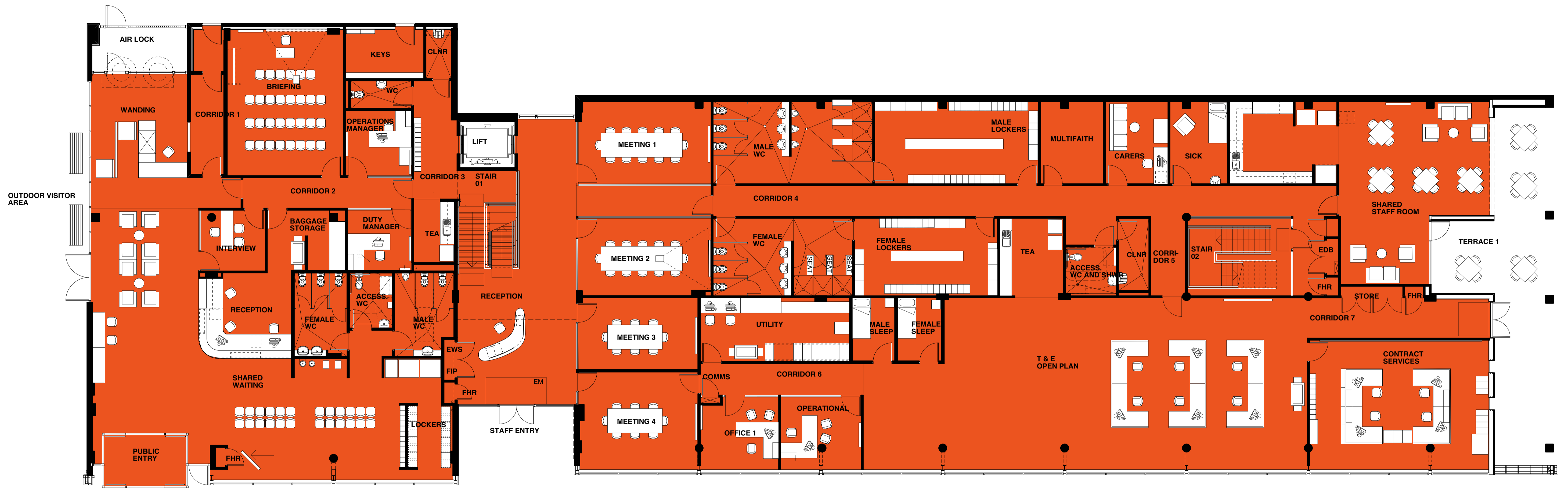
VIDF Redevelopment
DIAC

Secure Visits
Floor Plan

SK SV 09.14.01

REVISION	DATE	ISSUE
A	14/9/11	ISSUED TO PWC







Welcome

The Villawood Immigration Detention Facility is undergoing a major upgrade and the new facility's design is close to completion.

The Australian Government has committed \$186 million to transform the existing centre into a place that better protects the security and privacy of people in detention, while maintaining appropriate security.

The facility will be better for the local community—improving the visual appearance and the general amenity of the area.

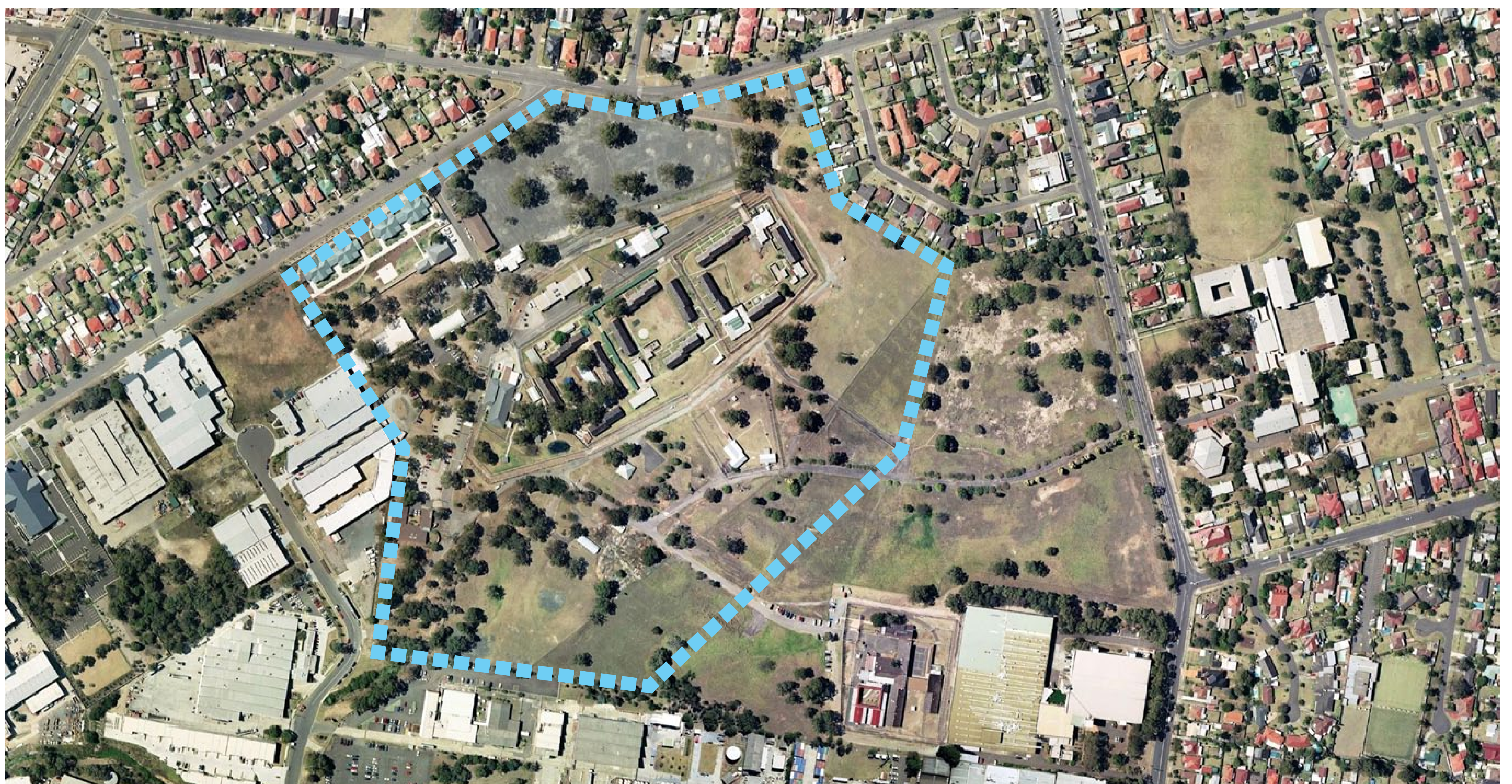
The Department of Immigration and Citizenship (DIAC) and Department of Finance and Deregulation are jointly delivering the project.

