

## JSCM INQUIRY INTO IMMIGRATION DETENTION IN AUSTRALIA

### Christmas Island Questions

**2. Will asylum seekers found to be refugees be entitled to Australian visas as a matter of course?**

Asylum seekers who are found to be owed protection will generally be granted Australian visas, subject to satisfaction of health and character criteria.

**3. Can the Committee be provided with the original project specifications for the new facility (as originally conceived, before it was re-specified)?**

A copy of the original specifications are at Attachment B.

**4. How many DIAC staff are currently based on Christmas Island?**

There are currently four departmental staff based on the island consisting of:

Deputy Regional Manager

Facilities Manager

Facilities staff (2).

**5. On our tour we heard that the new detention facility currently employed 21 GSL officers and 25 maintenance staff under contract. Could you please confirm these figures? Does the maintenance figure include cleaning staff?**

The only GSL staff at the new facility are gate control staff. During weekdays there are three GSL staff during the day and two at night and at the weekend there are two staff during the day and two at night.

There are 24 full time maintenance staff who work a five day week. Most of these are cleaners and grounds staff. There is also a maintenance manager, office assistant, handyman, maintenance electrician and store person.

**6. What voltage is currently running through the electrified fence at North West Point under normal operating guidelines?**

The EDDS is installed to Australian and International Standards with a voltage in the range of 6,000 to 7,500 volt.

From information on the Christmas Island EDDS fence (Electronic Detection and Deterrent System) provided by the manufacturer, Gallagher Australia Pty Ltd, we understand that the operation of the EDDS is safe to people. The EDDS is a tried and proven system that has been in use in commercial, other Commonwealth establishments, industrial, and institutional applications for many years.

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BY: *AS*

**DEPARTMENT OF IMMIGRATION AND MULTICULTURAL  
AND INDIGENOUS AFFAIRS**

**CONSOLIDATED  
BRIEF FOR THE DESIGN  
OF THE  
IMMIGRATION RECEPTION AND  
PROCESSING CENTRE (IRPC)  
CHRISTMAS ISLAND**

**11 JUNE 2002**



**DETENTION INFRASTRUCTURE DEVELOPMENT SECTION  
DETENTION INFRASTRUCTURE BRANCH  
OFFSHORE CENTRE MANAGEMENT AND INFRASTRUCTURE  
DIVISION**

[http://www.immi.gov.au/detention/christmas\\_island.htm](http://www.immi.gov.au/detention/christmas_island.htm)

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## PREAMBLE

On behalf of the Australian community the Department of Immigration and Multicultural and Indigenous Affairs is committed to providing a high standard of detention infrastructure consistent with the nature of immigration detention. The achievement of this aim ensures that individuals held, as a matter of law, in immigration detention, are guaranteed a high standard of personal security and care, including medical care, and access to a range of culturally appropriate dietary and living arrangements.

The Christmas Island project is an opportunity for Australia to continue to meet its obligations in this regard and to maintain the high standard of care already provided for people in immigration detention.

Australia's *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 programs as well as to prevent unauthorised arrivals from entering the Australian community until any claims to stay in Australia are assessed.

It must be emphasised that immigration detention is administrative in nature and is not, in any way, designed for the purposes of punishment. Immigration Detention facilities are not corrective facilities and it is essential that the final design for the

Christmas Island Immigration Reception and Processing Centre (IRPC) reflects, and is sympathetic with, these key issues.

In accordance with the aims and philosophy of immigration detention, residents of the Christmas Island IRPC will be provided with a wide range of self-development and recreational opportunities and will be encouraged to be responsible for their own personal care and self management to the maximum degree possible, consistent with the good order and security of the Facility.

A further key issue is the proper care and protection of women and children. In this regard a full range of services needs to be provided to this group in an environment of safety and security.

It is intended that this document assist designers to maximise the amenity of detention facilities through innovative and environmentally friendly designs, that demonstrate a clear regard for the personal needs and dignity of the residents.

It is expected that innovative designs will result from this process and that they will meet the need to provide detention infrastructure that is humane, non punitive and sensitive to the needs of people held under a process of administrative detention.

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## PART A - INTRODUCTION

1. The Department of Immigration and Multicultural and Indigenous Affairs (DIMIA) manages the lawful and orderly entry and stay of people to Australia, the settlement of migrants and refugees and the promotion of the benefits of citizenship and cultural diversity.
2. This document is for the information of architectural organisations engaged to prepare a design for the Immigration Reception and Processing Centre (IRPC) at Christmas Island, pursuant to the Standing Offer between the Commonwealth and the Consultant titled "Deed of Standing Offer – Design Services". Its purpose is to assist architects in the development of concept designs and design solutions ("Design") and to convey to architects some of the essential features and elements that are required.
3. Christmas Island currently has a temporary IRPC accommodating up to 300 residents. This centre will be replaced by the permanent facility.
4. The Christmas Island IRPC is to be a purpose built immigration detention facility reflective of 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* (C'th) (the Act). For these and other provisions, the Act may be accessed at [www.law.gov.au](http://www.law.gov.au). The style of accommodation is to be campus like and constructed in a manner sympathetic to the surrounding environment. In addition, it is to have regard for the Government's commitment to the environment and be energy efficient in its operation.

### **Documents to be Provided**

5. Architects must submit a design for the development of the IRPC at Christmas Island. The complex is to include permanent accommodation for 1200 people in purpose designed and built structures.
6. The Design will need to demonstrate a two stage approach. Stage 1 will include all central services for the maximum population of 1200 and residential accommodation for up to 400 persons to be completed by late September 2002. Stage 2 of the accommodation is to be completed by January 2003.
7. The material required to be submitted to illustrate the proposed design solutions for the project includes:
  - a set of 1:200 designs of all buildings (plans, elevations and sections);
  - a site plan 1:500;
  - specific project elements as designs in 1:100 scale;
  - flow diagrams and functional relationship diagrams;
  - functional matrices;
  - indicative construction costs, gross floor area information and relevant basic schedule of finishes;
  - materials schedule;

- 
- relevant construction methodology information; and
  - services management information covering mechanical, electrical and hydraulic engineering solutions for:
    - . self contained waste water management;
    - . energy management strategies; and
    - . water conservation strategies.

Two sets of drawings are required in A1 size with one (1) set that includes company details in a sealed blank envelope and one (1) set without any company or individual identifying information or symbols. In addition, a further 8 sets of A3 size, without any company or individual identifying information or symbols, must also be provided.

8. The relevant construction methodology must be a proven methodology that provides for building completion within the shortest possible timeframe that does not compromise the security and amenity of the Facility. As construction will be on a staged basis, details must be provided of the proposed methodology to ensure security of the operational part of the Facility whilst construction work continues on the final stage.

9. The Design must incorporate the following elements:

- campus style development;
- central facilities and their components;
- a range of flexible accommodation areas; and
- auxiliary facilities including program delivery areas (eg. education, recreation and general-purpose rooms).

### **Disclaimer of Liability**

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## **PART B - OVERVIEW OF THE FACILITY**

16. The Christmas Island IRPC will accommodate individuals held, as a matter of law, in Immigration Detention pursuant to the powers contained in the Act. This Facility will undertake the full range of immigration detention functions. The nature of detention under the Act is administrative in nature and is not, in any way, designed for the purposes of punishment. Immigration detention facilities are not corrective facilities. A balance must be struck between security and amenity, which reflects the nature of administrative detention.

The facility should be designed to remain in operation for a period of 25 to 30 years.

### **SITE DETAILS**

17. Christmas island is located in the Indian Ocean, at latitude 10° 30' South and longitude 105° 40' East. Christmas Island is the summit of a submarine mountain consisting mainly of limestone and volcanic rock.

18. The proposed site for the development is Mining Lease 138, which is a relatively flat parcel of land at the North Western end of Christmas Island. It is a former mine site, suffering from the degrading effects of an open-cut mining operation. The development area will cover approximately 30 ha. The site is relatively remote from the main settlement on the Island and also from the limited available transport infrastructure and other services.

19. 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 a 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 trades.

20. Further information on Christmas Island is available on the websites [www.christmas.net.au](http://www.christmas.net.au) and [www.dotrs.gov.au/terr/xmas](http://www.dotrs.gov.au/terr/xmas)

21. An environmental rehabilitation program has not been activated, although some secondary regrowth has occurred. Site development, including landscaping, must blend these factors in conjunction with the unique operational requirements of the proposed facility.

### **THE NEW FACILITY**

22. The Christmas Island IRPC will be a complex of low-rise functionally integrated permanent buildings. It will be separate from the general community and direct contact will not be possible on a physical, visual or aural basis except by approved means through the established processes of the complex. The Design must take into consideration the medium to long term use of the Facility. Changes in the population, classification of

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residents and the services performed must be achieved without the need for major re-configuration or facility changes. These changes must be achievable without the need to decrease the safety or security aspects of the Facility. The Design must also take into consideration the climatic conditions of Christmas Island.

23. The Christmas Island IRPC will be composed of a series of manageable accommodation areas accommodating a maximum of 100 individuals. The accommodation layout will enable the operator to efficiently utilise all or part of the accommodation space depending on the number, classification and grouping of residents required to occupy the area. The accommodation areas will have access to all amenities and services, which will also be capable of restriction for operational reasons. There will be three (3) accommodation types:

- General (including General Separation);
- Security; and
- Medical.

24. The construction of the Facility will be divided into two (2) stages. Stage 1 will comprise all central services for the complete Facility and general accommodation for 400 people. Stage 2 will be the balance of the accommodation being a further 800 people (600 general and 200 security).

#### **General Accommodation**

25. The general accommodation capacity for Stage 1 of the Christmas Island IRPC will be 400 people. General accommodation for an additional 600 people will be created in Stage 2. Stage 1 should include one (1) separate general accommodation area specifically designed for families and accommodating 100 individuals. The balance of the family accommodation, for an additional 200 individuals, must be included in two (2) general accommodation areas in Stage 2 of the project. See further at paragraph (60) and following.

#### **Security Accommodation (Stage 2)**

26. There will be a security accommodation capacity of 200 people divided into eight (8) areas of 25 people. At least one (1) of the areas must be designed with sufficient flexibility to accommodate family groups and/or individuals as required. See further at paragraph (64) and following.

