

Submission 1
(New Australian Embassy
Jakarta, Indonesia)

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Australian Government

Department of Foreign Affairs and Trade

**CONSTRUCTION OF A NEW AUSTRALIAN EMBASSY
COMPLEX INCLUDING CHANCERY, HEAD OF
MISSION RESIDENCE, STAFF HOUSING AND
RECREATIONAL FACILITIES**

JAKARTA, INDONESIA

STATEMENT OF EVIDENCE FOR PRESENTATION TO
THE PARLIAMENTARY STANDING COMMITTEE ON
PUBLIC WORKS



Australian Government

Department of Foreign Affairs and Trade

Overseas Property Office

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IDENTIFICATION OF THE NEED

1 Project objectives

- 1.1 The Department of Foreign Affairs and Trade (DFAT) seeks approval from the Parliamentary Standing Committee on Public Works (PWC) to proceed with the construction of a new, purpose-built embassy complex in Jakarta, Indonesia, on vacant land specifically selected and purchased by the Australian Government to enable appropriate security provisions to be incorporated into the design of the proposed facilities. This follows the terrorist bombing attack on our current chancery on 9 September 2004 when funding was made available through the National Security Committee (NSC) of Cabinet in late 2004 in order to re-locate the mission on security grounds.
- 1.2 Under the Administrative Arrangements Order of 26 November 2001, DFAT is responsible for “overseas property management, including acquisition, ownership, and disposal of real property”. This activity is to be undertaken by the Department’s Overseas Property Office (OPO) that manages the overseas estate and will fund, construct and maintain the new complex.
- 1.3 The new complex, to be constructed on a “brownfield” 40,500 square metre (sqm) site in the residential enclave of the Patra Kuningan district of central Jakarta, will accommodate Australia’s permanent mission to Indonesia, as well as provide an official residence for the Head of Mission (HOM residence), 32 units of accommodation for Australian based officers (A-based) and their families along with comprehensive recreational facilities for use by A-based officers (for those housed both on and off the compound), their families and invited guests. The complex also includes secure entry guard-stations, a medical clinic, a commissary and three (3) units of emergency accommodation for use in a crisis.
- 1.4 The new chancery building will accommodate 14 Australian Government tenant departments and agencies representing DFAT, the Department of Immigration and Citizenship (DIAC), the Australian Agency for International Development (AusAID), Department of Defence (DoD), Australian Federal Police (AFP), Australian Trade Commission (Austrade), Australian Customs Service (ACS), The Attorney General’s Department (AGS), Department of Agriculture, Fisheries and Forestry (DAFF), Department of Education, Employment and Workplace Relations (DEEWR), Department of Infrastructure, Transport, Regional Development and Local Government (Infrastructure), National Library of Australia (NLA), The Treasury and the Australia Centre for International Agriculture Research (ACIAR).

2 Historical background

- 2.1 The present chancery, purpose built on land owned by the Commonwealth, is located at Jalan H.R. Rasuna Said, Kav C 15-16 in the Selatan district of Jakarta. The building of 10,600 sqm gross floor area (GFA), designed by the then Australian Construction Services, includes six levels of office space, a basement and substantial rooftop plantrooms, along with outbuildings that contain the medical clinic and staff recreational facilities, was occupied in mid 1993.
- 2.2 On 9 September 2004 the current Australian mission was subjected to a terrorist attack when a vehicle-borne improvised explosive device (VBIED) was detonated outside the main entry guard-station which killed 11 people and injured many others in the immediate vicinity. The blast also badly damaged the façades and other features of the chancery, the guard-station, the main entry gates and the boundary fence, as well as a number of neighbouring office buildings. Rectification and new physical security works were urgently undertaken to the mission in the

immediate aftermath of the attack in order to provide staff and visitors increased protection from further attack.

- 2.3 Following the terrorist attack and a global review of security at overseas missions of the Australian government, the NSC approved the relocation of the Jakarta mission on security grounds. The new site will enable appropriate setbacks to the buildings for blast mitigation, while the buildings themselves will be designed to resist blast.

3 The need

- 3.1 The existing chancery does not meet the current security requirements in respect of mandatory building set-back distance from perimeter boundaries and roads. As well, there was no blast mitigation design incorporated in the original construction of the building and outbuildings.
- 3.2 While the new development is driven by the imperative to provide more secure accommodation it should also be noted that owing to the rapid and large increase of staff in the Jakarta mission over recent years, the chancery is now seriously overcrowded and dysfunctional to the point where, despite numerous re-arrangements of internal space, rented additional office accommodation in a building remote from the chancery has been necessary.
- 3.3 The existing HOM residence, while located in a neighbourhood of Jakarta that houses prominent Indonesians, does not meet the current security requirements although some ad-hoc physical security related work was undertaken after the 2004 bombing. Therefore, it is proposed to construct a new HOM residence as part of the new complex, which will enable the current security requirements to be met. It also will provide a modern purpose-built official residence that will be capable of fulfilling the high use representational role required of a Category 1 diplomatic mission, as well as serving as a discreet family residence for the Ambassador and family with the added ability of being able to accommodate visiting Australian Government VIP's who may stay short term at the residence.
- 3.4 In order to directly support the mission's business continuity and crisis contingency planning it is proposed to construct 32 units of residential accommodation for use by senior A-based officers who have been nominated as essential members of the mission in the time of crisis. In support of the large number of A-based officers and family members on posting in Jakarta at any time, supplementary facilities including indoor and outdoor recreational activity areas, a medical clinic, a commissary, three units of accommodation for use in a crisis, along with comprehensive facilities management offices and workshops are also to be constructed on the site.
- 3.5 The proposed new buildings will fully meet Australia's representational and current security requirements. As well, the design and construction will comply with the Building Code of Australia (BCA), the current Occupational Health & Safety (OH&S) regulations and the Disability Discrimination Act (DDA), while Environmentally Sustainable Design (ESD) principles will be used in the development of the buildings and grounds. Limited allowance will be made for expansion of the chancery to meet possible future space requirements, while future-proofing in respect of agency reconfiguration, ease of fitout refurbishment and technological change will be incorporated where practicable.
- 3.6 Development and delivery of a major purpose-built and managed asset on an owned site will enable the provision of secure, reliable and self-sufficient support services not available in leased accommodation.

4 Options considered

- 4.1 Following the decision to proceed with the planning for a new complex, the following development options were considered;
- (a) to lease alternative accommodation on the open market; or
 - (b) to construct a new purpose-designed chancery
- 4.2 The option of leasing premises for a new chancery was ruled out following an assessment of the local property market which revealed that no suitable leasehold property was available.
- 4.3 Construction of a new chancery on the site of the current chancery was rejected as the DFAT physical security requirements could not be met.
- 4.4 Following an exhaustive property search undertaken during late 2004 and in 2005 for an appropriate site, an offer for the current site was made which took until 2008 to obtain and amalgamate the numerous land titles into the name of the Commonwealth.
- 4.5 The funding for the proposal for a new complex was subsequently approved in the 2009-10 Budget.

5 Reasons for adopting the proposed course of action

- 5.1 The construction of a new embassy complex on the acquired site will enable the following outcomes:
- (a) provision of appropriate blast mitigation design and physical security arrangements for the buildings and occupants;
 - (b) provision of purpose-designed buildings, with appropriate spatial, functional, efficient accommodation planning, including the most current information communication technology (ICT) infrastructure for the occupying agencies and staff;
 - (c) provision of buildings that comply with BCA, DDA and OH&S requirements and standards.
 - (d) minimal disruption to the operation of the mission as the existing facility will continue to operate until the new chancery is ready for occupation, and
 - (e) future sale and return of funds from the current chancery property.

6 Description of proposal

- 6.1 The development will provide efficient, modern, functional and secure facilities to accommodate DFAT, DIAC, AusAID, DoD, AFP, Austrade, ACS, AGS, DAFF, DEEWR, Infrastructure, NLA, The Treasury and ACIAR in the chancery.
- 6.2 The chancery will also provide space and facilities for official functions, exhibitions, meetings, lectures and business missions. Guard-stations, support facilities and a security perimeter wall around the compound will also be constructed.
- 6.3 The HOM residence will provide a separate and secure building in which to be able to host a range of representational functions. The building will also contain the private living quarters

for the Ambassador and family members, while a separate suite can be used by Australian VIP visitors.

- 6.4 The staff accommodation will house 32 Australian based officers and their families in two storey town houses complete with basement car parking and storage facilities.
- 6.5 The recreational facilities will include indoor and outdoor areas for social activities while also providing three units of emergency accommodation, staff commissary and a medical clinic.
- 6.6 The development will incorporate comprehensive engineering services infrastructure which will provide full support facilities including emergency generated power, a water treatment system, on-site water storage tanks with fire fighting capability, official fleet and A-based staff car-parking area and landscaped surrounds within the secure compound.

7 Environmental impact assessments

- 7.1 There is no known requirement for this proposal to undergo an environmental impact assessment.
- 7.2 The site will be cleared of all existing vegetation and in-ground services. Consultation with local engineers indicates that the underlying geology should not present any difficulty to the proposed structural design of a building on the site. A comprehensive geotechnical investigation will be commissioned before commencement of design
- 7.3 The site is in a built-up area in close proximity to the British Mission and other buildings. Therefore the implementation and adherence to suitable noise and dust mitigation measures, including a traffic management plan and suitable restrictions on noisy working hours during the construction period, may be necessary.

8 Heritage considerations

- 8.1 There are no known heritage considerations associated with the construction of the new complex.

9 Details of organisations consulted

- 9.1 Consultations have been held with DFAT security division as well as with Commonwealth departments and agencies represented in Jakarta. Subsequent to the consultations held in Canberra and Jakarta, the agency spatial and functional office requirements were confirmed by the relevant agencies.
- 9.2 Key information sought from agencies during the briefings was as follows:
- (a) functional requirements at the new location, in terms of types of office spaces required (expressed in functional terms, e.g. “meeting room”), of what size and quantity;
 - (b) spatial relationships internally within each agency, and to other agencies and/or shared use facilities, e.g. “should be adjacent to large conference room”;
 - (c) key issues in relation to building services and maintenance, both in terms of “lessons learned” from the existing and other similar facilities, and important considerations for the new chancery. Other spatial implications in respect of building services, including plant room sizes, car parking and storage requirements were also sought;

- (d) feedback on improvements to the nature and configuration of existing facilities;
 - (e) extent and nature of interaction between agencies, the public, businesses and other parties and in the future; and
 - (f) the role of Jakarta as the Indonesian hub and its interaction with other Australian missions in South East Asia, in terms of individual agencies and the overall role of the Embassy.
- 9.3 Following consultations a detailed Functional Design Brief (FDB) was formulated. The proposed design for the complex (appended at page 22) has been developed in response to the FDB to meet each agency's individual functional, spatial and inter-agency relationship requirements.
- 9.4 Consultation was also undertaken with members of the Government Energy Efficiency Team which expressed broad support for the scheme and the ESD detailed initiatives proposed.
- 10 Amount of revenue derived from the project**
- 10.1 Occupying agencies will be charged commercial rents consistent with the quality office space and housing accommodation provided, which will give an appropriate return on investment as required by the Australian Government Property Ownership Framework.