Consultation specialists Elton Consulting are working with the government and project team to consult with the community about the Villawood Immigration Detention Facility (VIDF) redevelopment.

This is the second community information session for the project.

Today we report back to the community about how we have listened to you and incorporated your feedback into the facility's design.

We welcome you to view the information on display today and talk to members of the project team.



Aerial image of the Villawood redevelopment site



About the project

Project update

DIAC, the Department of Finance and Deregulation and the project team have finalised the master plan for VIDF.

The new facility's design is also nearing completion, incorporating input from stakeholders and the community.

Remediation has started at VIDF in preparation for the redevelopment, with early works to start around the site as remediation is completed.

Security arrangements will be maintained throughout the construction of the new facility.

We anticipate the redevelopment will be completed by mid-2015.

Reasons for the redevelopment

- » The new facility responds to concerns raised by the Australian Human Rights Commission about current facilities for people in detention.
- » A purpose-built facility is better for the local community—improving the visual appearance of the facility and the general amenity of the area.
- » The redevelopment will increase the facility's operational efficiency.
- » The new facility will better manage the wellbeing of people in detention.



The process

Background

The Villawood redevelopment was referred to the Parliamentary Standing Committee on Public Works for consideration and approval.

A public hearing was held on 22 September 2009. Any member of the public could make a submission to the hearing.

On 26 November 2009, the Parliamentary Standing Committee on Public Works approved the VIDF redevelopment.

Representatives of key stakeholder groups were consulted about the redevelopment during the Public Works Committee process, including Bankstown City Council, Australian Human Rights Commission, Australian Refugee Council, United Nations High Commissioner for Refugees and the NSW Legal Service.

Where are we now?

DIAC, Department of Finance and Deregulation and the project team have finalised the master plan for VIDF.

The new facility's design is also nearing completion, incorporating input from stakeholders and the community.

Remediation has started at VIDF in preparation for the redevelopment. Early works commenced in mid-2011.

Security arrangements will be maintained throughout the construction of the new facility.



What we heard and how we responded

Thank you to the local residents and stakeholders who provided input to redevelopment plans during the consultation process in 2010.

This table summarises what we heard and how we responded through the design process.

Issue	Project team response
<p>Master plan</p> <p>The facility needs to be more secure.</p>	<p>The finalised master plan includes increased levels of safety and privacy for people in detention and graded levels of security.</p> <p>The design team have developed a highly secure external perimeter which extends around the entire facility.</p>
<p>Visual impact</p> <p>Existing layers of fencing create a negative visual impact for residents.</p> <p>Support for landscaping around the perimeter.</p>	<p>The new facility will be an architect-designed building that features extensive landscaping—making it significantly more visually appealing to neighbours.</p>
<p>Remediation</p> <p>The site should be cleaned up.</p>	<p>Remediation works commenced in May 2011 to ensure the site is suitable for redevelopment.</p> <p>There will be no measurable health impacts to the general public, staff or people in detention during the remediation.</p> <p>Investigations revealed a minor amount of asbestos cement sheeting and other material in rubble on the site, left over from old building works.</p> <p>Licensed contractors will carry out the remediation, which involves a combination of on-site treatment and off-site disposal.</p>