#### **Medical Accommodation (Stage 1)**

27. Medical accommodation will be located in the medical centre and will cater for individuals:

- with a history of, or at risk of, self-harm (Self-Harm Unit);
- requiring medical quarantine (Medical Quarantine Unit); or
- generally unwell but not requiring external hospitalisation (General Ward).

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28. Medical accommodation must be built in Stage 1 to support the total maximum population of 1200 people. The self-harm unit will require six (6) single and two (2) double rooms; the medical quarantine unit and the general ward will require a total of eight (8) double rooms. In accordance with the general accommodation philosophy of the complex, all in-patient accommodation must have the ability to be used flexibly as the need arises. See further at paragraphs (69) to (70) and (93) to (95).

### **Central Services (Stage 1)**

29. In addition to the accommodation requirements, Christmas Island IRPC will contain a number of central services. A breakdown of facilities to be provided at the Christmas Island IRPC is outlined below:

- Main Reception;
- Administration;
- Induction Centre;
- Medical Centre;
- Kitchen Facility including storage;
- Dining Areas;
- Visitor Centre;
- Interview Centre;
- Flexible use rooms;
- Education Services;
- Active and Passive Recreational Areas;
- Industrial Laundry;
- Accommodation Area Laundries;
- Welfare Centre;
- Programs;
- Property;
- Formal Hearing Centre; and
- Multiple storage areas of varying sizes and function.

See further at paragraph (71) and following.

### **OPERATIONAL EFFICIENCY**

30. Operators of the complex must 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 must result in operational economies without compromising either security standards or the level of service provision to residents. The ability for the operators of the complex to progressively open or close

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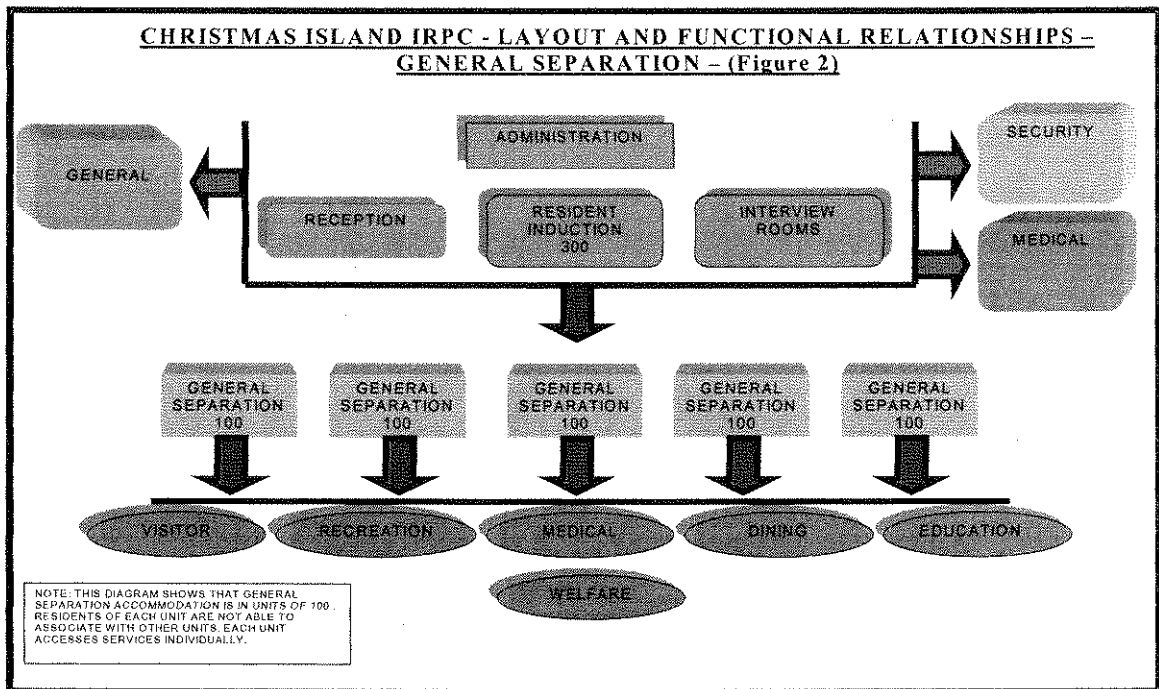
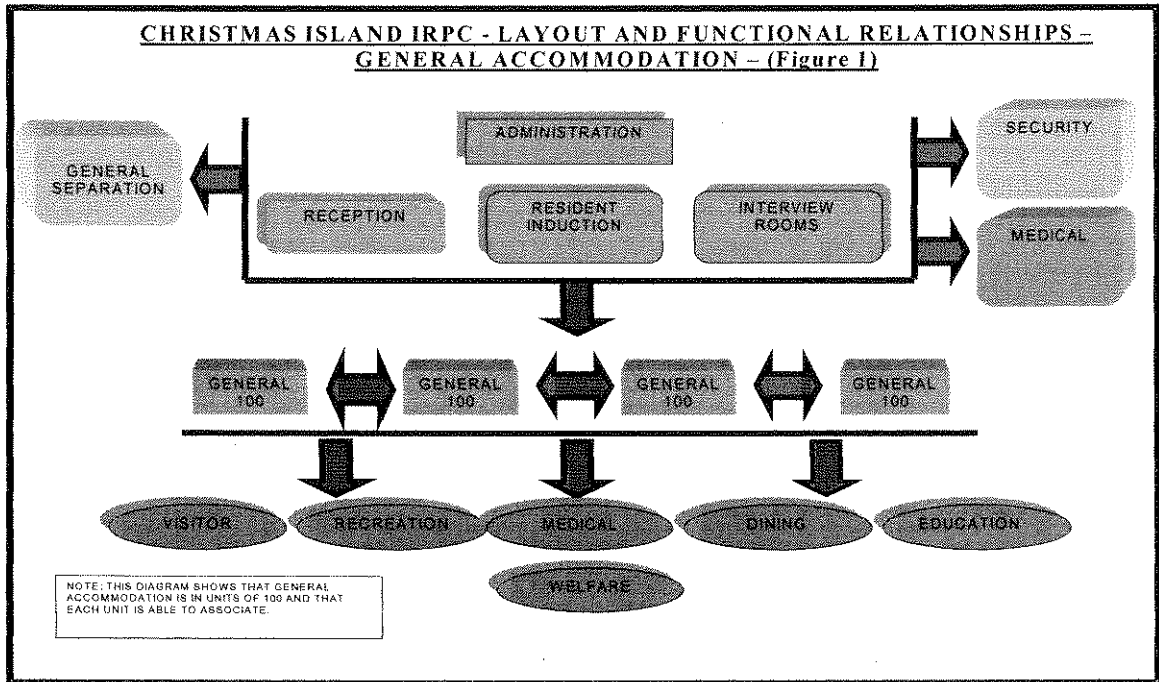
portions of the complex as required is essential to ensure the scaling of operating costs in line with the occupancy level.

## **FUNCTIONAL RELATIONSHIPS**

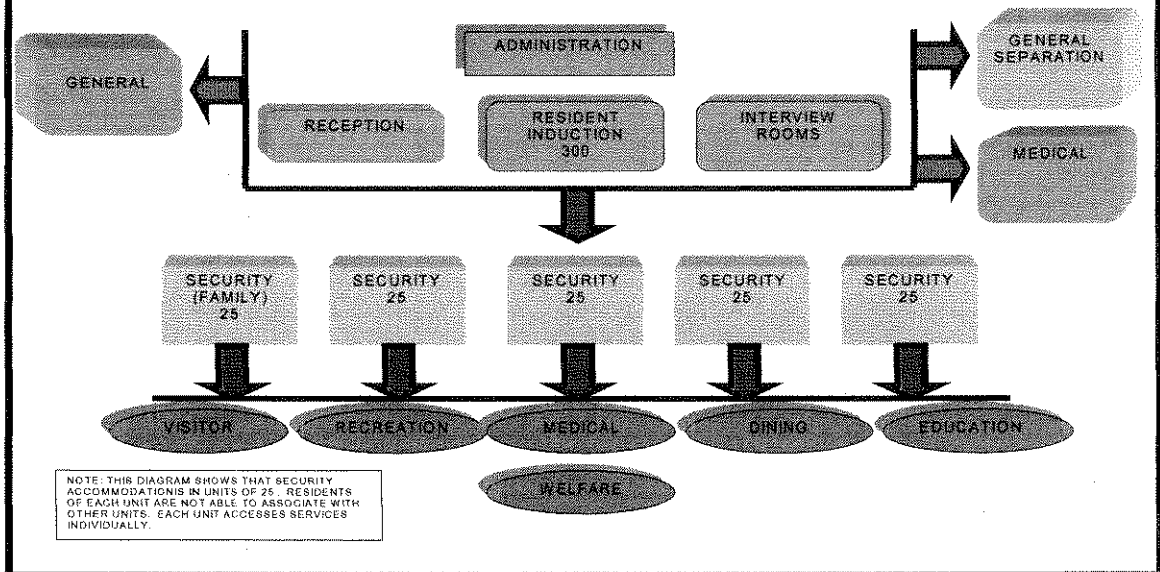
31. The effective operation of the complex requires that essential relationships between services in the complex are recognised and taken account of in the Design. **Attachment 1** graphically illustrates connected services.