TECHNICAL INFORMATION

11 Location

- 11.1 Jakarta is approximately 6 degrees south of the equator and 106 degrees east longitude located on the north-western coast of Java. The climate has two seasons, comprising of a wet season from October to April and a dry season from May to September.
- 11.2 Jakarta's wet seasonal rainfall peaks in January with average monthly rainfall of 350mm. The dry season low point is August with a monthly average of 60mm. The city is humid throughout the year with daytime temperature range of 25° to 38°C.

12 Scope of work

- 12.1 The proposal is to construct a new Embassy complex within a single secure compound in Jakarta, Indonesia, including chancery, Head of Mission (HOM) residence, staff residential accommodation, recreational facilities and associated services and support amenities. The complex will be designed and constructed in accordance with DFAT and individual agency spatial, operational and security requirements.
- 12.2 The chancery will consist of approximately 19,000sq/m fully enclosed covered area (FECA) spread over five levels plus basement, meeting the current specific space and functional requirements of the agencies. Adaptability and provision for some future expansion is incorporated both within the building footprint as designed and in potential areas in building extensions. No current or expansion building footprints will encroach upon the security setback zone.
- 12.3 The Head of Mission (HOM) residence will be a five bedroom executive residence (including one guest suite) with a number of representation functional spaces appropriate for a Category 1 post HOM residence. These include:

Residential accommodation for the HOM and family;
VIP guest accommodation;
Indoor and outdoor spaces for representational and public diplomacy activities; and,
HOM domestic staff accommodation.
The design of the HOM residence considers privacy and separation from other compound activities at all times so as to maintain a 'residential' feel.

- 12.4 The residential accommodation for A-based diplomatic personnel and families will consist of a total of 32 two-storey dwellings. The dwellings will cater for two categories of officers being:
- (a) 8 no. Senior Executive Service (SES) with four bedrooms between 220-240 m²; and
 - (b) 24 no. Non-SES officers with four bedrooms between 180-200 m².
- 12.5 All houses will include two undercover car parking spaces and ample storage.
- 12.6 The recreational facilities for all A-based officers, their families residing on or off compound and their personal guests will include:
An indoor/covered outdoor bar and eating and casual area;
Major function clubroom and adjoining facilities;
Medical clinic;
Community Liaison Officer's and Travel Agent's offices;
Commissary;
Three emergency accommodation units;
Six lane x 25m lap pool and toddlers' covered wading pool adjoining;
Enclosed illuminated all weather basketball/multi-purpose court;
Two illuminated all weather tennis courts.
Paved and lawn areas for use as spill-out areas for large functions.
- 12.7 Engineering services will include generators for normal power generation, mains electricity for standby power, reticulation and storage for fire and potable water (including further treatment of potable water), storm water drainage, sewerage treatment system, and telecommunication facilities.
- 12.8 An integrated building fit-out will be included in response to tenant requirements. Items in the fit-out scope include all tenancy related security, forced entry and ballistic requirements, security counters, security doors and door hardware. Fixed partitions and doors, compactus storage units, window treatments and floor coverings are also included in the fitout scope. In addition, specific tenant required modifications to building services and additional tearooms and toilet facilities will be included as part of the fit-out.
- 12.9 Loose furniture, including work-stations, tables, chairs, desks, filing cabinets and general office equipment such as photocopiers, computers and printers are not included in the scope of works. These items will be supplied by the tenant agencies.

13 Site description

- 13.1 The 40,500 sq/m site (known locally as the "Taman Patra" land) is located in the residential enclave of Patra Kuningan district of central Jakarta and bounded by Jalan Patra Kuningan 1 to the south and Patra Kuningan Raya to the east. The site of the future British Embassy is adjacent to the north of the site, while existing residential dwellings including a tennis club are located to the east and south. A number of commercial buildings are located to the west along the main thoroughfare of Jalan Rasuna Said where the existing chancery is located approximately 1.5 kilometres to the north.

- 13.2 The basically vacant site is relatively flat, roughly rectangular in shape measuring about 400 metres in the north-south direction and approximately 100 metres in the east-west direction.
- 13.3 The main site access to the chancery and HOM residence through separate guard stations will be from the eastern frontage, while access to the residential accommodation and recreational facilities will be through a separate guard station on the southern boundary.

14 Zoning and approvals DCM

- 14.1 In accordance with the Jakarta Capital City Administration (JCCA) town plan, the site is zoned for the construction of Embassy buildings. The future British Embassy is located next door, and the Embassy proposal is consistent with the land use requirements allowed by the local authorities.
- 14.2 The Commonwealth, as lessee, has complete authority to undertake developments on the site in accordance with local authority requirements.
- 14.3 Planning approval to construct new buildings on the site will be required by the JCCA.
- 14.4 A Building Application containing the completed construction documentation and specifications must be submitted and approved by the JCCA prior to the commencement of construction.

15 Land acquisition

- 15.1 The site was eventually acquired by the Australian Government in 2008 after an extensive property search followed by protracted negotiations with landowners including local authorities in order to purchase and secure the land to be used specifically for the purpose of constructing a new embassy complex.

16 Codes and standards

- 16.1 The project will be designed in accordance with the Building Code of Australia (BCA) and relevant Australian Standards, or local (or international) standards where they are deemed to be of a higher or more relevant standard.
- 16.2 The project will be delivered generally in accordance with the Disability Discrimination Act 1992 (DDA). Particular attention will be given to equality in access to premises and amenities.

17 Planning and design concepts

Architecture

- 17.1 The proposal for the new Australian Embassy in Jakarta successfully addresses the key considerations of national expression, security and operational functionality in a scheme that is bold yet elegant, innovative yet practical and expressive yet dignified.
- 17.2 A sophisticated visual imagery, including the expression of national identity in built form, is achieved through:
- (a) innovative and unique spatial composition, materials richness, visual clarity and the expression of diversity;

- (b) taking advantage of setback requirements to reinforce the building as a standalone sculptural object in a landscape setting; and
 - (c) utilising multiple volumes to create a powerful singular composition; an architectural representation of inclusiveness made out of diversity.
- 17.3 The proposal allows for the required security measures within the building design and siting by clearly separating public from office areas and preventing unauthorised entry both into the building, and between various areas within the building;
- 17.4 It maximises the site potential by providing a master plan that anticipates future open space uses and ties this into a cohesive built form and landscaped element structure whilst maintaining appropriate security segregation of these zones.
- 17.5 The chancery is conceived as a series of cubic volumes arranged around a central courtyard. The basic courtyard model is ‘deconstructed’ as a series of square elements with re-entrant slots between, which reinforces the sense of individual elements. In elevation, the height of each block is varied to further increase a sense of an integrated assembly of separate elements.
- 17.6 The planning arrangement of enclosed courtyards allows maximum perimeter outlook, protection, increased floor plate whilst achieving optimum building width and maximum flexibility of internal connectivity

Chancery

Approach

- 17.7 The approach entry of the Chancery contrasts the dramatic simplicity of the building forms with an expansive green canopy plane which reduces scale to the human dimension.

Landscape

- 17.8 The design uses landscape generously by employing the ground plane as a sensuous and welcoming experience that is glimpsed above the surrounding security wall but becomes all embracing on entry. It contains and frames using sweeping creeper covered pergolas and tree canopies for shade and human scale.
- 17.9 The chancery design provides internal planning that:
- (a) Allows for changing departmental needs and relationships, including physical expansion of the building envelope.
 - (b) Accommodates the demands of ‘defence in depth’ with clearly delineated and readily enforced security protocols.
 - (c) Maintains ease of operation including convenient intra-department contact and staff/visitor circulation, within the security constraints.
 - (d) Facilitates staff interaction and wellbeing with a pleasant spatial environment and maximum safe outlook.

Public Access

- 17.10 Public access is through the main guard house, via a covered walkway, integrated within the main entry pergola, to the clearly defined main building entry.

- 17.11 Within the main lobby, immediately adjacent to the reception is the display gallery leading to the function spaces. To the left are entries directly into the DIAC and DFAT Consular/Passport Services receptions.
- 17.12 The function spaces include meeting rooms and a multi-purpose room which leads directly onto a sheltered outdoor function space.

Staff Access

- 17.13 After passing through the main guard house, non-resident staff move beneath covered walkways to the dedicated staff entry. The main lifts and controlled circulation route are off the staff lobby. The Ambassador has a short walk beneath a covered and visually concealed link between the HOM residence and dedicated entry.

Floor Planning

- 17.14 The chancery floor plate and perimeter walls are based around a rational, orthogonal arrangement. Small adjustments to the external wall in limited locations provide the desired external articulation and respond to maximising the usable area within the site setback. The rectilinear wall arrangements and consistent block module accommodate ease of office planning.
- 17.15 In addition to providing a protected open space and a more open glazed outlook, the arrangement of the chancery around a central courtyard enables the considerable floor plate to be shallower than it otherwise would be. The reduced wall to wall depth provides optimum space for combinations of open plan and cellular offices, while maintaining good light penetration and outlook for all users.

Internal Circulation

- 17.16 The design utilises floor to floor separation and rational floor divisions to provide the required security designations of Public, Controlled, Restricted and Secure zones and resultant Defence in Depth.
- 17.17 Two vertical circulation cores are provided in diagonally opposite corners of the building floor plate. The southern core, adjacent to the ground level Staff / Controlled Lobby includes two passenger lifts and an interconnecting stair.
- 17.18 The northern core includes two lifts, one of which is sized and equipped for goods servicing of the building. This is directly connected to the basement storage and delivery area. All lifts and stairs would be provided with appropriate security systems.
- 17.19 On the upper floors, the primary circulation will run in the centre of the floor plates, allowing for quick and easy movement around the floors, direct connection to break-out spaces and flexibility in floor planning.

Expansion

- 17.20 The modular configuration of the Chancery massing lends itself to physical expansion of the building footprint, either during the design process or post-construction. The boundary of the Chancery allows sufficient space for extensions to be accommodated without encroaching upon the 30m security set-back zone.