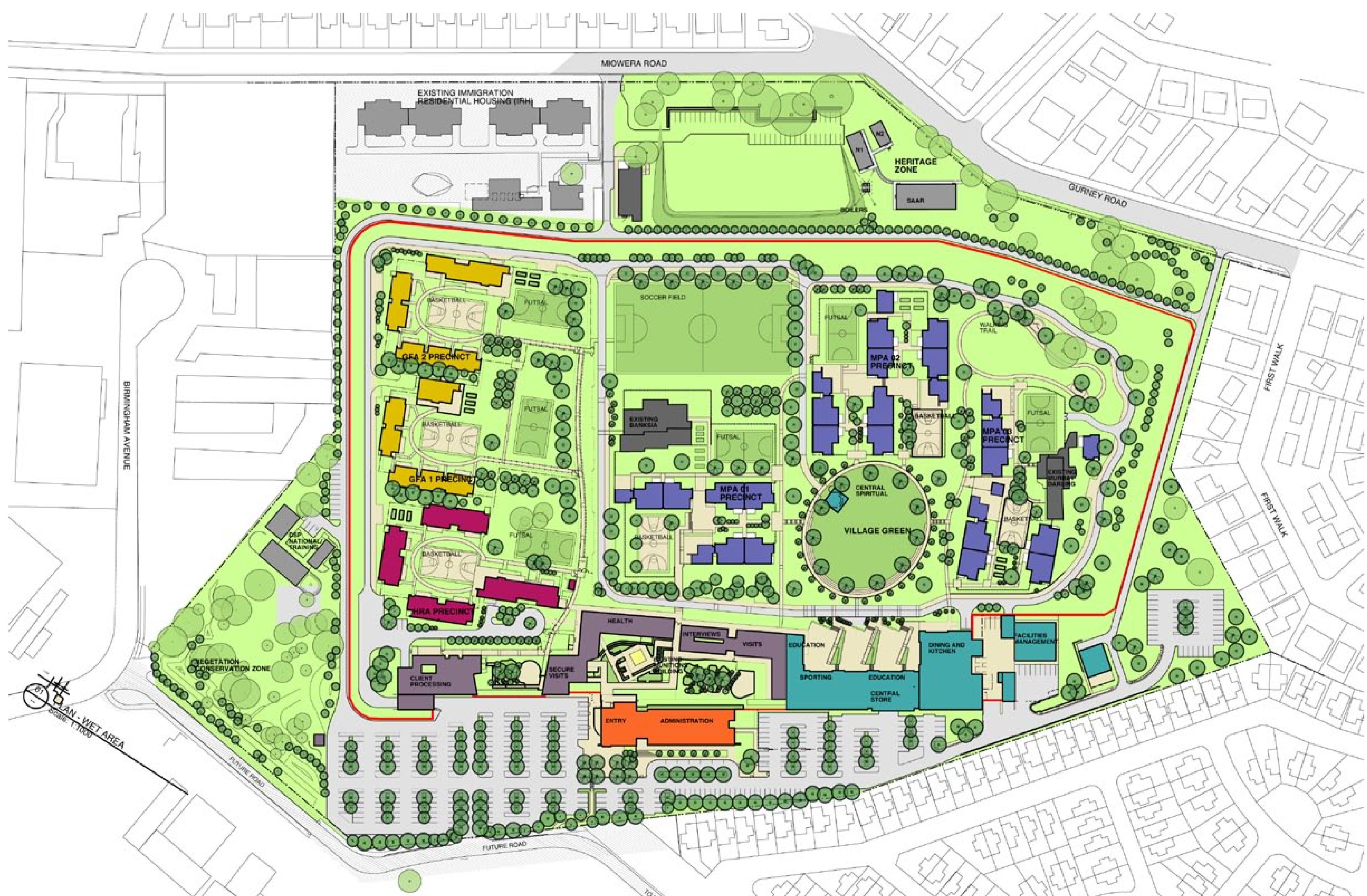
Issue	Project team response
<p>Security</p> <p>Security is an important issue to consider during construction.</p>	<p>Security arrangements will be maintained throughout construction of the new facility.</p> <p>We are committed to ensuring the security and safety of all people in detention and the local community during the redevelopment.</p>
<p>Heritage</p> <p>Support for an interpretive heritage site. One community member who used to live at the migrant hostel said the heritage zone would be a good opportunity to tell his story.</p>	<p>The redevelopment includes a heritage zone off Gurney Road to recognise the facility's place in immigration and local history.</p> <p>It would showcase historically valuable buildings from the former migrant hostel, identified in the Commonwealth Heritage List, including the Nissen huts, the Saar hut, boilers and a heritage interpretation display.</p>
<p>Facility operations</p> <p>Existing lights create spill into houses.</p>	<p>The new facility's design will include improved lighting. New security systems, including CCTV cameras, will operate effectively with low level lighting, to reduce light spill on nearby houses.</p>
<p>Access</p> <p>Concerns about resident access to homes during construction works.</p>	<p>A traffic management plan will be implemented during construction to manage any increase in cars and trucks around the facility.</p> <p>The main truck access will be via Birmingham Avenue during the first stage of works, with occasional use of Miowera Road. During the second stage of works, the main construction access will be via Gurney Road and Miowera Road, with public access off Birmingham Avenue.</p>



The design

Key design features of the VIDF redevelopment include:

- » a more **visually appealing yet secure entry** located further away from residential areas—the building will be less visible to neighbours by using the site's natural topography
- » **a new administration building** parallel to the new entry road forms the gateway to VIDF and is an integral part of the secure perimeter
- » **processing areas and interview and meeting rooms**
- » **new health facilities**
- » **new security systems**, including CCTV cameras, will operate with low level lighting to reduce light spill on nearby houses
- » **improved accommodation**, reflecting the Australian Human Rights Commission's recommendations
- » **purpose-built accommodation**, maximum two storeys in height, built around six separate precincts in accordance with security levels
- » **a landscape master plan**, prepared by experts, to improve the look of the facility and guide the creation of open space, choice of plants and the way landscaping integrates with the facility's buildings and perimeter
- » **a heritage zone** off Gurney Road to recognise the facility's place in immigration and local history
- » **a highly secure perimeter**, which includes landscaping to soften its appearance and make it feel less institutionalised.