32. The functional relationship diagrams (Figs 1, 2, 3 and 4 below) illustrate the relationship between the various facets of the proposed Christmas Island IRPC. The underlying principles that must be taken into account are:

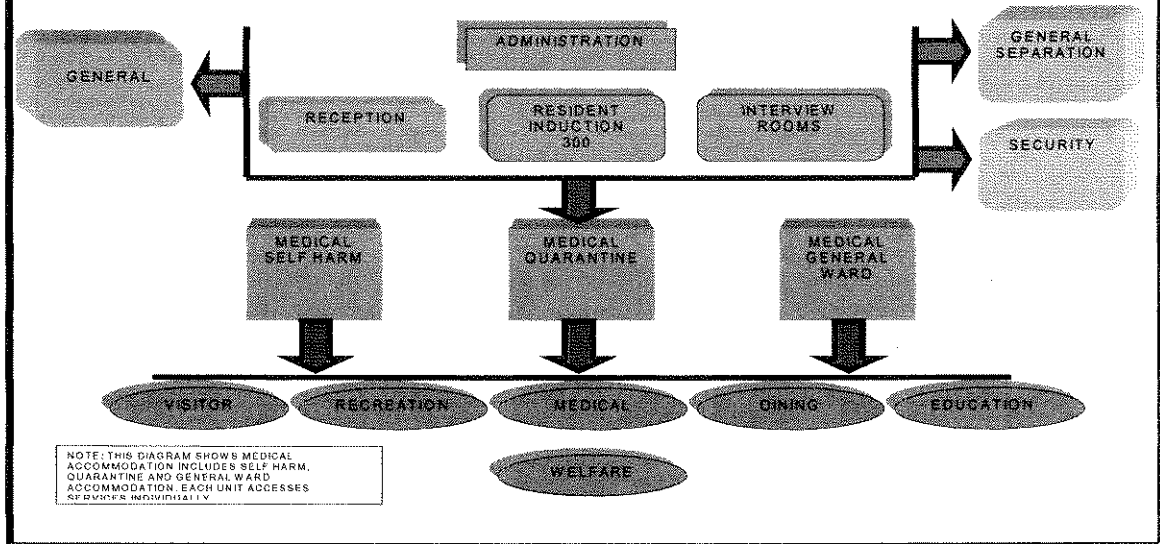
- the Administration Centre is an umbrella over the operations of the whole complex;
- General Accommodation areas contain the main population of the Facility. Residents of these areas are able to interact during daylight hours for the purposes of recreation and have access within the operational constraints of the Facility to dining, educational, medical and visitor services;
- individual accommodation units being used for General Separation accommodation are separate from all other accommodation units and, as a result, access self contained services in the areas of recreation, dining, education and visitors;
- Security units are separate from all other accommodation units and, as a result, access self-contained services in the areas of recreation, dining, education and visitors;
- the Main Reception area receives all visitors and directs them to the various visiting and other areas of the complex;
- the Central Kitchen distributes meals to all dining areas;
- the Medical Centre provides medical services to all accommodation areas and provides medical accommodation to individuals at risk of self harm, requiring medical quarantine or not well enough to return to their usual accommodation; and
- the resident Induction Centre directs residents to all accommodation areas.



**CHRISTMAS ISLAND IRPC - LAYOUT AND FUNCTIONAL RELATIONSHIPS -  
SECURITY - (Figure 3)**



**CHRISTMAS ISLAND IRPC - LAYOUT AND FUNCTIONAL RELATIONSHIPS -  
MEDICAL - (Figure 4)**



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## **PART C - IMMIGRATION DETENTION**

33. The Act requires that unlawful non-citizens in Australia without a valid visa be detained. Residents in detention have the following broad characteristics:

- they comprise visa overstayers, visa holders found working in breach of their visa conditions, who have had their visas cancelled, as well as unauthorised boat and air arrivals;
- residents are a culturally and religiously diverse mix of people;
- residents can be of all ages, genders, single and with families; be unaccompanied minors, persons with medical disorders, victims of torture and trauma or individuals with disabilities; and
- residents may be in detention from one (1) day to in excess of six (6) months.

Designs must:

- provide the maximum amount of personal independence consistent with the objectives of immigration detention;
- facilitate the protection of residents' security and rights; and
- reflect the absence of any element of punishment or correction.

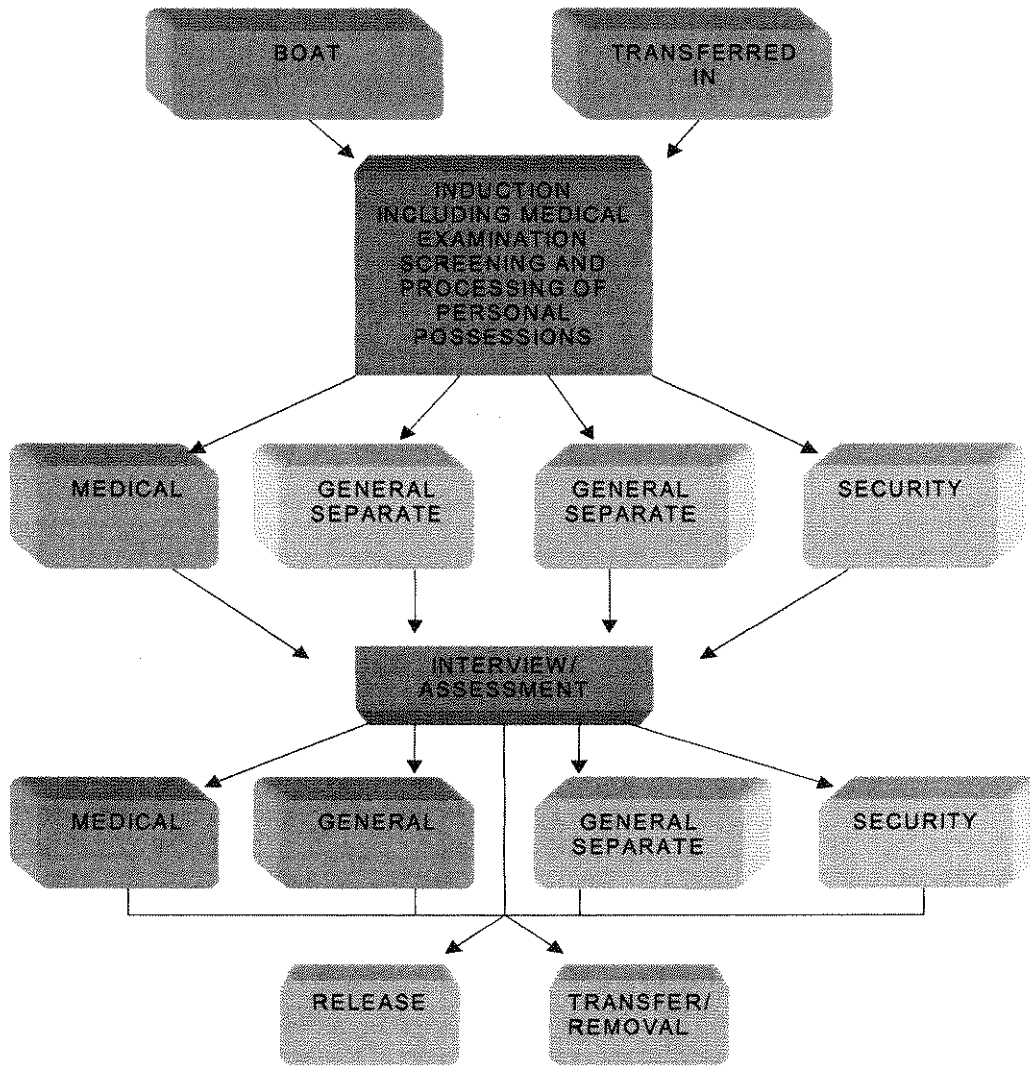
### **STANDARD DETENTION PROCESSES**

34. All those beginning detention at the Christmas Island IRPC will be subject to a number of standard processes (refer Figure 5). These processes include:

- induction, including screening and receipting and storage of personal goods;
- medical examination, including an x-ray for those persons over the age of 12 years;
- initial accommodation separate from existing residents;
- interview by DIMIA staff; and
- transfer to general or other accommodation in accordance with each individual's or family's circumstances.



**RESIDENT ARRIVAL AND ACCOMMODATION MODEL –  
CHRISTMAS ISLAND IRPC - (Figure 5)**



NOTE: THIS FIGURE ILLUSTRATES THE SOURCES FROM WHICH RESIDENTS COME TO THE FACILITY AND THE PROCESS OF THEIR MOVEMENT INTO THE ACCOMMODATION. MULTIPLE GENERAL SEPARATE ACCOMMODATION IS SHOWN TO DEMONSTRATE THAT INDIVIDUALS MAY CONTINUE TO BE SEPARATED ACCORDING TO SOURCE UNTIL THEY ARE INTERVIEWED OR ASSESSED AND IN SOME CIRCUMSTANCES MAY CONTINUE TO BE SEPARATED AFTER INTERVIEW. POST INTERVIEW OR ASSESSMENT, AN INDIVIDUAL MAY BE PLACED IN SECURITY OR MEDICAL, GENERAL, GENERAL SEPARATE, OR TRANSFERRED TO ANOTHER FACILITY OR REMOVED FROM AUSTRALIA.

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## **DETENTION SERVICES**

35. Detention services are provided by a contracted detention services provider. The standard of care and performance standards are specified in documents titled "Statement of Requirements" and "The Immigration Detention Standards". These documents encapsulate the principles and minimum standards for the care and management of persons in immigration detention, which the detention services provider is contracted to perform against.

36. The design of detention facilities must take account of the demands placed on the detention services provider by these documents. A draft copy of these documents is available on this Department's web site at [www.immi.gov.au/tenders/detention\\_strategy/download.htm?files=Download+files](http://www.immi.gov.au/tenders/detention_strategy/download.htm?files=Download+files) as part of an exposure draft of a proposed request for tender for detention services.

### **Resident Arrivals and Departures**

37. Arrival rates for unauthorised boat arrivals are beyond the control of the Department. Individuals will be received in groups numbering from single figures to in excess of 300 people. Multiple groups may arrive over a period of days. Departures are dependent on a number of issues and usually occur in small groups. Some residents will remain at the Facility for an extended period.

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## **PART D - DETENTION MANAGEMENT**

38. The Government takes the responsibility for the care of people in immigration detention as a serious commitment. The provision of detention services has been contracted to a private sector provider following a public tender process.

### **ENVIRONMENTAL DESIGN**

39. Environmental design is central to the management of immigration detention and the reduction of security incidents. The Design must maximise the safety of the residents and staff and enhance the security of the Facility. In particular the Design must:

- eliminate landscape options which could be used in disturbances and protests. Examples are loose rocks and stones, paving bricks, building construction where bricks can be removed, and easily removed posts;
- eliminate access to roof and sub floor areas;
- maximise unimpeded sight lines;
- situate buildings away from perimeter fence lines;
- minimise hiding spots particularly around toilets, fences and other common use areas such as laundries; and
- use appropriate colours and materials.

### **RESIDENT SEPARATION**

40. The ability to separate individuals or groups of individuals, depending on variations in the size, composition and stage of processing, is a central management requirement for the effective operation of the Christmas Island IRPC. The Design must include mechanisms that maximise separation options for the Facility in accordance with the principles of separation detention outlined below. The Design must also incorporate the access requirements for each separation option and ensure that independent authorised or supervised access can be gained to each accommodation and administrative area.