HOM Residence

- 17.21 The Head of Mission Residence sits in its own landscaped precinct, set back from the street frontage.
- 17.22 The *imagery* of the HOM strikes a distinctively different note to that of the Chancery. The aim is to evoke a more personal and intimate character; a sense of informality where visitors and occupants feel at ease, overlaid with just enough formality to express an appropriate confidence.
- 17.23 A two storey building, the HOM is composed of a series of interlocking blocks which articulate the facades with patterns of light and shade. Light toned sealed granite slabs rest upon and project beyond darker blocks resting upon the ground.
- 17.24 The approach to the main entrance is beneath a high flowering pergola, providing weather and visual screening. The main entry door is defined clearly beneath the projecting upper floor slab and provides a discrete and sheltered space for welcoming.
- 17.25 The ground level accommodates:
- (a) Reception hall leading to the main living room and reception area.
 - (b) Living room and reception area sized to accommodate a variety of visitors and room configurations.
 - (c) Internal courtyard providing secure open space, daylight and landscape views.
 - (d) Formal dining room off of the reception room with doors to the terrace and courtyard.
 - (e) A large paved terrace beneath a pergola adjacent to the reception room
 - (f) Private study and VIP suite accessible from the main lobby and supplementary entrance.
 - (g) Ambassador's entrance with direct undercover link to the Chancery.
 - (h) Lavatory facilities with separate and discrete entrances for women and men.
 - (i) A commercial kitchen serves the dining rooms and outdoor areas.
 - (j) Staff and service zone with access to the dedicated service lane and storage.
- 17.26 The upper floor is clearly defined as the private realm and includes only private rooms for the HOM and VIP guests. Key elements include:
- (a) Master bedroom suite incorporating walk-in-robe, private study, private living room and ensuite (doubling as secure safe haven).
 - (b) VIP guest bedroom suite with ensuite and walk-in-robe.
 - (c) Three secondary bedrooms opening off of the upper hall.
 - (d) Family living room overlooking the courtyard with access to private roof terrace.
 - (e) Rooftop swimming pool. Shade and shelter is provided by a pergola with retractable shading devices.

Staff residences and recreation centre

- 17.27 The massing strategy for the Staff Residences and Recreation Centre will:
- (a) Clearly delineate the accommodation and facilities from the representational components of the Embassy.
 - (b) Provide a safe, desirable and adaptable living environment.
 - (c) Create a sense of ownership, identity and community for the residential staff.
 - (d) Provide a combination of individual (e.g. private front and rear gardens) and shared facilities (e.g. communal garden).
 - (e) Ensure privacy for both residents and users of the recreation centre.
 - (f) Integrate the building forms into the landscape.
 - (g) Maximise usable open space for the benefit of staff.
- 17.28 The staff residences are set in two linear arrays that maximise the usable open space and increase the distance between opposing dwellings. The individual houses are stepped in and out to provide identity and articulation to the frontages.
- 17.29 The wide landscaped space between the rows is closed at either end by the Recreation Centre and the foliage screening beside the HOM Residence. This creates a fully enclosed, secure, private space for the exclusive use of the residents.
- 17.30 The design proposal for the staff houses achieves a high level of user comfort including:
- (a) Private address and undercover front entry.
 - (b) Terraces at ground and upper floors, facing onto the central open space.
 - (c) Maximum safe outlook from the family rooms.
 - (d) Outlook from all habitable rooms including all bedrooms.

Recreation Centre functions

- 17.31 The linear configuration of the Recreation Centre provides an efficient planning layout while maximising outlook from the function and entertainment areas onto the outdoor recreation areas. Support spaces not requiring outlook, such as store rooms, are arranged along the north side to provide a buffer to the residential zone.
- 17.32 The Medical Centre is discretely incorporated into the building with its own private entry and direct connection to the Guardhouse and service road for ambulance access.

Basement parking and servicing

- 17.33 Parking will be provided for official fleet vehicles in the basement of the chancery. Additional on-grade covered parking may be provided for overflow fleet vehicles or occasional staff vehicles, subject to a review of actual parking needs.

- 17.34 Residents cars enter the site via the dedicated guard house in the south-west corner. All resident and Recreation Centre vehicle circulation is below ground, freeing up the ground level and providing greater security and amenity.
- 17.35 Residents proceed down one of two aisles to their two parking spaces immediately beneath their houses. Private storage is provided in the basement. Private stairs lead up from next to the parking spaces to each dwelling.
- 17.36 The chancery basement accommodates the embassy compound service and support requirements including the facilities management office, workshops and goods receipt areas. A half-basement profile provides the occupied spaces, such as the facilities management offices, with natural daylight and outlook.

Outdoor recreation facilities

- 17.37 Outdoor recreation (pools, playground and tennis courts) will be provided contained to the south and west for ease of access and servicing. Earth berms and screen planting provide protection around the perimeter.
- 17.38 The main swimming pool will be located next to the Recreation Centre in the south-east corner of the compound. A landscaped deck and child proof fencing is provided all around. The outdoor entertaining and children's play area are located between the Recreation Centre and the boundary to the southern residential street. The siting conceals these potential noise sources from the residential accommodation.

Structure

- 17.39 Conventional reinforced concrete will be used as the primary structural form for floors, columns and load bearing walls in keeping with local building practice. A concrete slab will be provided at roof level to assist with security and robustness of the buildings' outer skins. The structural elements used in the design will be selected with due regard to the life of the building and to minimize ongoing maintenance.
- 17.40 The buildings will be designed in accordance with the relevant Australian Standards, with reference also to Indonesian Design Codes where applicable. Flexibility in layout to meet the required functionality of the building will be provided.
- 17.41 Live loads will be in accordance with Australian loading codes and tenant specific requirements. Consideration will be taken of local site conditions including wind and seismic forces appropriate to the location.
- 17.42 The groundwater table is understood to be between 1metre and 4 metres below the existing surface level. This will necessitate in a tanked water-retaining basement structure designed for uplift (buoyancy) loads.
- 17.43 Subject to detailed design, the chancery building will most likely have pile foundations. According to the preliminary geotechnical report, it is possible that low-level structures can be founded on pad footings, whereas multi-level structures may need to be on piles. However the residential apartments where located over a basement may be able to be founded on pad footings in the more firmer soils below basement level. The practicality of being able to construct these pad footings given this may be below the groundwater table may, however, still dictate that piles are a more economic solution.

Materials and finishes

- 17.44 Materials will be selected to present a high quality building that is expressive, durable and requires minimum maintenance.
- 17.45 Materials are key to the architectural expression of the chancery with the external facade representing Australia's diversity and mineral wealth – zinc, copper, brass, steel, aluminium. Each metal surface is treated with a subtle variation of panel type to give enrichment to the surface, allowing it to develop a rich patina over time without additional maintenance requirements. The change of material and colour in each block serves to give further complexity and variety.
- 17.46 Non-load bearing internal walls to office fit-out will be light weight steel stud framed partitions and painted plasterboard or of rendered and painted masonry construction. Internal partitions with a security requirement will be constructed in accordance with DFAT requirements.

Mechanical services

- 17.47 The mechanical services are integrated with the building sustainability approach.
- 17.48 Extensive attention to the building fabric insulation, management of internal heat loads and solar control will seek to minimize the cooling capacity required and thus energy use.
- 17.49 Selected areas such as residential accommodation and the recreation facilities will be able to operate either as naturally ventilated or air conditioned. Ceiling fans would be provided as appropriate.
- 17.50 Modular air-cooled, multi-split systems will be used to air-condition the buildings. This allows for independent use of tenancy areas if required without running the entire building system. This design approach also considers areas that require 24-hour operation. A ducted outside air system with heat recovery, air filtration and dehumidification equipment may be used to ensure humid air is not admitted to the occupied space. Filtration of ducted ventilation air will seek to mitigate ambient pollution and odours.
- 17.51 Equipment and materials for mechanical services will be selected for modularity, local serviceability, long life, maximum efficiency and low maintenance.
- 17.52 Exhaust systems are provided to toilets, staff facilities and kitchen exhaust hoods. Natural ventilation may be provided to selected service areas as appropriate.

Hydraulic services

- 17.53 Hydraulic services will comply with BCA and appropriate Australian Standards called up in the BCA.
- 17.54 The site will be provided with a water storage system comprising a below ground concrete tank fed from the city water mains, sized for seven days of normal water use.
- 17.55 All water will be brought up to World Health Organisation (WHO) potable water standards by use of a particulate and activated carbon filtration and residual sanitizer ahead of reticulation pressure pumps throughout the buildings.

- 17.56 Hot water will be provided to showers, basins and sinks, sourced from a solar heating and storage system with electric element or heat pump backup heating elements as appropriate. Electric instantaneous boiling and chilled water is provided in tearooms.
- 17.57 Roof and surface stormwater will be collected in landscape integrated retention bio-remediation with subsoil drainage filtration to underground retention tanks with overflow drained via grated sumps to the existing stormwater system, upgraded to accommodate the run-off from the new buildings and hard stands. In accordance with local construction techniques for managing heavy rainfall, the roofs will not be provided with gutters. Stored rainwater may be used for pool top up and toilet flushing.
- 17.58 A sewerage treatment system will be provided with effluent treated to WHO standards that is suitable for connection and discharge into the public drainage system.

Electrical services - design standards

- 17.59 Electrical Services will comply with BCA and appropriate Australian Standards. As the site is located in a tropical region no electrical cable shall be directly exposed to the sun.

Power systems

- 17.60 A new power supply infrastructure connected to the existing city system will be provided, including dual new substation(s) with independent connections to the city grid. Metering facilities will also need to be provided so that local authorities are not required to enter restricted areas. Standby power generation based on diesel generator sets will be integrated with the electrical supply to provide power in the event of mains failure. UPS provided to essential lighting and power as appropriate.
- 17.61 The main electrical switchboards complete with surge protection will be strategically located on the site. The underground fuel storage capacity servicing the generators will be sized for seven days consumption at 100% load for 24 hours per day continuous operation.
- 17.62 All essential service systems such as lift, fire hydrant hose reel pump, and sprinkler pump will be connected to back-up power supply.

Light systems

- 17.63 Luminaries and lighting layout will be selected to suit the use of the spaces. Generally luminaries will be single lamp fluorescent T5 type with low brightness louvres or similar.
- 17.64 Emergency lighting will be independent of the general lighting fixtures and shall incorporate integral battery and charger. Exit lighting is independent battery back up type and based on LED technology.
- 17.65 External lighting will be provided for security and access purposes including maintenance of CCTV coverage.

Telephone system

- 17.66 Telephone lines will be connected from local authority telephone infrastructure into a PABX located within the chancery building.