Current site plan for the Villawood redevelopment



External perimeter

The design team have developed an external perimeter which extends around the entire facility, considerably improving its appearance.

While highly secure and non-climbable, the new perimeter fence at the same time will provide a non-institutionalised feel. It will be visually appealing from outside the facility for local neighbours.

A landscaped mound will be created outside the facility in which the 4.5 metre high perimeter will sit.

A mix of perforated metal panels, a material called Securemax and coloured, pre-cast concrete panels will be used to build the perimeter.

CCTV cameras which operate with low level lighting will be used around the perimeter, reducing the impact on neighbouring properties.



Artist's impression of external perimeter



Heritage

VIDF is listed on the Commonwealth Heritage List. It is significant as one of the largest and longest-running purpose-built migrant hostels established in Australia in the post-war period.

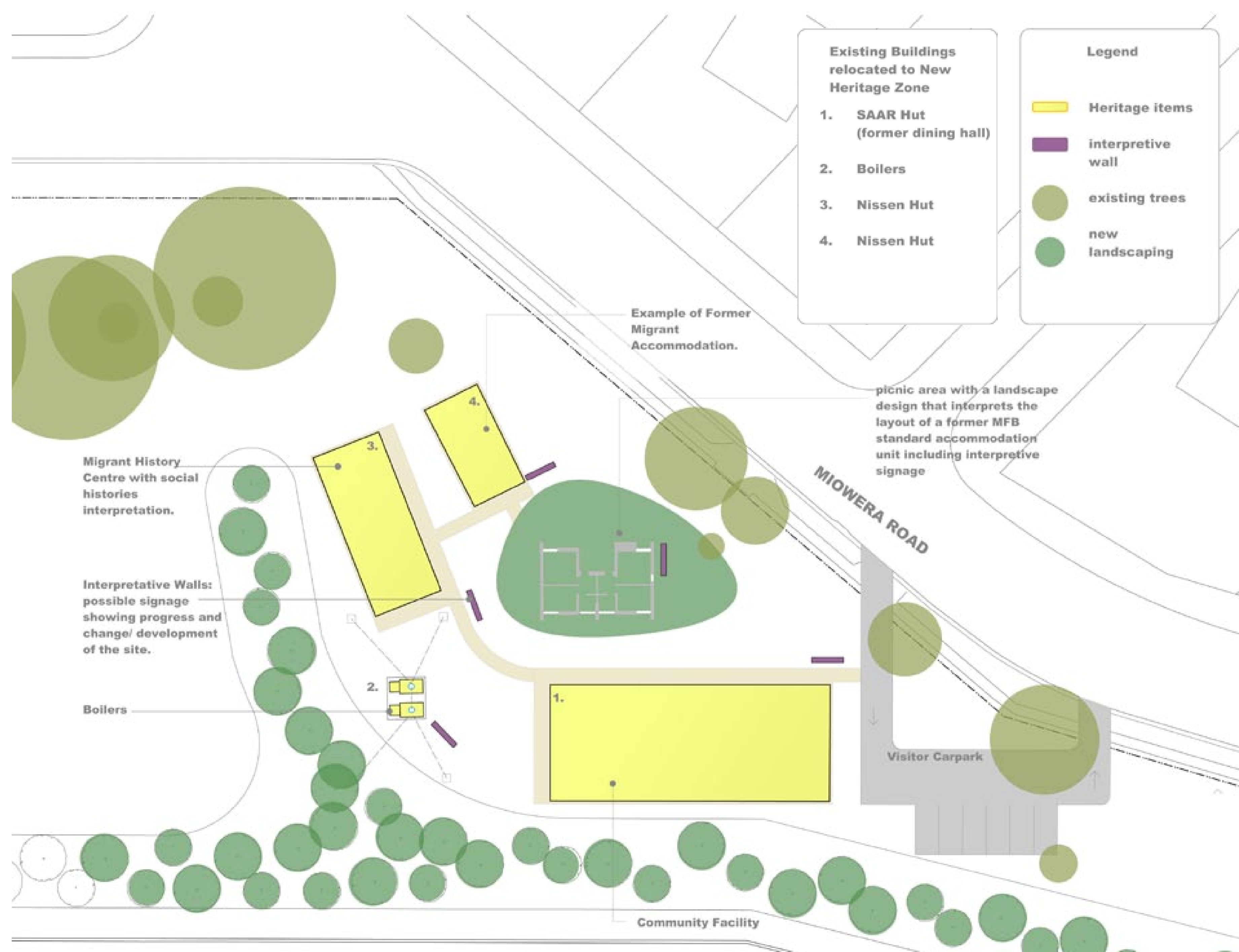
The Department of Finance and Deregulation, on DIAC's behalf, submitted a referral under the *Environmental Protection and Biodiversity Act 1999 (Cth)*, outlining an appropriate strategy for ongoing management of Commonwealth heritage items at the site.

The redeveloped facility will recognise Villawood's place in immigration history through a new heritage zone north of the site off Gurney Road.

The heritage zone would showcase historically valuable buildings identified in the Commonwealth Heritage List, specifically:

- » **Nissen huts** – former army huts made from corrugated iron used for communal accommodation, dining and recreation
- » **Saar hut** – former dining hall in the migrant hostel
- » **boilers** – formerly used in the migrant hostel laundry
- » **the community facility** – potentially including a heritage interpretation display, open to the public at particular times.