41. Separation Detention is a major feature of the operations of the Christmas Island IRPC and means that groups or individual residents are unable to communicate by any means with other groups or individuals accommodated in the complex. This separation extends to the individuals or groups concerned being able to arrive, remain and depart the complex unobserved by, and unable to communicate with, other residents. The groups or individuals, while accommodated separately, must continue to have access to all of the services available at the Facility. Separation Detention must not be confused with isolation or solitary confinement. Individuals within each group in Separation Detention must be able to interact with each other.

42. All accommodation areas must be able to be used for separation and non-separation detention and will be required for large groups and also for individuals and small groups and will be a feature of all accommodation types. In addition, the concept of separation must be included in design solutions for medical facilities and other shared services and amenities. Residents in Separation Detention will include:

- 
- new boat arrivals separated as groups in general accommodation on the basis of the vessel on which they arrived (General Separation Accommodation); and
  - continued separation for boat arrivals after interview if they have failed to engage Australia's protection obligations (General Separation Accommodation).

43. Some residents from either Separation Detention or the greater complex may also need to be further separated for other reasons including:

- individuals assessed as being an ongoing safety or security risk, possibly on an extended basis;
- short lived disruptive or aggressive behaviour;
- potential for self harm (Medical Accommodation);
- medical quarantine - suffering from an infectious disease (Medical Accommodation); and
- medical general - not being well enough to return to usual accommodation (Medical Accommodation).

44. It is also a requirement that family groups and women and children, including unaccompanied minors, be accommodated separately to single men and that these accommodation areas are able to be separately secured at night.

45. In all circumstances however, people in Separation Detention must be kept separated from residents of the greater complex no matter whether they are in General, Medical or Security accommodation.

46. There are a wide range of separation issues that need to be addressed in the Design for the complex all of which are considered central for the effective operation of all facets of immigration detention. Architects must demonstrate the methodology of separation in their design.

## **RESIDENT SCREENING**

47. The Migration Act contains provision for the conduct of screening procedures and strip searches of residents of immigration detention facilities. Both of these procedures are regulated by specific provisions in the legislation, which will impact on the Design of the Facility. The provisions relating to the resident screening process are *Section 252AA: Power to conduct a screening procedure* and *Ministerial Direction 26: Screening procedures in relation to immigration detainees* and, in relation to strip searches, *Sections 252A and 252B* and *Ministerial Direction 25: Power to conduct a strip search*.

48. The resident screening process involves the use of walk through metal detection equipment, baggage x ray machines and hand held metal detection equipment. This equipment must be located in the Induction Centre. The Design must also provide for the necessary communication and alert systems should an unlawful object be identified.

49. The conduct of strip searches is strictly regulated by the legislation and will require facilities that guarantee the preservation of the privacy and dignity of the individual involved. At a minimum a private, sound restricted room free from CCTV monitoring and

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potentially dangerous objects and protuberances would be required. A number of suitable rooms will be required in such areas as induction, security accommodation and the medical centre. A duress alarm activation switch must be installed in each of the rooms to be utilised for strip searches.

See also paragraphs (74) and (75) and (81). The Design must comply with, and enable the conduct of screening procedures (including strip searches) to comply with, the Migration Act and any other applicable legislation.

## **PERIMETER SECURITY**

50. Architects are not being required to design a full security package. An indicative area must be included in the architect's response to this brief that incorporates:

- medium security perimeter around the complete complex;
- easy vehicle access to all parts of the both the internal and external perimeter with sufficient space for two (2) vehicles to pass;
- straight perimeter boundaries (eg. fence or building) with as few directional deviations as will be allowed by the site;
- reception facilities which compliment perimeter security systems and are simple to operate;
- vehicle access point (sally port) of sufficient dimensions to allow for the entry and exit of the largest emergency service vehicles and commercial buses;
- sufficient space for the largest vehicles to manoeuvre and turn; and
- a minimum of two vehicle entry points to ensure access if for any reason one point is not available or unusable. These must be side by side with one remotely controlled and the other operated manually.

## **DETENTION SERVICE PROVIDER OBSERVATION POINTS**

51. The design must enable the detention service provider's staff to be stationed at various points around the Facility in locations such as:

- each General and Separation accommodation area;
- major pedestrian traffic points;
- vehicle access points;
- each Security accommodation unit;
- medical accommodation;
- internal and external recreation areas;
- visitor facilities;
- interview centre;
- dining facilities;
- central kitchen;
- central laundry facilities;
- induction centre;

- 
- all activities rooms;
  - educational facilities;
  - accommodation area laundries;
  - formal hearing centre;
  - storage areas; and
  - perimeter;.

52. These observation points will form a security network around the Facility that will be linked to each other and the central operations room electronically. The precise configuration of each point will vary with its function and location. Some points such as that in the medical area and security accommodation will require CCTV monitoring facilities as well as facilities for the staff on site whereas others at pedestrian points may simply provide shelter, some basic facilities for the person on station and a means of communication.

### **ACCESS CONTROL**

53. Architects must place buildings taking into account the need to establish access control zones at the Facility. These zones will be:

- Public Areas – staff and members of the public are allowed unrestricted access during normal business hours. The only area this will apply to is the Main Reception area.
- Secure Areas – staff, residents and authorised visitors are allowed controlled access during authorised time periods. These areas are:
  - . Visitors Centre;
  - . Medical Centre;
  - . Interview Centre;
  - . Kitchen;
  - . Accommodation areas;
  - . Central Laundry;
  - . Dining Rooms;
  - . Recreational areas;
  - . Welfare Centre;
  - . Educational facilities; and
  - . Library.
- Restricted Areas – staff only: These areas are:
  - . Administration Centre.
- Prohibited Areas – access by authorised personnel only. These areas are:
  - . Control Room;
  - . Plant Rooms;

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- . Sterile Zones;
  - . Security Equipment Rooms;
  - . Property Rooms; and
  - . General Store.

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## **PART E - FACILITY SPECIFICS**

54. The Christmas Island IRPC must be designed using a coherent architectural style with all buildings reflecting a similar design intent and philosophy. The Design must be sympathetic both with the surrounding environment and with the purpose of the Facility. The maximum building height is two storeys. The Design must ensure that buildings or trees are positioned so as to minimise obstructions to a clear line of sight. The Design must also, where possible, minimise the visual impact of the use of elements, which are indicative of a prison environment such as the use of razor wire or window bars.

### **ACCOMMODATION**

55. It is particularly important that all accommodation has clear regard for the dignity of the individuals detained and is not designed to resemble a prison environment. Given the situation of the residents in the Facility, regard must be given to providing adequate space and a sense of amenity in personal accommodation areas.

56. The length of an individual's stay at the Facility cannot be determined in advance. Accommodation must be designed for an indeterminate stay in excess of one (1) month. As rooms are essentially intended for sleeping, it is not necessary to provide for cooking in rooms.

57. Rooms must include the following as part of the building:

- bunks in General accommodation and single beds in Security accommodation;
- a desk with a space for a television; and
- secure storage for personal effects, including clothes.

58. Accommodation design must take account of the likelihood of periodic damage to the facilities and fittings by the residents. All finishes, fittings, services, lighting and other design elements must reflect the potential for deliberate damage. In the event that damage may be caused only to part of a building or fitting the finish or surface must allow for repairs to be performed to only the area affected.

59. The accommodation units must not present any opportunities for residents to access cavities, ceiling spaces, ducting, roof areas, sub floor areas or other services including plumbing and electrical fittings.

### **General (400 in Stage 1 and 600 in Stage 2)**

60. General accommodation will accommodate the majority of the population of the Facility.

61. The population may include a mix of singles and family groups as well as unaccompanied children; individuals of all genders; individuals with disabilities or medical conditions; and children and adults across the full age range.

62. On most occasions there will be a cultural and/or a religious mix of residents.



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63. The general requirements for this accommodation type are:

- each area of general accommodation to accommodate no more than 100 individuals;
- each accommodation area is able to be separated from or connected to other accommodation areas if required on operational or security grounds. They must be able to be used as general and general separation accommodation as required;
- where feasible, able to be divided internally to provide increased separation options, particularly to accommodate the needs of women and children, who may require accommodation which restricts entry to actual residents, but who are, in turn, free to move outside the accommodation area. This accommodation must be able to be separately secured;
- physical access to all resident services;
- individuals with disabilities must be able to move between and access all buildings;
- residents able to lock individual rooms without preventing access by the service provider;
- a master locking system must be implemented to enable quick access to locked rooms by the service provider;
- there must be a combination of single rooms accommodating two (2) people in bunks and specific family accommodation. All rooms must be configured in an innovative and flexible way and include design features such as interlinking doors and strategically placed corridors to maximise their flexible use. Flexible use would include single rooms being linked to accommodate additional families and family rooms able to be divided for additional single accommodation if required;
- specific family accommodation is to be concentrated in three (3) general accommodation areas separate to general accommodation for single people. A central feature of the family accommodation is the inclusion of self catering facilities, which may be shared or included in each unit of accommodation. The first family area accommodating 100 individuals will be included in Stage 1 of the project with the second and third family areas included in Stage 2 of the development. The Stage 2 family areas will also each accommodate 100 individuals in family groups. Information on family accommodation may be obtained from this Department's web site covering a trial project in Woomera at [www.immi.gov.au/facts/83woomera.htm](http://www.immi.gov.au/facts/83woomera.htm). The family accommodation must consist of multiple rooms with a single external entrance and should include options for a range of differing family formats from single parent to large family groups. Configuration of this accommodation for flexible use is required. Bathroom facilities should be generous to cater for large families and additional living space must be provided;
- indicative space for accommodation is an average of 10m<sup>2</sup> for each person though this may be less where rooms are designed for two (2) people and more where family accommodation is involved;
- in general, individual rooms in either single or family configurations must be designed for two (2) people with the maximum population of any room being four (4);
- family configured rooms must account for 30% (300 individuals) of the final maximum population in general accommodation;