Lightning protection system

17.67 Lightning protection will be provided to cover all the buildings on the site as appropriate.

Smoke detection system

17.68 A Smoke Detection System covering all buildings on the site will be provided.

EWIS/Public address system

17.69 A combined Emergency Warning and Intercommunication System (EWIS) public address system will be provided to allow audio communication to all areas of the embassy buildings.

Security

17.70 The site requires the following security elements to be included:

- (a) Access control to allocated doors
- (b) Intruder detection
- (c) CCTV Cameras to cover all portions of the embassy grounds
- (d) Manned security control room

17.71 Additional security features required by DFAT are covered in 24.6 below.

Communications

17.72 An integrated telephone and data communications backbone and horizontal cabling system will be provided throughout the building.

17.73 A Master Antenna Television system (MATV) will be provided for free to air and satellite broadcasts.

Lift services

17.74 Passenger lifts to cater for disabled persons and able to fit a stretcher will be provided to vertical circulation nodes.

Landscaping /Civil works

17.75 The 40,500 m² site is relatively flat, lightly grassed and only has a small number of the existing trees.

17.76 The site landscaping will include a selection of suitable tropical species, chosen to provide low maintenance vegetation, and to enhance building presentation, privacy and overall site aesthetics. It will include:

- (a) Overhead pergola planting providing shade and visual shelter;
- (b) Formal landscaping, open grassed lawns and shade trees;

- (c) Appropriate stone and selected timber hard landscaping;
 - (d) Selected pool and water feature design;
 - (e) A key consideration is the calculated use of planting to screen Embassy activities from external view and also provide visual separation between different functions, such as the chancery and HOM residence.
- 17.77 The entry forecourts, driveways and parking areas will be designed with a surface finish that is appropriate for use by pedestrians and vehicles but permeable to rainwater to assist with stormwater management.
- 17.78 The landscaping design will incorporate a mound to the perimeter of the site, inside the fence line, as part of the blast mitigation strategy. Details of the mound will be coordinated between the landscape design, the allowable slope requirements of the proposed maintenance vehicles, and the civil engineering requirements.
- 17.79 Stormwater drainage for the site will be designed to civil engineering standards. Similarly, pavement and driveways within the site will be engineered to suit the existing ground conditions and the envisaged in-service loads and conditions.

Operation, maintenance and warranties

- 17.80 Operation and maintenance manuals are to be provided by the Works Contractor. The manuals will contain equipment data, supplier identification, specifications, recommended maintenance procedures and manufacturers manuals. As-built services and architectural drawings will be incorporated into the Final Construction Completion Report.
- 17.81 Warranties will be provided in the name of the Commonwealth of Australia.

18 Acoustics

- 18.1 Particular consideration will be given to the acoustics requirements and in the selection of materials and finishes to control noise transmission.
- 18.2 Reduction in sound transmission of excess external noise will be achieved by the use of concrete, masonry or insulated lightweight walls and double glazing to windows.
- 18.3 Internal ceilings, partitions and doors will be detailed to achieve required sound attenuation levels and building services will be designed to minimise noise transmission to the working environment.
- 18.4 Acoustic treatment will be provided to mechanical plant and the diesel generator in compliance with local regulations.

19 Energy conservation and sustainable design

- 19.1 Energy conservation will be an important design consideration in the selection of plant and equipment. To achieve efficient performance, plant will be selected for energy efficiency and shading will be provided to minimise solar load. The design will respond to local codes, the performance guidelines as set out in the Property Council of Australia Energy Guidelines and the Energy Efficiency in Government Operations (EEGO) Policy as appropriate.

- 19.2 The Embassy complex will access Australian expertise in passive design and low resource technologies and demonstrate energy efficiency, water collection and reuse and waste minimization and recycling. The chancery will also provide a quality working environment for both staff and visitors with day lighting and access to views as appropriate and high standards of indoor air quality.
- 19.3 Innovative sustainable design solutions proposed include:
- (a) building insulation and window sashes with integrated daylight control blinds to limit heat gains.
 - (b) total site water cycle management including potable, rainwater and sewerage elements.
 - (c) extensive use of “green roof” areas to limit solar heat gain, improve durability and manage rainwater flows.
 - (d) cross ventilation of residential and recreational areas.
 - (e) Adoption of modular servicing concepts commensurate with local skills and technology availability.
- 19.4 The following passive energy conservation measures will be incorporated into the design to maximise energy efficiency:
- (a) limiting window areas and provision of high efficiency insulation insulating glazing to reduce thermal heat transmission between the outside and inside of the building
 - (b) use of appropriate building materials and specifically the inclusion of extensive thermal insulation and vapour proofing to minimise heat gain
 - (c) solar hot water heating and storage
 - (d) use of natural light and daylight source to reduce electric lighting energy use;
 - (e) solar control blinds to glazed areas with ventilated jockey sashes;
 - (f) provision of roof shading or green roof areas to reduce solar loading and associated heat gains;
 - (g) avoidance of complex centralized type mechanical plant and extensive reticulation systems as appropriate.
- 19.5 Active energy conservation measures to be incorporated into the building design include:
- (a) modular air conditioning system to allow zonal control of temperatures including potential for a reduction in operating cost and power consumption when a building is partly occupied
 - (b) automatic regulation of ducted outside air ventilation supply in response to occupancy in office areas and meeting rooms
 - (c) time scheduled control of air-conditioning systems
 - (d) installation of low energy efficient lighting

- (e) automatic zoned switching of lighting to minimize energy use
- (f) elemental metering of electricity use to facilitate ongoing energy management and monitoring reporting;
- (g) provision of shaded window areas and skylights for natural day lighting of the residential, recreation and HOM buildings during the day as appropriate.

20 Master planning and site planning

20.1 The buildings will be placed on site to best present them, consistent with the DFAT security requirements, functional planning and operation, within the constraints of the site boundaries. The proposed siting of the buildings will take into consideration physical and functional requirements, security set-back requirements, environmental factors and operational activities of the tenant agencies and occupants to achieve a highly efficient and effective compound layout.

Functional zoning

20.2 Longitudinally (north-south) the site is separated into distinct functional precincts - chancery, HOM, staff residences and recreation centre. Laterally (east-west) the site use is delineated into three zones as described in the following.

20.3 *Formal* - Between the main road and the building frontages is the formal, representational and arrival zone.

20.4 *Private* - Within the body of the main buildings are the private outdoor spaces of enclosed courtyards and protected gardens.

Recreation - The rear of the site accommodates the majority of the outdoor activity and recreation spaces.

This clear and rational hierarchy of functions allows for greater clarity for the users (both staff and visitor) and site security who must monitor the compound.

Disposition of buildings on the site

20.5 The Embassy buildings are set out with the chancery at the northern end of the site (adjacent to the proposed British Embassy), the HOM residence in a discrete zone set back from the other buildings and the staff residences and recreation centre separated to the southern end.

Building massing

20.6 Each component has a distinct character consistent with its function and desired imagery. Visual harmony between elements is achieved using the consistency and clarity of rectilinear form. Surface texture and colour contribute to the character of a series of abstract sculptural objects scattered within a rich, green landscape.

Chancery

20.7 The Chancery footprint is necessarily large and it is physically and conceptually the dominant building on the site. Nonetheless the mass of the Chancery is broken down into a series of cubic volumes, in order to provide articulation and human scale. At the same time the pure geometry ensures that the Chancery maintains clarity and legibility within the urban context.

Head of Mission residence

- 20.8 Discretely set back from the main building alignments, the HOM is a sophisticated assemblage of cool white and recessive dark rectilinear slabs. The lighter slabs appear to float above the generous surrounding landscape. An arrangement of enclosed courtyards and protected rooftop terraces provide privacy and spatial variety.

Staff residences

- 20.9 Arranged in two undulating arrays the individual staff houses are absorbed into the landscape. A blast and visually protected private space is formed between the buildings.

Recreation Centre and Medical Centre

- 20.10 A single linear form terminates the building assemblage at the southern end of the site. The long profile affords maximum outlook over the recreation areas while avoiding overlooking of the staff residential precinct.

Site security

- 20.11 The proposed site design incorporates security provisions including boundary wall, 30m perimeter setback, guard houses, earth berms, perimeter clearance zone and alternative emergency egress points.

Site circulation

- 20.12 The pedestrian circulation strategy applies the following strategies.
- (a) Provide clear routes to ensure maximum clarity for visitors and staff
 - (b) Adopt short direct paths to destinations wherever possible
 - (c) Maximise visibility of public and service routes by security
 - (d) Provide discrete links for VIP and residential staff
 - (e) Separate different pedestrian uses, particularly public and staff.
- 20.13 The specific pedestrian network comprises the following elements.
- (a) Short, undercover route from the chancery guard house to the main lobby
 - (b) Undercover link from the HOM residence to chancery entry
 - (c) Direct connection from the residential guard house to the residential compound for resident staff and their visitors
 - (d) Footpath circulation around the perimeter of the residential compound provides access to the individual private house entrances
 - (e) Convenient route from the residential compound through the frontage landscaping to the dedicated chancery staff entry
 - (f) Undercover route from the chancery guardhouse to the chancery staff entry, entirely separate from the public route

- (g) Discrete servicing routes.

21 Provision for people with disabilities

- 21.1 The building design will comply with the BCA, the DDA and relevant codes and standards in relation to disability access.

22 Heritage issues

- 22.1 There are no known heritage issues restricting the development of this site.

23 Child care provisions

- 23.1 No childcare facilities are included within the compound design.

24 Fire protection and security

Fire protection

- 24.1 The fire system design will respond to the requirements of the BCA and with the specialist requirements for a chancery building. The fire safety system adopted for the building will incorporate fire detection and alarm systems, sprinkler protection, hydrants and hose reels, and illumination of building egress and also be in accordance with any fire engineered approach.
- 24.2 Fire detection will be achieved by the installation of smoke alarms and heat detectors connected to a main fire indicator panel, with battery back-up, and a mimic panel within the Guard Post, and automatic communication with the Embassy Duty Officer.
- 24.3 An audible alarm communication system to alert occupants will be installed throughout the buildings.
- 24.4 Fire suppression will be achieved by an automatic sprinkler system, the careful selection of retardant materials and strategic location of extinguishers, hydrants and hose reels.
- 24.5 Safe egress from the building will be ensured by compliance with BCA.

Security (physical and electronic)

- 24.6 Security measures for the project follow the principles of “defence in depth” which utilize layers of passive and active security measures to cocoon the more secure areas. The following summarises these security measures.
- (a) Compound grounds will be secured by monitored perimeter walls with controlled guardhouse access points on the street frontages, with landscaping restricted to allow clear lines of sight.
 - (b) Public and official building access will be segregated.
 - (c) Automated perimeter lighting will be provided that may include both twilight and movement detection activation.
 - (d) Appropriate materials, fixtures, hardware and fittings will be used for the building shells.