Potential initiatives to support the regeneration of significant flora and fauna, in line with Bankstown City Council's Biodiversity Strategy, include a vegetation corridor through the site to preserve and strengthen the Cumberland Plain Shale Woodland area.



Heritage plan





Remediation and early works

Remediation works started at VIDF in late May 2011 in preparation for the redevelopment.

A significant amount of remediation has been completed around the site's perimeter.

Remediation works are taking place between 7am-5pm, Monday to Friday and 7am-3pm on Saturdays. No work is being carried out on Sundays.

Why remediation is required

Investigations found a minor amount of asbestos cement sheeting and other material in rubble on the site. This material was leftover from old building works carried out in past decades.

The remediation will ensure the redeveloped site is suitable for a combination of residential, commercial, open space and recreational uses, as proposed in the redevelopment.

Soil requiring remediation

Remediation is required on a minor proportion of the soil at the facility—around 12 per cent. Licensed contractors are carrying out the remediation, which involves a combination of on-site treatment and off-site disposal.

No measurable health risks

The contamination is below the ground surface and extensive monitoring has found no signs of air contamination. Risks posed by the materials will remain low during the remediation process. This is due to the low level of contamination and the risk management approach being implemented.

Remediation Action Plan (RAP)

The remediation is being carried out in accordance with a Remediation Action Plan (RAP), developed by JBS Environmental and reviewed by the Environmental Protection Authority (EPA) site auditor and NSW Health. The RAP is more stringent than the national guidelines for asbestos removal.

Measures to ensure health and safety

Measures include:

- » a 10 metre separation zone between remediated areas and day-to-day activities at the facility
- » wetting down excavated areas and covering stockpiles to prevent dust
- » silt screens to prevent waterborne dust
- » covered fencing to minimise airborne dust
- » air monitoring carried out continually during the remediation process.

Completion of remediation

We anticipate that the first stage of the remediation process will be completed by October 2011. Further remediation inside the fence line is likely to take place in 2012.



Reducing construction impacts

In mid-2011, early works commenced on site. Early works include bulk earthworks and excavation to create trenches for services, such as electricity, gas and storm water drainage.

A project management plan has been developed to minimise construction impacts throughout the project including dust, traffic and noise.

Construction management measures include:

- » the majority of works to take place away from the boundary of the 16 hectare site—reducing noise impacts on the surrounding area
- » construction hours limited to 7am-5pm Monday to Friday and 7am-3pm on Saturday
- » a traffic management plan to manage any increase in cars and trucks around the facility during construction
- » the main construction access will be via Birmingham Avenue during the first stage of construction in 2011/12, with occasional use of Miowera Road
- » during the second stage of works, starting in 2013, the main construction access will be via Gurney Road and Miowera Road, with public access off Birmingham Avenue
- » separation of construction areas from day-to-day facility activities, including relocation of staff to temporary accommodation.

The facility will continue to operate throughout the redevelopment process, expected to be completed by mid-2015. We will keep you informed at every step of the construction process and respond promptly to your enquiries.





Thank you

Thank you for coming along to today's community information session.

We are committed to consulting with the community and stakeholders during the redevelopment to provide good quality information and respond to issues of concern.

The range of ways we have been and continue to work with the community include:

- » our project website
- » newsletters
- » briefings with key stakeholders
- » a dedicated phone and email point of contact.

For more information please visit www.villawoodredevelopment.immi.gov.au, call 1800 326 995 or email consulting@elton.com.au



- LEGEND - SITE PLAN STAGE 1:**
- EXISTING BUILDING
 - EXTENT OF STAGE 1 WORKS
 - EXISTING BUILDING TO BE DEMOLISHED
 - AREA NOT IN CONTRACT
 - EXISTING ROAD TO BE RETAINED DURING STAGE OF WORKS
 - EXISTING TREE TO REMAIN
 - PROPOSED NEW TREE
 - NEW CONSTRUCTION FENCE
 - EXISTING CONSTRUCTION FENCE
 - EXISTING CHAINWIRE FENCE TO REMAIN
 - SITE BOUNDARY
 - EXISTING PERIMETER FENCE TO REMAIN
 - NEW SECURITY FENCE
 - EXISTING SECURITY FENCE
 - STAGE 1.1 WORKS TO BE COMPLETED AT THE END OF STAGE 1
 - STAGE 1 WORKS
 - STAGE 2A WORKS
 - STAGE 2B WORKS



- LEGEND - SITE PLAN STAGE 2A:**
- EXISTING BUILDING
 - EXTENT OF STAGE 2A WORKS
 - EXISTING BUILDING TO BE DEMOLISHED
 - AREA NOT IN CONTRACT
 - EXISTING ROAD TO BE RETAINED DURING STAGE OF WORKS
 - EXISTING TREE TO REMAIN
 - PROPOSED NEW TREE
 - EXISTING CONSTRUCTION FENCE
 - NEW CONSTRUCTION FENCE
 - NEW SECURITY FENCE
 - EXISTING CHAINWIRE FENCE TO REMAIN
 - SITE BOUNDARY
 - EXISTING PERIMETER FENCE TO REMAIN
 - EXISTING SECURITY FENCE
 - STAGE 2A 1 WORKS TO BE COMPLETED AT END OF STAGE 2A
 - EXISTING 1.2m HIGH CHAINWIRE FENCE TO REMAIN
 - STAGE 1 WORKS
 - STAGE 2A WORKS
 - STAGE 2B WORKS