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- family rooms must allow for separation of children from adults using interlinking doors;
  - each single room is to include an ensuite containing a shower, a hand basin and a toilet with appropriate arrangements for privacy where more than one individual may be accommodated in each room;
  - each unit of family accommodation must include at least a bathroom containing a shower and basin and a toilet room containing a toilet and a hand basin;
  - bathroom facilities must be provided to adults in a ratio of one (1) bathroom for every two adults;
  - appropriate auditory privacy in living environments. Under normal conditions, conversations must not carry between rooms or communal areas;
  - access to common areas in each accommodation area, which would contain television and video facilities, a fridge and a kitchenette, for the preparation of hot drinks, but no other cooking facilities;
  - a dining room including a servery in each accommodation area;
  - multipurpose communal rooms for games or religious observance as well as space for non-passive indoor activities including space for recreation and play equipment must be included;
  - provision must also be made for the inclusion in each accommodation area of areas for passive recreational pursuits (eg. reading) away from interference by residents engaged in more active pursuits;
  - provision must be made for the entry of natural light into rooms;
  - floor coverings must be damage resistant, durable and appropriate for each room. Any carpet must have soil and microflora resisting characteristics;
  - artificial light must be provided to the relevant Australian Standard in the individual rooms;
  - emergency lighting, exit lighting and fire detection services must be provided in the accommodation areas and individual rooms in accordance with the relevant standards;
  - an early warning smoke detection system must also be provided;
  - kitchenette bench tops must be constructed of a high moisture and chemical resistant material such as stainless steel to meet food preparation standards;
  - all tap and valve heads must be vandal proof;
  - wall basins, sinks, pans and urinals must be of stainless steel construction and vandal proof;
  - provision must be made for disabled amenities;
  - provision must be made for a children's play area in the common area of each accommodation area; and
  - appropriate ventilation must be provided in the accommodation areas.

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## **Security (Stage 2)**

64. This type of accommodation may include residents who require separation and/or close observation because they:

- represent a significant and ongoing security risk; or
- require intensive short term management for security reasons.

65. The general requirements for this type of accommodation are:

- each accommodation area is to accommodate no more than 25 individuals with the capacity to further divide each area into smaller groups as required;
- individual accommodation in single rooms with shower and toilet facilities included in each room;
- one area to contain accommodation for families with the ability to separate family groups within the area. This family accommodation must be similar to that in general accommodation but without self-catering facilities;
- three (3) rooms in all other areas with interconnecting doors for the further accommodation of families;
- located away from other areas of the complex but within close proximity to the Administration Centre;
- auditory privacy between adjoining rooms;
- access to a secure open-air environment, recreational, educational and dining facilities;
- very high standard of finish in terms of damage resistance;
- ability to ensure close and continuous observation of residents;
- capacity to include CCTV monitoring of all areas within the area, including sleeping areas;
- appropriate privacy screening in ablution area that does not reduce the ability of the service provider to ensure the safety of the individual concerned;
- a master locking system must be implemented to enable quick access to locked rooms for the detention service provider;
- electrical general purpose outlets must be tamper proof;
- floor coverings must be damage resistant, durable and appropriate for each room. Any carpet must have soil and microflora resisting characteristics;
- artificial light must be provided to the relevant Australian Standard in individual units;
- emergency lighting, exit lighting and fire detection services must be provided in the accommodation areas and individual rooms in accordance with the relevant Australian Standard;
- an early warning smoke detection system must also be provided;
- kitchenette bench tops must be constructed of a high moisture and chemical resistant material such as stainless steel;

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- all tap and valve heads must be vandal proof;
  - wall basins, sinks, pans and urinals must be of stainless steel construction and vandal proof;
  - provision must be made for disabled amenities;
  - provision must be made for a children's play area in the family area and other areas that include family accommodation;
  - appropriate ventilation must be provided in the accommodation areas; and
  - duress alarms must be provided in the accommodation areas.

66. A dedicated visitor facility must be provided for joint use by the residents of security accommodation. This visitors centre would include the same facilities as the general visiting centre, albeit, on a smaller scale, but in addition have two (2) spaces for non-contact visits.

67. Educational facilities are to be provided for shared use by residents of Security Accommodation in the same proportions as the greater complex. These facilities will be centralised and utilised on a rotational basis.

68. There must be both centralised and decentralised recreational facilities available. Centralised facilities such as sports field or gymnasium must be available to be shared by all eight (8) accommodation areas on a rotational basis but facilities must also be provided in individual accommodation areas. Such facilities would mirror those available in the larger complex and would include both active and passive recreational opportunities. In particular there must be capacity for access to an outside area at any time.

### **Medical (Stage 1)**

69. The Medical Centre will provide accommodation for people from anywhere in the Facility, requiring medical attention or observation, outside their usual accommodation. Accommodation must be provided in the medical centre for persons requiring medical quarantine, general care when they are too unwell to return to their usual accommodation or where there is a risk of self-harm.

70. Self-harm accommodation must conform with the most stringent professionally recognised standards for the prevention of self harm/suicide for persons in detention. All heavy furnishings and fixtures must be secured and medical equipment stored within an area that can not be accessed by the residents. Duress alarms must also be provided in the Medical Centre.

### **CENTRAL FACILITIES (STAGE 1)**

71. Central facilities for this complex must be designed commensurate with the maximum capacity of 1200 residents.

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### **Main Reception and Visitor Entry (Main Entry and Gatehouse)**

72. All individuals, including visitors and staff, entering the Facility must enter through the Main Reception area and Visitor Entry point. This will be the only entry point through the secure perimeter and must provide pedestrian and vehicle access. From this point visitors and others will proceed to the various visiting areas or other destinations within the Facility. See also paragraph 159 and following.

73. The Main Reception area and Visitor Entry must provide:

- a counter area to accommodate up to three (3) staff controlling access to the Facility. The counter area must allow for separate entry processing for staff as opposed to visitors for residents of the Facility;
- a visitor seating area including a refreshment point, toilets and individually accessed lockers for the voluntary secure storage of personal items prior to processing into the Facility; and
- car parking and pedestrian shade/weather structures outside the Facility's perimeter but adjacent to the entry point.

74. Entry processes must conform with the relevant legislation for the entry of people to detention facilities. The relevant legislation is Section 252G of the *Migration Act* and *Ministerial Direction Number 20: Powers concerning the entry of visitors to immigration detention centres*.

75. The Design must comply with, and enable the conduct of screening procedures to comply with, the *Migration Act* and any other applicable legislation and subordinate instruments. Without limitation the design must include:

- security screening facilities using baggage x-ray and walk through metal detection equipment; and
- a private room to assist in the screening of some visitors with separate secure storage facilities for items detected during the screening process attached.

The Design must also provide for communication services and a duress alarm.

See also the requirements in paragraph (81).

### **Control Room**

76. A control room must be included in the Design. This room must be completely secured and isolated from the Facility residents. The control room will be the termination point for warning and alarm systems, will provide central communication facilities and control all electronic locking and surveillance systems.

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## **Administration Centre**

77. Administration includes the functions required to operate the complex. Primarily this responsibility is shared between DIMIA staff and the contracted detention service provider's staff. The contracted detention service provider has the prime responsibility for caring for the residents and employs the majority of the staff at the Facility.

78. DIMIA requires office accommodation for:

- a DIMIA Manager's office with a work station, eight (8) place conference table and a lounge suite;
- two (2) Deputy DIMIA Managers offices each with a work station and six (6) place meeting table;
- four (4) resident liaison staff each with a work station and a meeting table for (4) four;
- ten (10) administrative personnel – each with a work station;
- waiting area at the entrance to the DIMIA office area for 15 people;
- conference room for 30 people;
- computer hardware including a central server;
- equipment room for photocopier and other office equipment;
- a staff amenities area with kitchenette, lockers and toilets; and
- secure file storage for 4000 files.

79. The contracted detention service provider will require office accommodation for:

- a Manager's office with a work station, eight (8) place conference table and a lounge suite;
- ten (10) offices for functional managers each with an office and a work station;
- thirty (30) administrative staff with workstations;
- conference room for thirty (30) people;
- staff amenities including toilets, showers, dressing area, lounge area, dining area and kitchenette, large muster room to contain up to 100 staff and sick room/first aid point;
- work stations for shift supervisor and five (5) staff;
- reception counter controlling pedestrian access to the complex including visitors;
- computer hardware room including server and PABX;
- equipment room for photocopier and other office equipment;
- switchboard answering point (this may be in the control room);
- A 65m<sup>2</sup> storage room for a wide range of operational support equipment, which must be in close proximity to the staff amenities area; and
- kitting up room attached to the above storage room with sufficient space for 20 people to change.

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## Induction Centre

80. There will be a central Induction Centre through which all newly arrived residents will be processed. Induction will be conducted in an area which is separate to the general population but accessible from the administration centre. Induction is to be visually and audibly separate from the rest of the Facility but may utilise other facilities, such as a large multi-purpose room closed to the general population for the purpose of inducting a large group. The induction centre must be designed to allow an orderly and natural progression through the various induction processes and the processing of several groups in parallel. The Induction Centre must provide space for:

- the arrival of groups – up to 300 people;
- the accommodation of 24 staff [six (6) teams of four (4)];
- a comfortable waiting area for individuals awaiting induction;
- access to ablutions and a dining area;
- a parenting room which can be used by nursing mothers;
- conducting quarantine examinations;
- the recording and database input of personal identification details;
- four (4) property staff with work stations and counter;
- secure file storage for 4,000 property files;
- conducting screening procedures and/or strip searches in accordance with the relevant legislation;
- the itemisation and receipting of personal property;
- the transfer of property to a storage area;
- access to the medical facility which does not bring individuals into contact with other residents of the Facility;
- a comfortable waiting area for individuals awaiting transfer to accommodation after induction; and
- the removal of residents to appropriate accommodation.

81. In order to facilitate conducting screening procedures for each resident and in some cases conducting a strip search, the Design must account for the following:

- the installation of walk through metal detection equipment and the use of baggage x-ray machines; and
- the inclusion of a private room for conducting a strip search. The private nature of the room will be achieved by preventing the transmission of sound and providing no opportunities for observation from outside. In addition, CCTV is not to be included and the internal fittings in the room must be designed to prevent injury to a resident who may be resisting a search or the staff conducting the search. A duress alarm must also be included.

See also the requirements in paragraphs (74) and (75).

82. Access to the Induction Centre will be via the main sally port however the location of the centre will be away from the main entry.