- (e) Restricted and monitored entrances to the chancery will include approved keying and card access control systems.
 - (f) Intruder and duress alarms, and closed circuit television (CCTV) will be installed as appropriate.
 - (g) Containment measures and protection in specified internal locations of the chancery will be employed. DFAT standards will be incorporated into the design of the structures and facades.
- 24.7 The physical security team will work closely with the design team. The most up-to-date “blast engineering and mitigation” techniques will be undertaken for the project.
- 24.8 Multiple levels of external and internal communications will be provided. Included in the communications design will be fixed landlines, satellite, and limited radio and television services. Communications will be closely linked to security requirements at all levels of information and voice processing.

25 Occupational health and safety

- 25.1 Compliance with occupational health and safety issues are of considerable importance to the building owner. In accordance with the Occupational Health and Safety (Commonwealth Employment) Act 1991, considerable attention will be given to this aspect during the detailed planning of the project.
- 25.2 Occupational health and safety and rehabilitation practices will be implemented and enforced during the construction works at the site. These practices will be consistent with Commonwealth and Australian Capital Territory law.

26 Authorities and local industry consultation

- 26.1 DFAT has consulted with:
- (a) post management;
 - (b) tenant agencies;
 - (c) local building industry to assess the capabilities for possible involvement for the proposed development; and
 - (d) the Government Energy Efficiency Team in the Department of the Environment, Water, Heritage and the Arts.
- 26.2 Local industry in The Jakarta Capital City Administration (JCCA) is the controlling authority for approval of planning and building works and will be further consulted during the design development phase to ensure compliance with local authority requirements.
- (a) The local construction industry in Indonesia has the capacity to undertake a project of this complexity although a high degree of supervision will be required by the Australian based design consultant team along with the project manager and client representatives.

27 Local Impact

- 27.1 The local community impact of this project is expected to be low as it is in keeping with the local zoning and development requirements.
- 27.2 The streetscape aesthetics will be improved by the construction of a series of modern buildings.

28 Project cost estimates

- 28.1 The out-turn cost estimate of the proposed works is \$415.10 million, based on May 2009 prices escalated to construction. The out-turn cost estimate includes construction and other related elements such as consultants' fees, project management, supervision and site office expenses.
- 28.2 The estimate does not include Indonesian Government import duty on goods or Indonesian Government VAT.

29 Project delivery system

- 29.1 Following a complete analysis, a traditional style of design, documentation, tendering and contracting has been selected as appropriate for this project. This represents the best value for money for the Australian Government and allows DFAT, as the building owner, to be in control of all the project delivery stages.
- 29.2 Australian design consultants will prepare documentation, with local collaboration from their Jakarta based offices. The Jakarta association will provide construction industry advice and provide 'localising' of the documentation and design for conditions and the local authority approval processes in Indonesia.
- 29.3 A single contract will be awarded for the construction and fit-out works. Tenders will be called from a selected list of contractors, short-listed on the basis of a pre-qualification process. The pre-qualification process will be advertised in Australia and Indonesia. As the building industry in Jakarta has been involved in many major construction activities over the past two decades it is anticipated that a substantial local and/or a major international contractor with a Jakarta office will end up as the preferred Head Works contractor for the Embassy development complex.
- 29.4 A project management company with international experience would administer a traditional lump sum contract awarded to the construction contractor. Superintendence of the contract is to be carried out by the Project Manager with on-site support from representatives of the design consultants.
- 29.5 Local approvals will also be the responsibility of the consultants and their in-country partners. Currency fluctuations and escalation effects would be the responsibility of the Contractor, with the requirement to manage this risk being included in the contract.

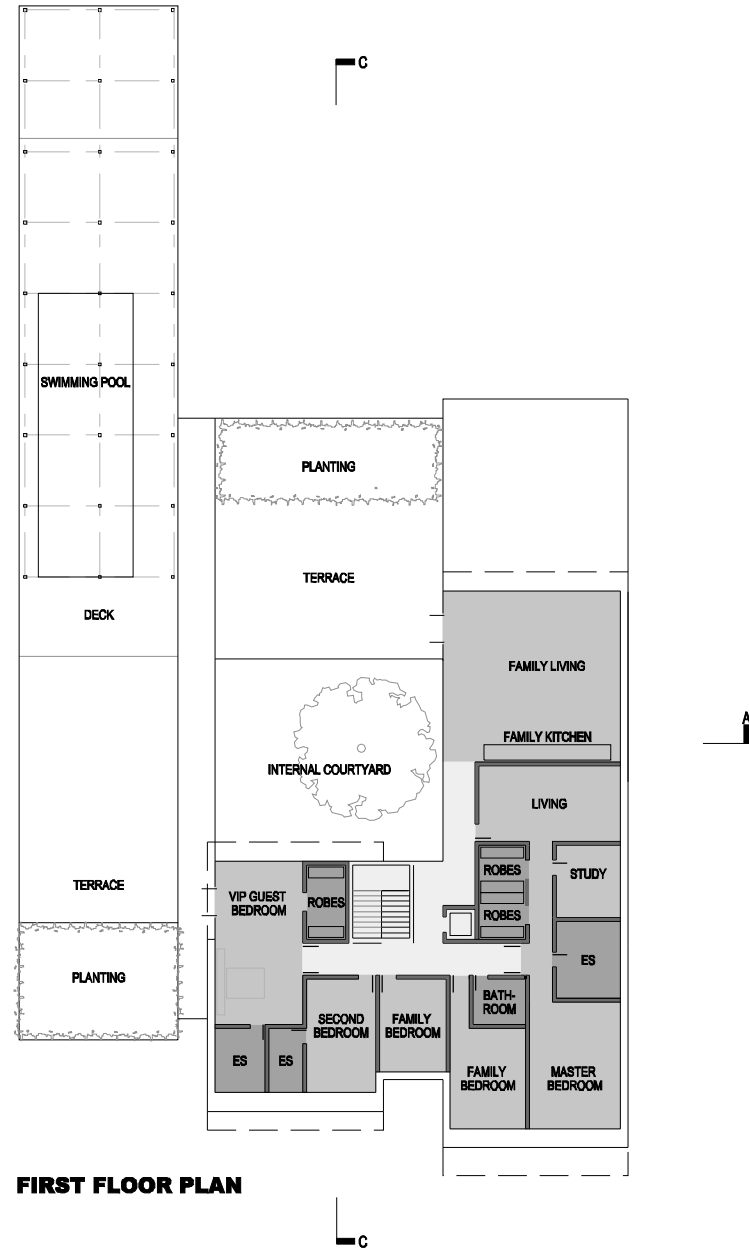
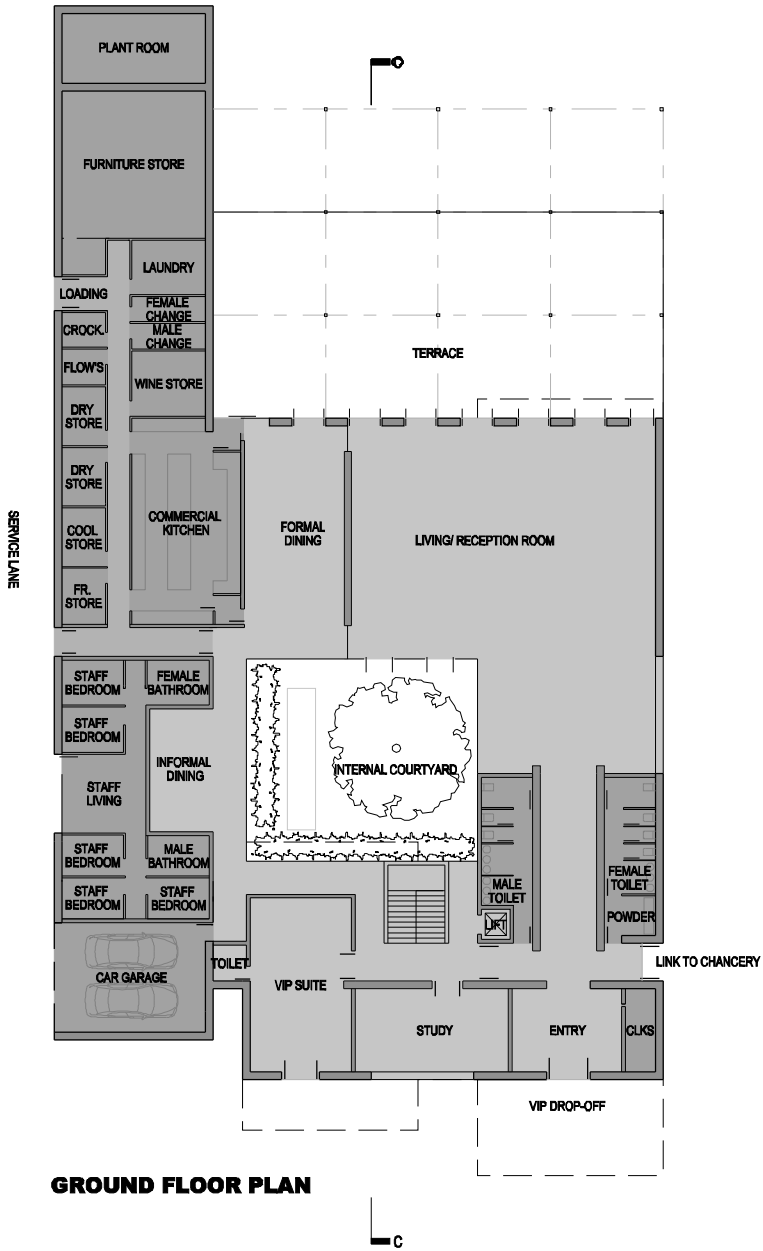
30 Construction program

- 30.1 Subject to Parliamentary approval, an 'Early Works' construction package, if applicable, could commence in late 2010 with the main works likely to commence before mid 2011. Practical completion of construction followed by occupation of the premises would be achieved in late 2014 with final completion of the project in late 2015 at the completion of the 12 month defects liability period.