- LEGEND - SITE PLAN STAGE 2B:**
- EXISTING BUILDING
 - EXTENT OF STAGE 2B WORKS
 - ▨ EXISTING BUILDING TO BE DEMOLISHED
 - ▩ AREA NOT IN CONTRACT
 - EXISTING TREE TO REMAIN
 - ⊙ PROPOSED NEW TREE
 - EXISTING CONSTRUCTION FENCE
 - NEW CONSTRUCTION FENCE
 - - - CONSTRUCTION FENCE TO BE REMOVED
 - NEW SECURITY FENCE
 - - - SITE BOUNDARY
 - - - - - EXISTING PERIMETER FENCE TO REMAIN
 - +++++ EXISTING SECURITY FENCE TO BE DEMOLISHED AT END OF STAGE 2
 - EXISTING SECURE PERIMETER FENCE TO BE DEMOLISHED AND REMOVED
 - ▨ STAGE 2B.1 WORKS TO BE COMPLETED AT END OF STAGE 2B
 - STAGE 1 WORKS
 - STAGE 2A WORKS
 - STAGE 2B WORKS



- LEGEND - SITE PLAN:**
- EXISTING BUILDING
 - EXISTING BUILDING TO BE DEMOLISHED
 - EXISTING BUILDING TO BE RELOCATED
 - AREA NOT IN CONTRACT
 - EXISTING TREE TO REMAIN
 - PROPOSED NEW TREE
 - STAGE 1 CONSTRUCTION FENCE
 - EXISTING CHAINWIRE FENCE TO REMAIN
 - SITE BOUNDARY
 - ZONE FOR SECOND PERIMETER FENCE TO BE ADDED IN FUTURE IF REQUIRED
 - WH WHEEL STOP
 - BO BOLLARD
 - STAGE 1 WORKS
 - STAGE 2A WORKS
 - STAGE 2B WORKS

VEGETATION CONSERVATION ZONE
REFER TO ARBORIST'S REPORT

CM PUMPHOUSE
FIRE HYDRANT
PUMP
DOMESTIC PUMP
RAINWATER FILTER
WATER METER
STORMY WATER
METERS



Legend

- Heritage items
- interpretive wall
- existing trees
- new landscaping

Existing Buildings relocated to New Heritage Zone

1. SAAR Hut (former dining hall)
2. Boilers
3. Nissen Hut
4. Nissen Hut

Example of Former Migrant Accommodation.

picnic area with a landscape design that interprets the layout of a former MFB standard accommodation unit including interpretive signage

MIOWERA ROAD

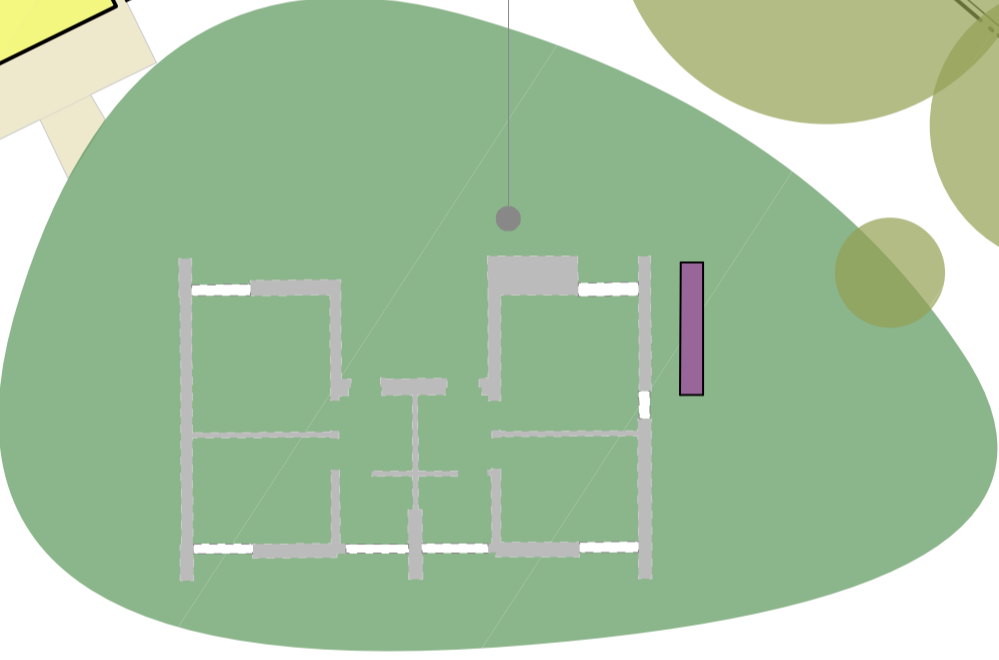
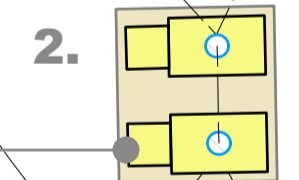
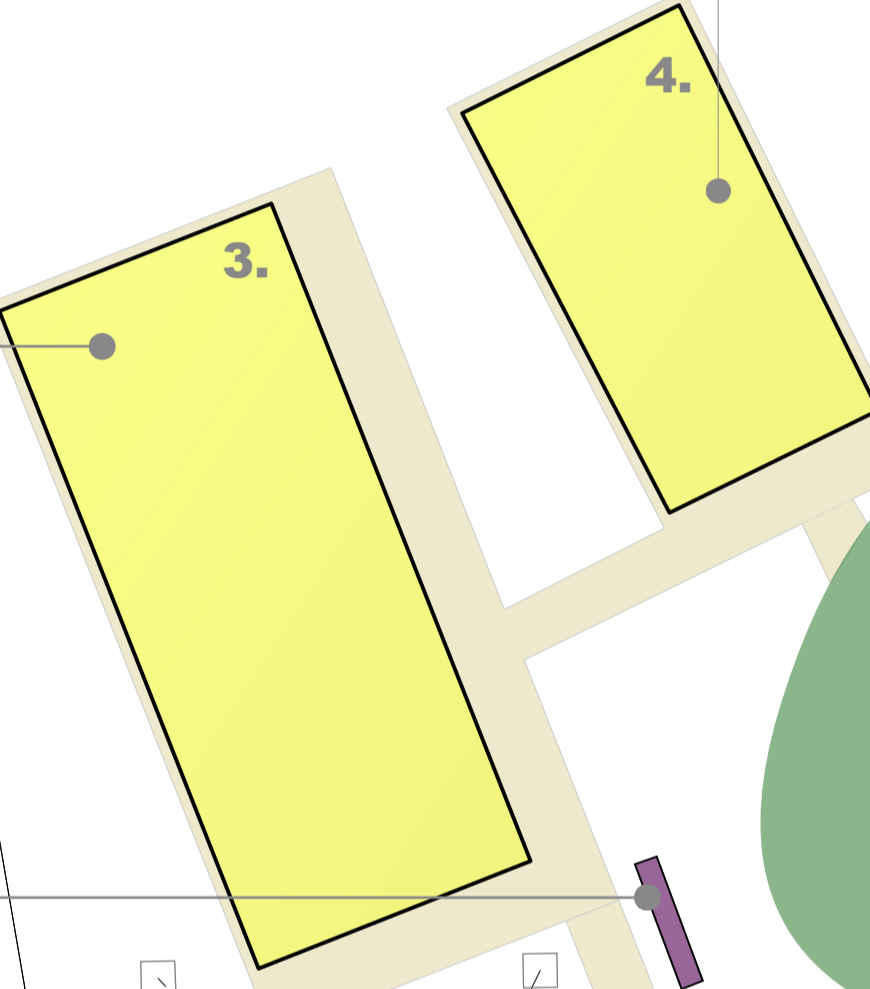
Visitor Carpark