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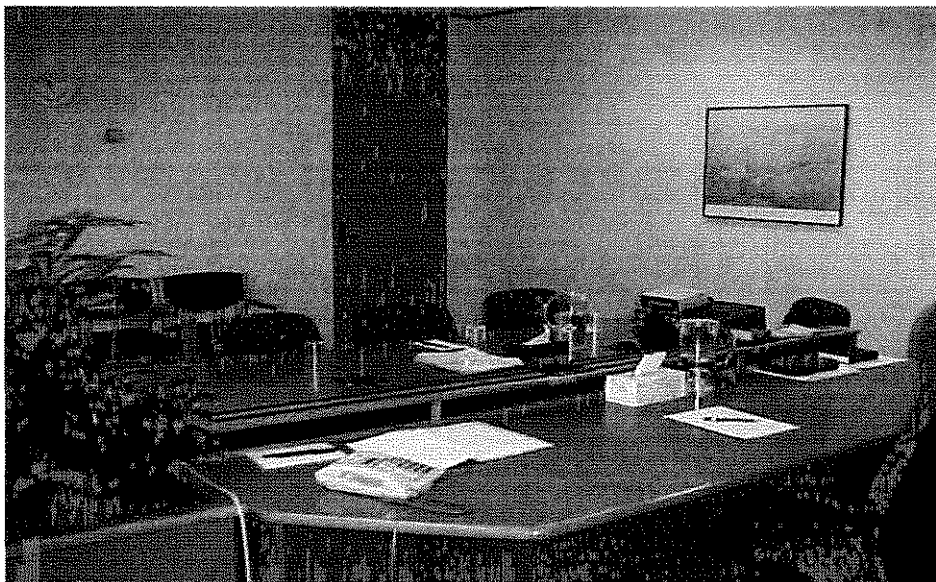
## **Formal Hearing Centre**

83. The Formal Hearing Centre must include three (3) rooms which:

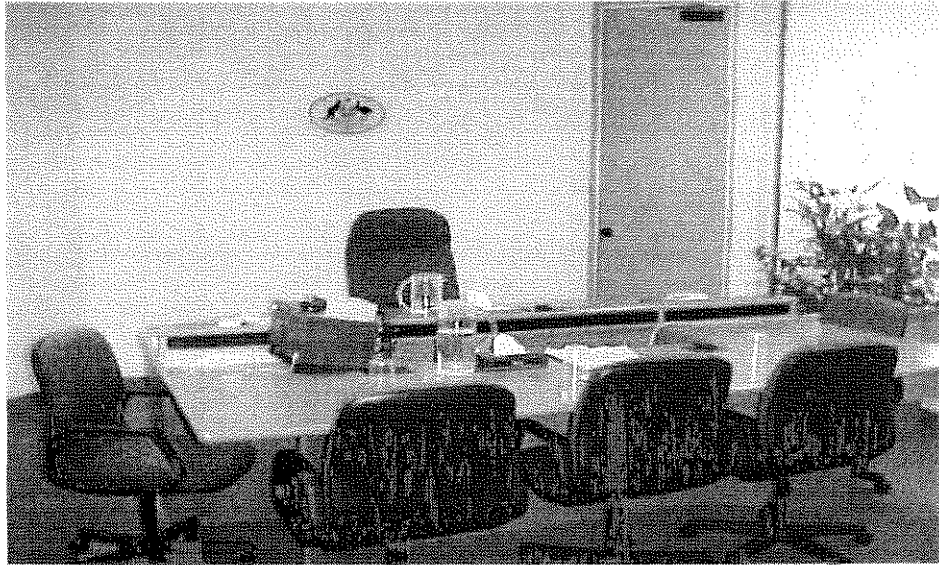
- are sufficiently sound proofed to exclude loud conversations and extraneous sounds entering the room to enable clean tape recordings and video conferencing;
- are approximately 6 metres x 4 metres in size with sufficient space for a hearing table for the convenor and a second table for the parties to the hearing; seating for two (2) witnesses, a hearing attendant and a lawyer (if required); an interpreter and a member of the detention service provider's staff; and recording equipment;
- include video conferencing facilities;
- have an attached sound proof room (to prevent external transmission of conversations) allowing external observation, for client/lawyer (if required) consultations either face to face or over the telephone; and
- provides two entrances, one for the convenor and one for the applicant and other parties to the hearing.

84. The Hearing Centre must have attached toilets, kitchenette and three (3) offices for the convenors and staff. In addition the Design must provide for the installation of duress alarms and CCTV cameras. Figures 6 and 7 are photographs of a current Refugee Review Tribunal hearing room in Sydney that have been included below as examples of the style of facility required.

**Figures 6 and 7 - RRT Hearing Rooms - Sydney**







### **Central Kitchen**

85. Centralised industrial standard kitchen facilities are required to cater for at least three hot meals each day for 1500 people with a choice of meals. The general requirements for the kitchen facilities include:

- capacity to cater for a maximum population of 1500 individuals with flexibility for reduced numbers;
- construction to a commercial standard intended for constant, hard use and abuse over an extended period;
- ability to produce a minimum of three hot meals per day for each person with capacity to provide other meals as required;
- provision for involvement by residents in food preparation;
- ability for food to be stored and prepared so as to take account of various religious and cultural differences;
- easy access for the secure transfer of bulk meals to all dining areas, where food will be plated;
- provision for meals to be packaged for transfer to accommodation areas if use of a dining area is not appropriate for any reason;
- capacity to store one (1) months supply of food;
- capacity to include secure cutting and chopping facilities for professional food preparation personnel;
- industrial dishwashing facility be provided;
- attached waste storage and collection area separate to resident areas;
- two (2) offices for catering managers; and
- changing room for residents participating in cooking.

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86. Specific construction requirements include:

- conformity with commercial kitchen requirements;
- conformity with all applicable health regulations;
- waste disposal, including grease traps, to be of industrial standard;
- grease traps to exceed local government requirements by a minimum of at least 20%, to allow for less efficient resident cooking practices;
- designed to provide for easy cleaning and fumigation; and
- access to be provided for the external delivery of goods, and the removal of waste, via a discreet sterile area within the fence line of the Facility but separate to resident areas.

87. Specific security issues that need to be addressed include:

- provision for secure cutting and chopping capability;
- line of sight observation of residents involved in the food preparation and delivery processes;
- the presence of supervisory staff;
- minimisation of the pilferage of both food and utensils;
- the Design must deter individuals from attempting to tamper with food; and
- gas or electricity supply to be discreet and tamper proof.

88. Fire protection is a crucial element in the food preparation area and the following considerations must be included in the Design :

- protection must comply with all relevant Australian and industry standards. In addition, an early warning system must be provided;
- fire protection facilities must take account of the involvement of residents in the cooking process; and
- provide for easy evacuation in case of an emergency.

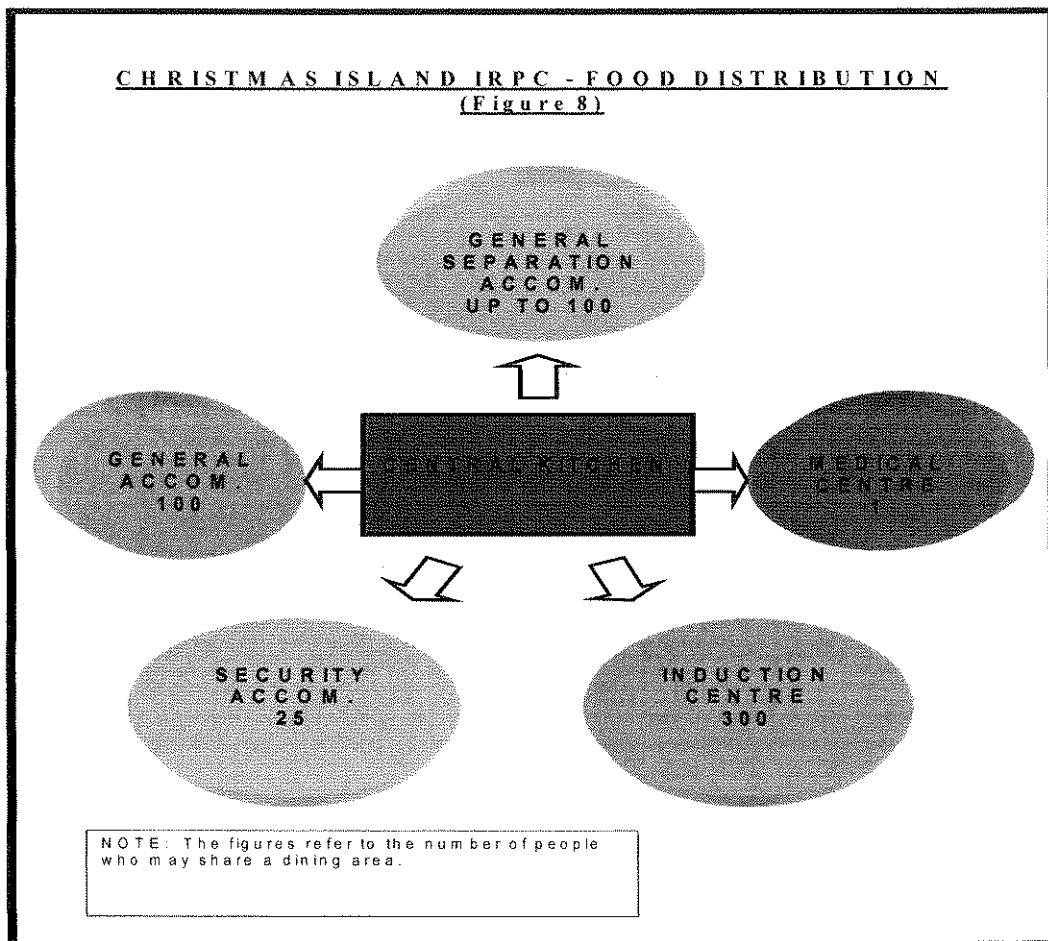
### **Kitchen Storage**

89. Storage facilities will need to be provided to account for the maximum population. Storage must include:

- freezer rooms;
- cool rooms;
- dry goods storage;
- fresh produce storage;
- sufficient capacity to store one (1) month's supply of food;
- equipment and chemicals storage; and
- area for food distribution equipment eg. hotboxes.