31 Associated sketch design drawings

31.1 The following drawings have been prepared to illustrate and define the proposal

- (a) Site Masterplan - Site Roof Plan
- (b) Site Masterplan - Ground Plane Plan
- (c) Chancery - Ground Floor Plan
- (d) Chancery - First Floor Plan
- (e) Chancery - Second Floor Plan
- (f) Chancery - Third Floor Plan
- (g) Chancery - Fourth Floor Plan
- (h) Chancery - Basement Plan
- (i) Chancery - East and South Elevation
- (j) Chancery - West and North Elevation
- (k) Chancery - Section AA and DD
- (l) HOM Residence - Ground and First Floor Plan
- (m) HOM Residence - Section AA and CC
- (n) Staff Residential Compound - Ground Floor Plan
- (o) Staff Residential Compound - First Floor Plan
- (p) Staff Residential Compound - Recreation Centre - Ground and First Floor Plan
- (q) Staff Residential Compound - Basement Plan
- (r) Staff Residential Compound - Section AA and BB
- (s) Site Masterplan - Aerial View
- (t) Chancery - Night Perspective View

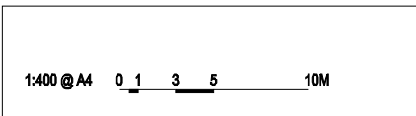
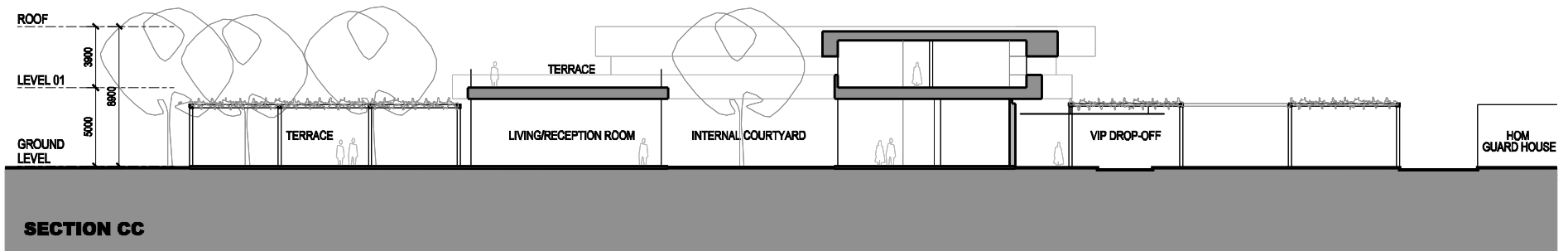
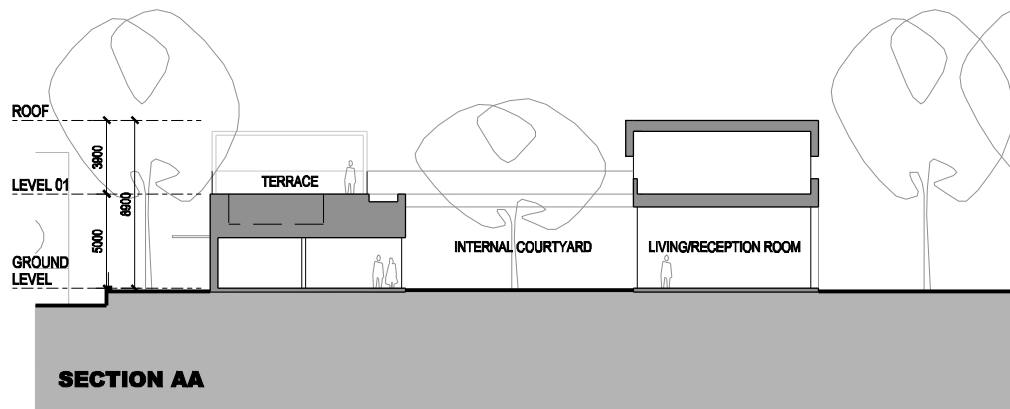


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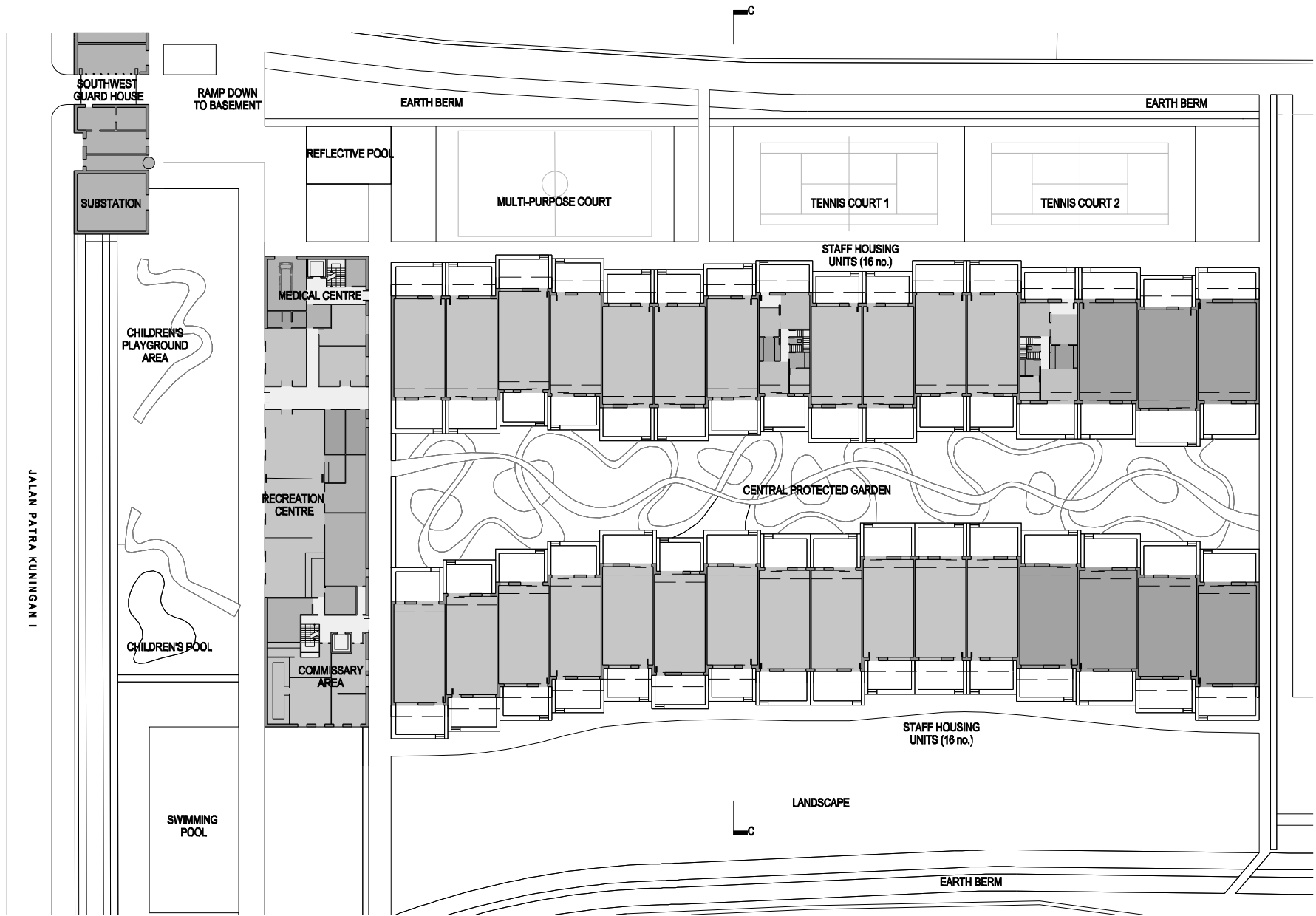
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JAKARTA**