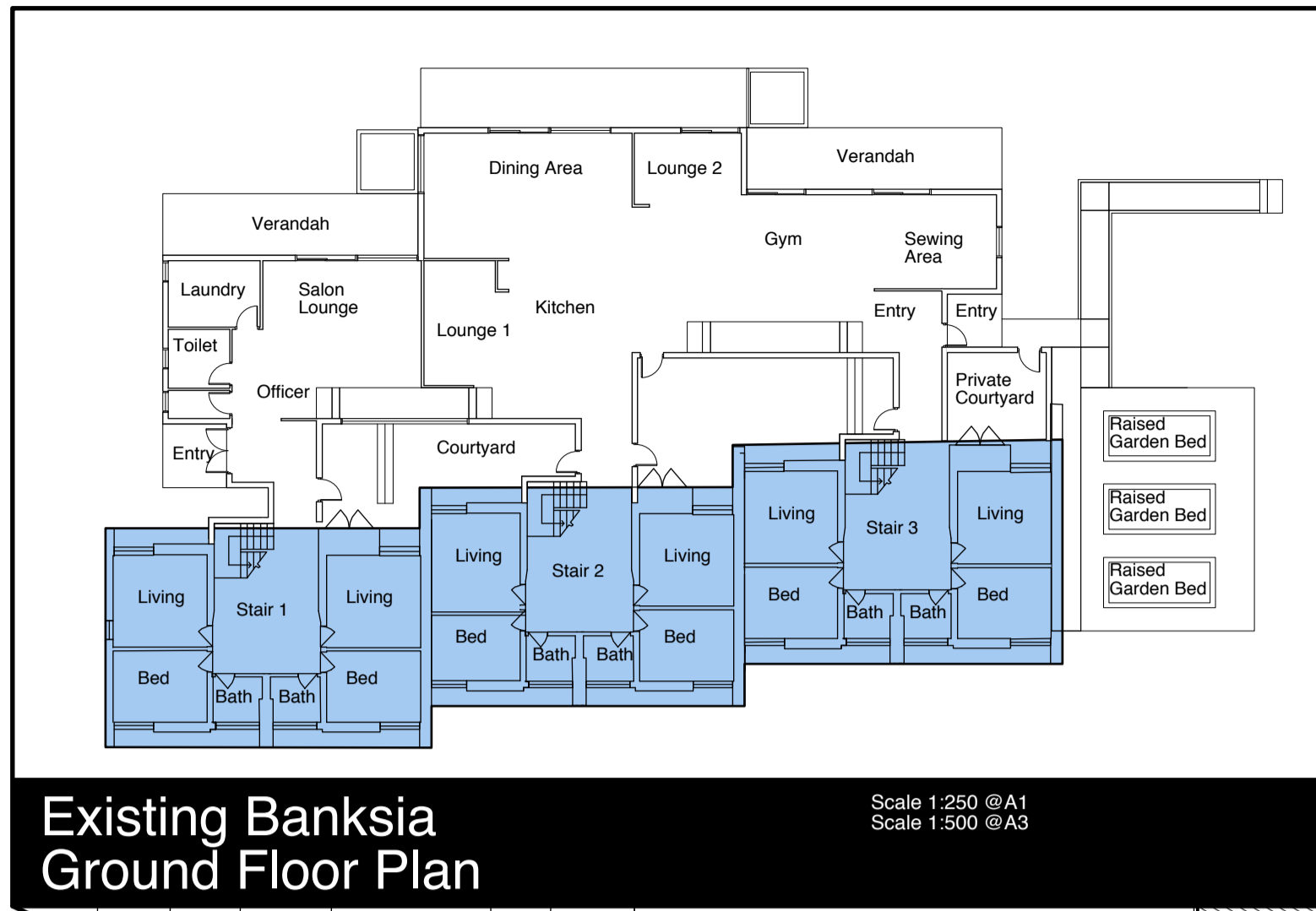
Community Facility

Migrant History Centre with social histories interpretation.

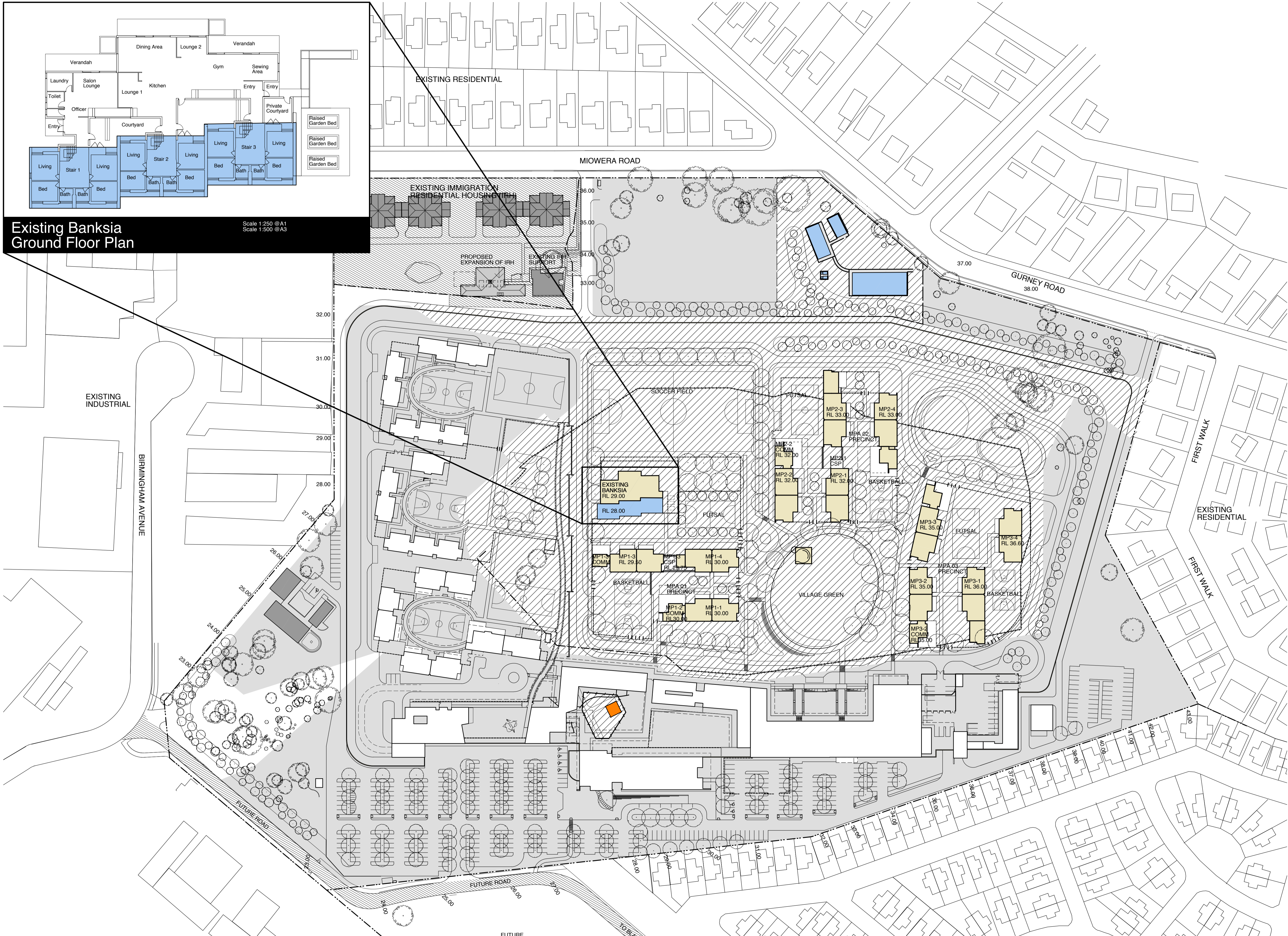
Interpretative Walls: possible signage showing progress and change/ development of the site.

Boilers





**Existing Banksia
Ground Floor Plan**
Scale 1:250 @A1
Scale 1:500 @A3



- LEGEND**
- EXISTING MUNITIONS HUT TO BE DEMOLISHED
 - EXISTING BUILDING TO REMAIN
 - RETAINED HERITAGE STRUCTURES
 - NEW PHASE 2 BUILDINGS
 - PHASE 1 CONSTRUCTION ZONE
 - PHASE 2 CONSTRUCTION ZONE
 - EXISTING PERIMETER FENCE
 - PROPOSED NEW PERIMETER FENCE