## Meals Distribution

90. All meals for the complex will be prepared in the central kitchen and distributed to dining areas in the complex. The dining areas would be equipped with appropriate reheating and serving facilities. Figure 8 is a food distribution diagram.



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### **Welfare Centre**

91. A Welfare Centre must be provided in proximity to the administration centre. Residents will have controlled access to this centre. Space will need to be provided in the centre for:

- work stations for five (5) welfare staff;
- personal hygiene items, clothing and mail;
- a sewing room for eight (8) sewing machines and associated cutting benches; and
- a counter area for distributing items direct to residents.

### **Programs**

91A. A Programs area is to be included adjacent to the Welfare Centre and will include:

- three (3) large rooms sufficient to each accommodate 30 people with the capacity to install computers; and
- a large storage area for recreational equipment, stationary and sporting equipment

### **Industrial Laundry**

92. In addition to laundries for individual use, a centralised industrial type laundry must be included to launder bedding such as blankets for the whole complex. This laundry must be designed to enable residents to participate in any work opportunities that may result. The equipment must be robust and resistant to vandalism.

### **Medical Centre**

93. The Medical Centre is to cater for the maximum population of 1200 people. The medical centre is to include:

- medical examination, immunisation and outpatient services including first aid;
- diagnostic services (eg x-rays);
- short-term accommodation for residents who require temporary medical quarantine or observation; and
- short or long term accommodation for residents who have attempted, or are at risk of, self harm.

94. Designs must include:

- four (4) doctors consulting rooms with attached toilets and space for a full range of equipment required in a general practitioner's room;
- space for secure storage for drugs and medical supplies;
- a room for a chest x-ray machine;
- space for reading x-rays;

- 
- medical administration room with space for six (6) work stations and for the secure storage of 4000 medical files;
  - staff amenities area with kitchenette and toilet facilities;
  - four (4) consulting rooms for nurses each with an attached toilet;
  - two (2) general purpose consulting rooms for use by visiting professionals including dentists, psychologists or for use in conducting strip searches as required. Each with an attached toilet;
  - twelve (12) hospital style rooms for multiple night stays which can also be used as medical quarantine rooms for infectious diseases. There must be space for two (2) beds in each room and attached ablutions. These rooms must include a negative pressure airflow device;
  - eight (8) medical rooms for occupation by individuals at risk of self harm. Two (2) of these rooms are to have sufficient space to accommodate two (2) people;
  - blood room;
  - resident waiting area with attached toilet facilities;
  - ambulance bay;
  - kitchenette and meal plating area;
  - general store;
  - clean utility room;
  - dirty utility room;
  - reception desk;
  - detention service provider observation point;
  - duress alarms; and
  - the ability to include CCTV monitoring.

95. In addition to the centralised medical centre a room must be included in each accommodation area for decentralised consulting and medication dispensing.

### **Interview Centre**

96. An Interview Centre is required for visiting DIMIA interviewing teams and personnel from other agencies. This centre must be aurally and visually separate from residents of the Facility.

97. As a range of agencies may use this Facility at the same time, particular attention will need to be paid to the organisation of interviewees where multiple agencies are operating. It will be necessary to separate interviewees according to the interviewing agency and again according to whether they have been interviewed and are waiting to return to accommodation or whether they are waiting for their interview.

98. The movement of people and the ability to separate interviewees into a number of sub-groups are central to the efficient operation of the Facility. Design must also operate to minimise the number of supervisory staff involved in the operation of the centre.

99. Separation needs to be maintained between interview facilities and interviewer administration and amenity facilities. Interviewing personnel will have a range of amenities

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and administration areas that must be connected or in close proximity to, but separated from, the interview rooms.

### Interview Rooms

100. Thirty (30) interview rooms are required. Features of the interview rooms are:

- the use of natural light is maximised;
- each is designed to complement the flow of people through the interviewing centre while maintaining separation and with the security of the interviewing staff a priority;
- sufficiently sound proofed to prevent loud conversations and extraneous sounds entering the room to ensure clean tape recordings and video conferencing;
- 25 interview rooms are to have space for five (5) people and 5 interview rooms are to have space for eight (8) people;
- sufficient space for video conferencing equipment; and
- duress alarms must be included.

101. The Interview Centre must include a waiting area for individuals scheduled for interview and a departure area where individuals who have been interviewed wait for return to their accommodation. The entry and exit points for the interview rooms would be from, and to, the respective waiting areas and separation must be maintained. The waiting areas must be visually and aurally separated.

102. Resident toilet facilities are to be adjacent to waiting rooms and private space for nursing mothers waiting for either an interview or for return to their accommodation must also be provided.

103. Because of the need for separation between those that have been interviewed and those who have not, and the different types of interviews that may occur in the centre, three (3) pre-interview waiting rooms and three (3) post-interview waiting rooms will be required.

### Other Agencies' Accommodation

104. Accommodation for other agencies must be comprised of two (2) offices with sufficient space for three (3) work stations in each.

### Interview Team Administrative Support

105. An administration support area is required. It must include:

- two (2) offices with a work station allowing for the presence of two (2) team leaders;
- two (2) office areas with space for four (4) work stations for administration staff for two (2) interview teams and additional space for the storage of 500 files in each office;
- interpreters' room with space for a table for eight (8) and a lounge suite; and
- two (2) equipment rooms to accommodate one photocopier, a network server, a shredder, two (2) fax machines and miscellaneous stationery items in each. These rooms must be located to provide easy access to all personnel, in particular the administrative staff.

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### Staff Amenities

106. Staff amenities must include:

- toilet facilities;
- staff amenity room including kitchenette and staff lockers for 40 people; and
- an enclosed outside court yard for staff connected to the amenities room and out of sight of the residents.

### Storage of Residents' Property

107. Secure storage facilities, separate from resident accommodation, is to be provided for the storage of each resident's property. This will be for property that residents either do not wish to have with them or are not permitted to have with them in their accommodation. This must be located within, or adjacent to, the Induction Centre. The Design must facilitate supervised access by residents during normal hours. It must also allow for the inclusion of an administrative area with work stations for 5 property officers.

108. Sufficient space for a range of secure storage spaces must be provided. Parallels may be made with modern private self-storage facilities. In general the capacity must be 0.5 cubic metre per person. Generally, there must be enough space for the equivalent of a large suitcase and a small quantity of other belongings.

109. The storage of money, jewels and other valuables is the responsibility of the detention services provider and sufficient space must be provided in an appropriately monitored area (CCTV) for up to 1200 individual storage units similar to bank or hotel security boxes.

### Visiting Centre

110. Visitor facilities must include:

- counter area;
- separate visiting areas for those in General, Security and Medical accommodation;
- two (2) places for non-contact visits in Security visitor facilities designed to deter visitors or residents from transferring or depositing items;
- indoor and outdoor visiting facilities;
- four (4) private rooms for lawyer consultations (if required);
- access to a children's play area and equipment which is separate from the resident accommodation and is under cover;
- provision of refreshment points;
- barbecue area;
- parenting facilities; and
- toilets.

### Dining Areas

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111. Communal dining areas are to be included in each accommodation area and are to facilitate the efficient running of the Facility. This arrangement will necessitate the inclusion of options for the distribution of prepared food from the centralised kitchen to the various dining facilities without undue loss of heat or reduction in quality.

112. Security accommodation must include dining facilities in each accommodation area of 25. Meals must also be distributed to residents in the medical accommodation. An area will be required in the medical centre to plate and prepare these meals for distribution.

113. Construction of the dining facilities must take account of the following:

- open plan design ;
- controlled entry and exit;
- logical and easy movement of people through the food collection and dining process; and
- low maintenance and easy to clean in order to maintain relevant food preparation standards.

114. It is necessary to consider security issues in designing dining facilities as they can create a situation where a number of residents may be gathered in a single enclosed area at a particular time. As a result the Design must:

- allow for line of sight observation;
- minimise pilferage of food and utensils;
- ensure controlled and manageable entry and exit; and
- allow for safe and efficient evacuation if necessary.

115. Fire protection must ensure easy, fast and safe evacuation and comply with all relevant Australian and industry standards. In addition designs must include an early warning system.

### **Educational Services**

116. Designs must provide facilities to enable residents to participate in educational and self-improvement training, hobbies and self-interest projects. 30% of the adult population must have access to an educational opportunity on any given day. An option to facilitate this access is to design dining rooms in accommodation areas to be used flexibly after hours as educational facilities with sufficient space to include computer access and classroom style learning experiences.

117. Educational services must have the capacity to cater for educational needs and educational related programs for all age groups. The facilities provided must include:

- the capacity for providing education for the entire range of the population from Childcare (0-4), Pre-school, Primary School, High School and Adult Education;
- after school activities for school age children;
- flexible use computer labs for each group apart from those in Childcare;



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- at least eight (8) school rooms configured to standards applicable in the public education system in Australia;
  - space for the installation of computers to be used in the educational process;
  - sufficient space for a library commensurate with the size of the school which is accessible to all students of the school;
  - indoor and outdoor educational facilities;
  - wet areas;
  - indoor and outdoor play areas for children;
  - play group facilities for children under five (5) years and separate facilities for those up to 12 years;
  - a teachers room with kitchenette; and
  - separate toilets for both residents and staff and lockable storage areas for staff.

118. Library facilities must be established. These facilities must be accessible from all areas of the centre and be able to accommodate a range of educational and information resources including computing and audio visual facilities. Space for a counter area to facilitate book borrowing must also be included.

### **Recreation**

119. A generous quantity of indoor and outdoor facilities are to be provided to enable residents to engage in a wide range of exercise and other active (eg. Gym and sports) or passive (eg. library) recreational activities, either on an individual or group basis. There must be a balance between indoor and outdoor facilities and flexibility of use and purpose. A variety of spaces would be appropriate and the needs of children, adults and the disabled must be accounted for. In particular a quantity of separate facilities are to be provided for the exclusive use of women. It is a requirement that sufficient recreation facilities be provided so that the majority, and at least half of the maximum population of an accommodation area have access to something at any one time.

120. There must be both centralised and decentralised recreational facilities available. Centralised facilities such as outdoor sports areas or a gymnasium, including an area similar to an indoor basketball court, must be available to be shared by multiple accommodation areas on a rotational basis but facilities must also be provided in individual accommodation areas. In particular, there must be capacity for access to an outside area at any time. There must also be sufficient available space for the residents to establish and maintain their own gardens.