**HEAD OF MISSION RESIDENCE
GROUND & FIRST FLOOR PLAN**



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JAKARTA**

**HEAD OF MISSION RESIDENCE
SECTION AA & CC**

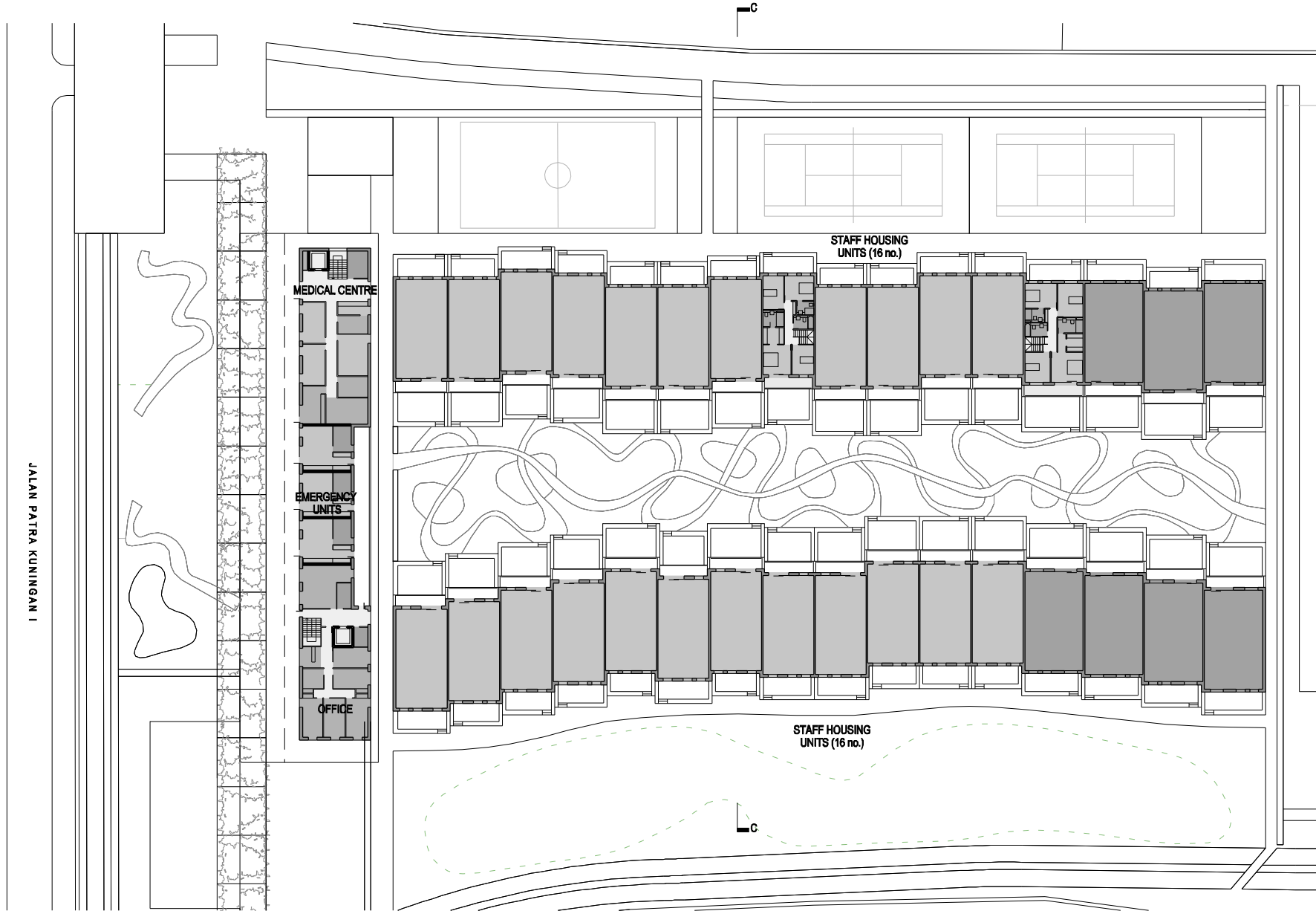


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**STAFF RESIDENCES
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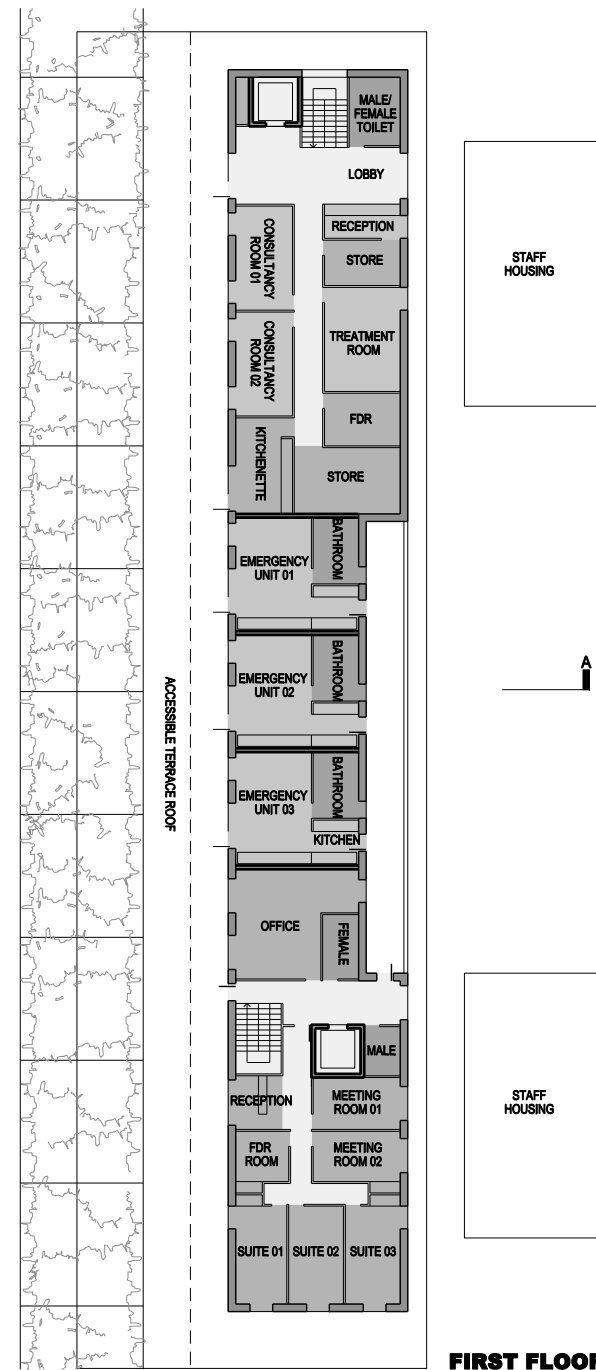
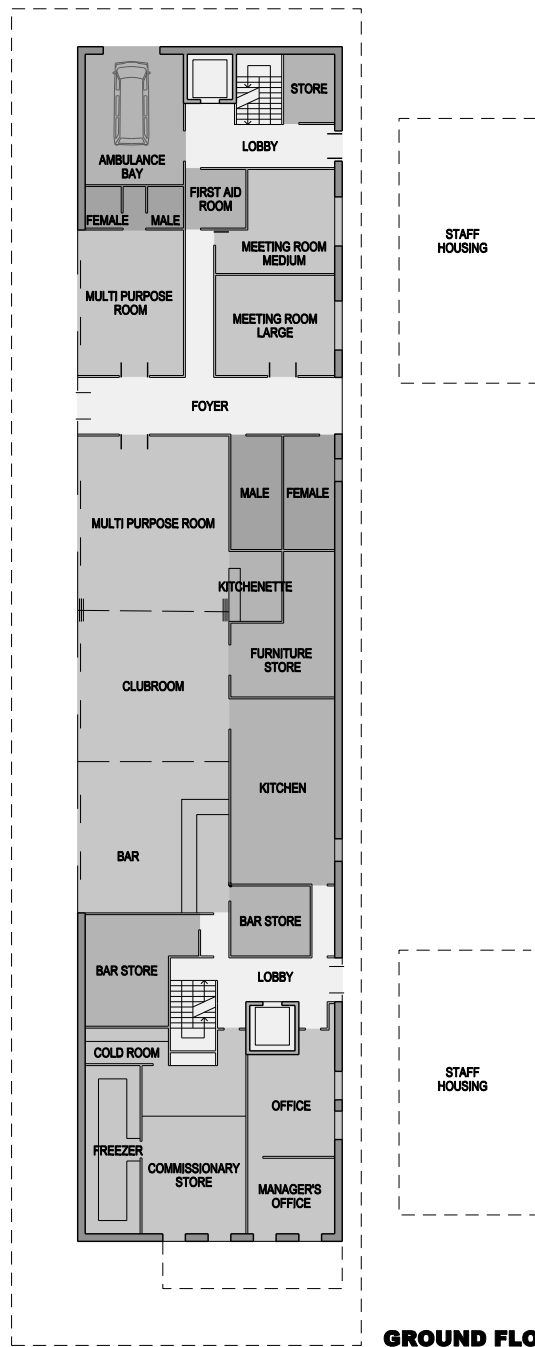


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**STAFF RESIDENCES
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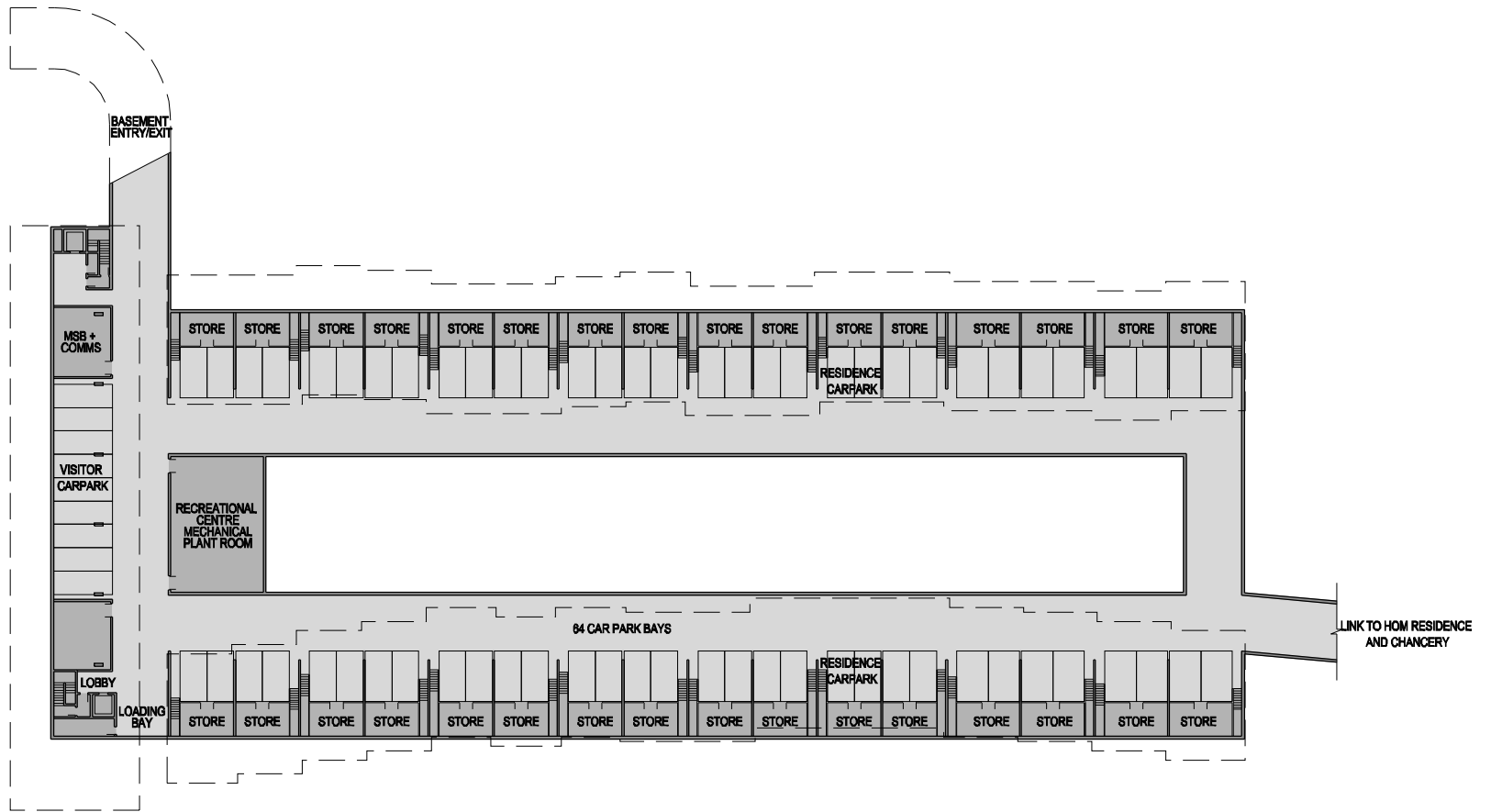