121. Children and women must have access to safe and secure areas where they can be free of any fear of harassment. These recreation areas will need to be accessible from relevant accommodation areas.

122. Construction, security and fire protection must be similar in nature to other common areas of the centre with outside environments to be appropriately screened from public view.

### **Area Laundries**

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123. Each accommodation area is to have laundry facilities of an appropriate size. Laundries must contain one (1) washing machine, one (1) dryer and two (2) washing tubs for every 25 people in all accommodation types. All equipment must be of an industrial design. Outdoor drying areas must also be included. Drying machines must be appropriately ventilated to the outside to prevent build up of humidity. Space for the inclusion of fold down ironing boards must also to be included.

#### **Flexible Amenities Space**

124. A range of multi use spaces both indoors and outdoors must be provided for a range of passive activities in each accommodation area. These activities may include resident meetings and religious observance.

#### **General Storage**

125. General storage facilities will need to be provided for the storage of consumable items such as toiletries, bedding and any other item required at the Facility. Sufficient storage space must be provided to account for one (1) months supply. It is suggested that a large warehouse be included in the Design for this purpose.

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## **PART F - PERFORMANCE SPECIFICATIONS**

### **BUILDING STANDARDS**

126. The Design of the complex must, in all respects, conform to the Building Code of Australia, Australian Standards and all associated Commonwealth, State and local government rules and regulations governing the design and construction of building complexes of this type. In addition State and Local Government planning, health and food services and Occupational Health and Safety legislation must be complied with.

127. All building materials must be resistant to attack and combustion and the buildings designed to prevent unauthorised access to critical building components such as plumbing, electrical, security, risers, roof spaces, roofs and sub-floor areas.

### **Fire and Other Services**

128. In addition to fire services complying with all relevant building codes, Australian Standards and industry standards, a risk assessment must be undertaken as part of the Design.

129. Each building must be assessed, taking into consideration the proposed use of the building, possible future uses, materials used in the construction and proposed presence of detention officers and the implementation of surveillance equipment.

130. Where the risk is found to be significant or greater an early warning system must be provided. Where the risk is found to be high or greater additional fire protection is to be provided and where the risk is found to be extreme additional surveillance equipment must be provided.

### **Energy Efficiency**

131. The efficient use of energy is a central consideration. Features must be included that 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 must be paid to the inclusion of energy efficient design and systems without detracting from performance.

132. In determining the energy strategy for the Facility, consideration must be given to its geographic and regional positioning. As part of the Design an energy management plan must be prepared for the Facility. Opportunities for sustainable or renewable energy designs are encouraged.

133. In addition to selecting energy efficient plant and equipment the designer must also take into account the operational and control strategies for the site and select equipment, which suits the day to day operational pattern of the Facility.

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### **Internal Climate Control**

134. Heating, cooling and ventilation requirements must be appropriate to 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. The use of air conditioning must be minimised. Where air conditioning is used, consideration must be given to options for mixed mode operation combining air conditioning with ventilation systems to reduce energy consumption.

135. Air conditioning will be required in the following areas:

- Medical Centre;
- Administrative Centre;
- Formal Hearing Centre;
- Interview Centre;
- Control Room;
- Main Reception;
- Kitchen; and
- Welfare Centre.

### **Weather and Environmental Considerations**

136. As the residents will spend a significant amount of time outdoors, substantial provision will need to be made for protection from the elements, including wind, rain and sun.

### **Waste Management**

137. Designs must maximise the efficient disposal of waste and minimise any opportunity for waste to enter the general environment. Waste includes kitchen garbage (including excess oil), general refuse and sewage, which may include black and grey water.

### **Hazardous Materials**

138. Hazardous materials and chemicals storage is to be provided, conforming with the strictest standards and taking account of Australian Standards and all associated Commonwealth, State and local government rules and regulations. Bulk items must be stored outside the perimeter of the Facility.

### **VISUAL APPEARANCE**

139. The appearance of the complex is to be consistent with the concept and character of administrative detention, notwithstanding that it will be fenced, and, as there is no element of punishment or correction, it is not to resemble a prison. The preferred style is low rise and campus like. Where appropriate the appearance is to conform to the local environment and be sympathetic with the surrounding area.

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### **Light and Sound Containment**

140. Although the Christmas Island IRPC will not be located in an urban area it is necessary to minimise the potential for disturbance to the surrounding area and wild life caused by either light or noise emanating from the complex.

### **Landscaping**

141. The Facility's external landscaping must provide an attractive outlook while not hindering the security of the Facility by providing hiding points. The Design must be low maintenance and sensitive to the local environment. Internal landscaping is to provide a good level of amenity for residents, with adequate shade structures, wind protection and access to sunlight.

142. Landscaping must also provide aesthetic screening of the exterior of the perimeter fence and the visual enhancement of internal open areas without impediment to electronic security systems or standard line-of-sight concepts relative to security. Landscaping materials are to have regard to the secure nature of the development and in particular not provide opportunities for use as weapons or aids to escape or concealment.

143. Natural surveillance of the Facility must be enhanced by the landscaping methodology.

### **HEALTH STANDARDS**

144. The Design of the complex must, without exception, take account of 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 must be accounted for in the Design.

### **Suicide Prevention Standards**

145. The entire Facility must be designed in such a way as to minimise the possibility of self-harm. However, within the Medical accommodation the possibility of self-harm must be eliminated. Special attention is to be paid to the construction, detailing and fittings used in Medical accommodation to exclude the possibility of self-harm or suicide. It must be demonstrated to conform to the most stringent professionally recognised standards for the prevention of self-harm and suicide for persons in detention.

146. The Royal Commission into Aboriginal Deaths in Custody, conducted by Commissioner Muirhead in 1988 and 1989, made recommendations with regard to the Design and construction of police cells. While it is recognised that there are differences between the cells dealt with in the Royal Commission and the Medical accommodation to be provided in this Facility, design consideration must include, but not be limited to, design features identified by the Royal Commission as relevant to the prevention of suicide in a custodial situation.

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### **Persons with Disabilities**

147. The Facility will incorporate accommodation, access and facilities for residents, staff and visitors with either temporary or long-term physical and/or psychological disabilities.

148. Persons with disabilities, including those in wheelchairs, must have access to all areas and buildings in the complex and be able to move freely between buildings.

149. Designs must also include consideration of the objectives of the *Disability Discrimination Act 1992 (C'th)*, where applicable, and 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.

### **ENVIRONMENTAL ISSUES**

150. Environmental issues need to be taken into account in the Design . The proposed designs must conform to generally acceptable principles governing environmentally sustainable design and must be demonstrated to be environmentally friendly and efficient. The Facility will be in an area surrounded by national park and steps must be taken to minimise the impact of the Facility on this natural environment. Of particular importance is the minimisation of disruption to the surrounding environment caused by the need to supply services to the site. Designs must include options for alternative supply such as rain water run off to supplement the water supply.

#### **Water Supply**

151. Maximum use must be made of integrated strategies designed to minimise the need to access water from the town supply. Rain water run off collection and storage is one option that could be considered.

#### **Power Generation**

152. As with water, alternative strategies must be employed to minimise reliance on town supplies. Integrated solar power generation may be one option considered to achieve this outcome.

#### **Waste Disposal**

153. Waste disposal in another area where strategies could be employed that minimise strain on the island's resources and impact on the environment. The traditional remove and dump option may not be appropriate in the environment found on Christmas Island.

#### **Emergency Electricity Generation**

154. Emergency electricity generation capacity will need to be provided to supply power at least for essential services including kitchen, dining areas, food storage facilities, medical centre, administration centre, perimeter electronic security systems and some perimeter and accommodation lighting. This capacity would be used in the event that normal supplies were interrupted.

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155. The capacity of the complex to generate its own power must be for a period of two (2) weeks.

### **Toilet Facilities**

156. Toilet facilities must cater to the needs of both adults and children particularly in general resident areas such as adjacent to educational, dining and recreational facilities. In addition, facilities must also be provided for the disabled and for wheel chair access in particular, in quantities consistent with the requirements of the *Disability Discrimination Act 1992* (C'th).

### **Life of Plant**

157. All plant included in the complex must be designed to be cost effective. Cost of maintenance and utilities consumption will be a consideration. Plant and equipment must be selected which best suits the operational requirements and location of the Facility. Where central plant is appropriate, the Design must minimise the likelihood of single point dependencies. Where distributed services are appropriate, the design organisation must ensure that they are not overly expensive to operate or lack backup capability.

### **Quality of Finishes**

158. The quality of finishes must be highly robust in accordance with applicable building standards given the nature of the use of the Facility and the likely incidence of deliberate damage. Vandalism and abuse, either intended or accidental, of fittings, including electrical and plumbing, is of particular concern.

## **COMPLEX ENTRY**

159. Access to, and egress from, the complex will be controlled through management processes. In general, it is considered desirable that there be a main entry point for all visitors and staff.

### **Residents**

160. Residents will have initial access to the complex by vehicle through a sally port. Departure from, and re-entry to, the Facility will be regulated by the detention service provider and will be achieved through established entry and exit procedures.

### **Staff**

161. Staff will access the premises through the main reception.

### **Visitors**

162. Visitors will access the Facility through the main reception and will then be authorised to access a designated visitor facility.

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## **Services**

163. Service providers will access the Facility through the main reception.

## **Vehicles**

164. Restricted vehicular access will need to be provided to all areas of the Facility with priority access assured for all classes of emergency service vehicle and in particular access for ambulances direct to the Medical Centre.

165. The kitchen area will require secure vehicular access for the purpose of goods delivery and waste removal. This access must be separate from resident areas of the complex. Provision must be made for commercial delivery vehicles and trucks and sufficient space must be allowed for turning, safe vehicle reversing and passing. Provision must also be made for vehicles to unload supplies and equipment without blocking vehicular or pedestrian access.

166. Visitors and staff vehicles will not be allowed access to the complex and provision for parking, in proximity to the main reception, must be included.

167. Official, emergency, delivery and waste removal vehicles will be the only vehicles permitted on the grounds of the complex and only when engaged in an official activity. Secure lockable accommodation for ten (10) official vehicles will need to be provided adjacent to the main entry.

168. Provision must be made for external and internal patrolling of the perimeter fence by official vehicles. The perimeter roads must be of sufficient width to allow safe passing of vehicles.