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**RECREATION CENTRE
GROUND & FIRST FLOOR PLANS**

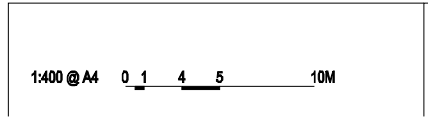
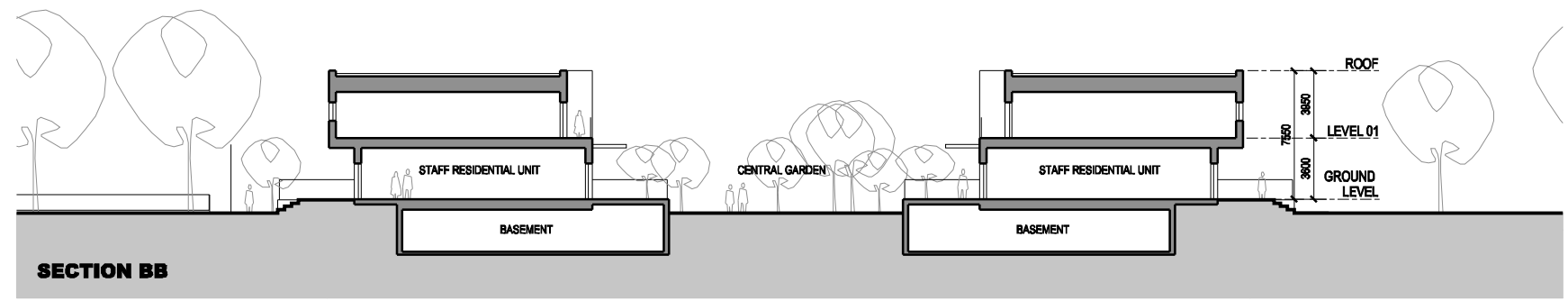
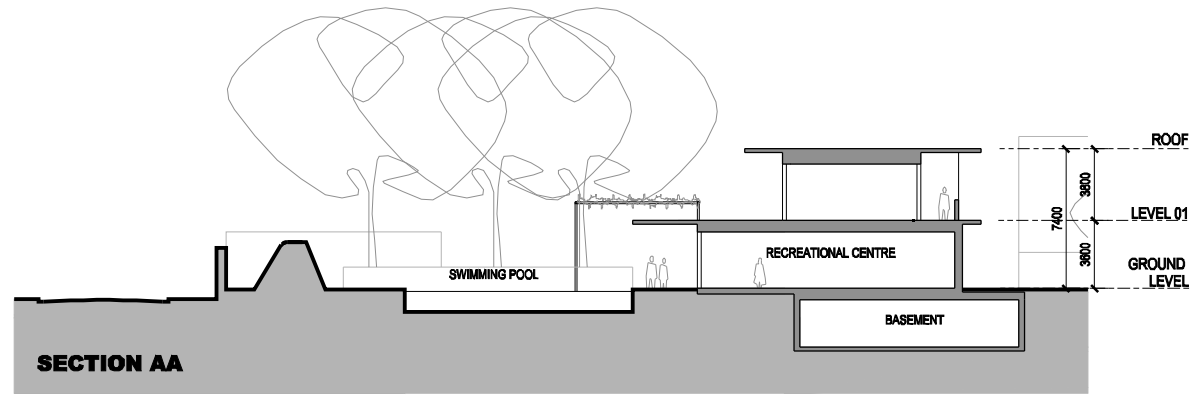


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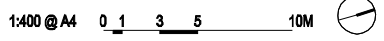
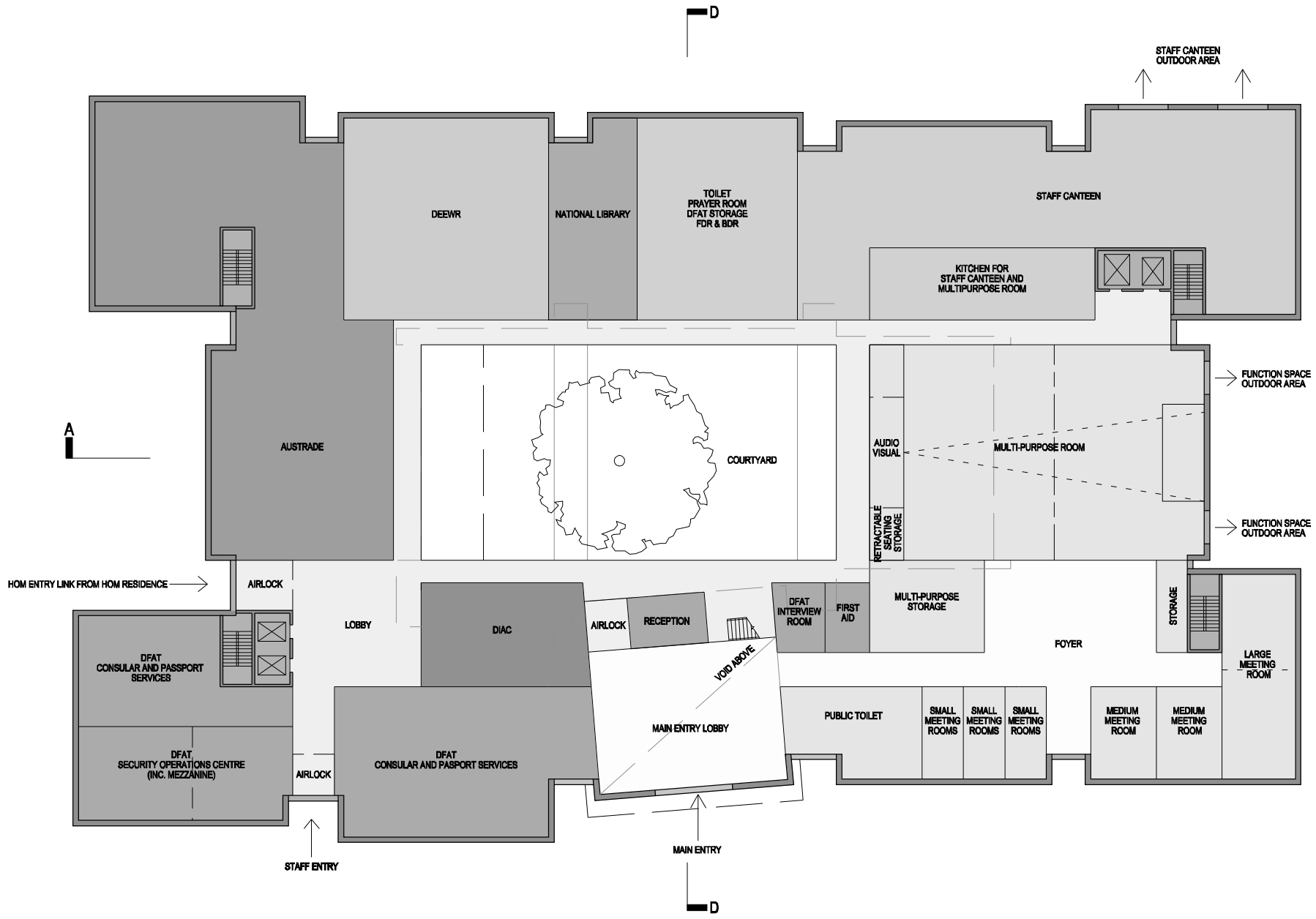
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**STAFF RESIDENCES
BASEMENT FLOOR PLAN**



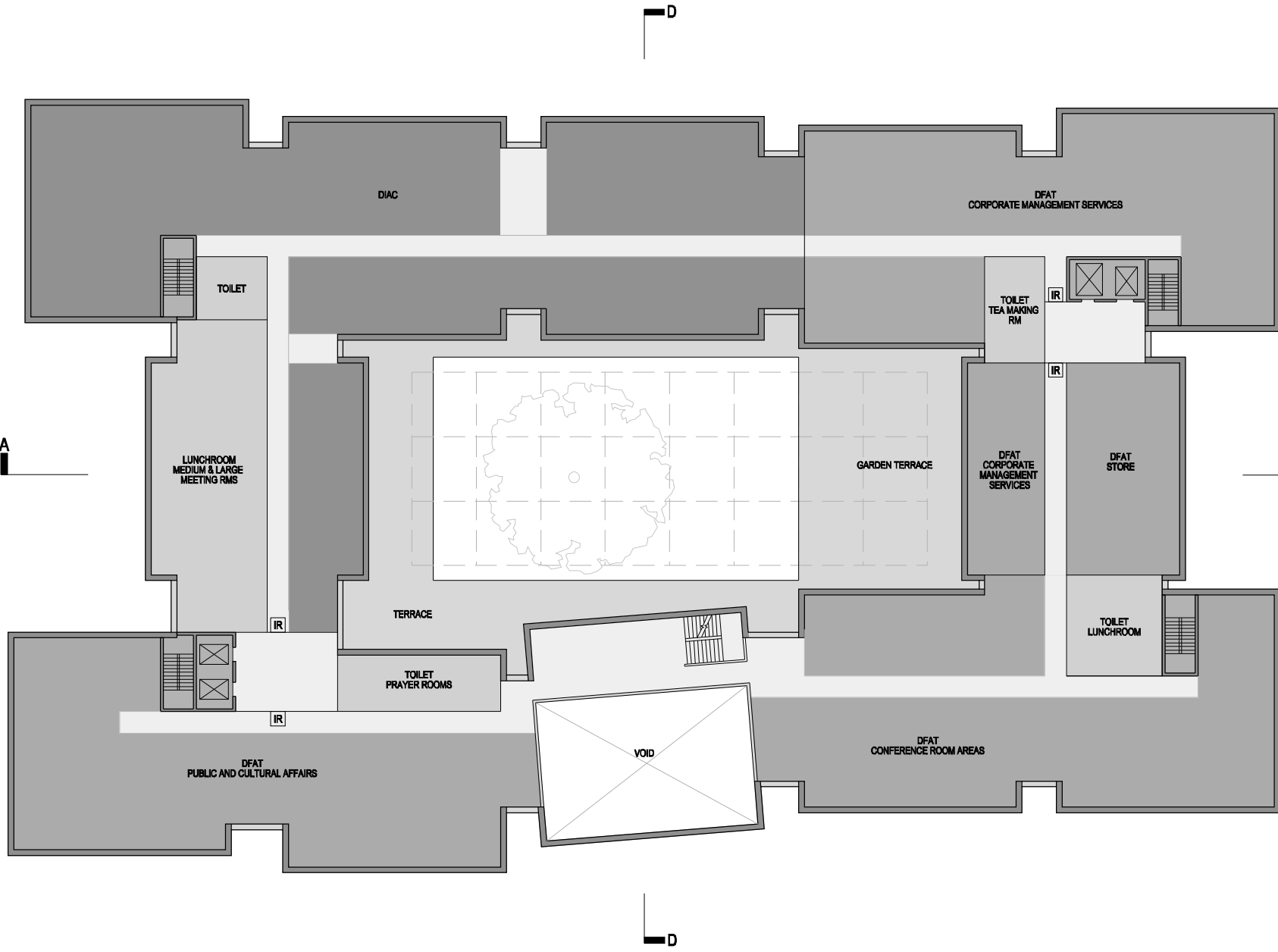
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**STAFF RESIDENCES
SECTION AA & BB**



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**CHANCERY
GROUND FLOOR PLAN**

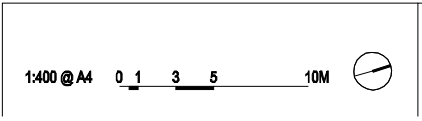
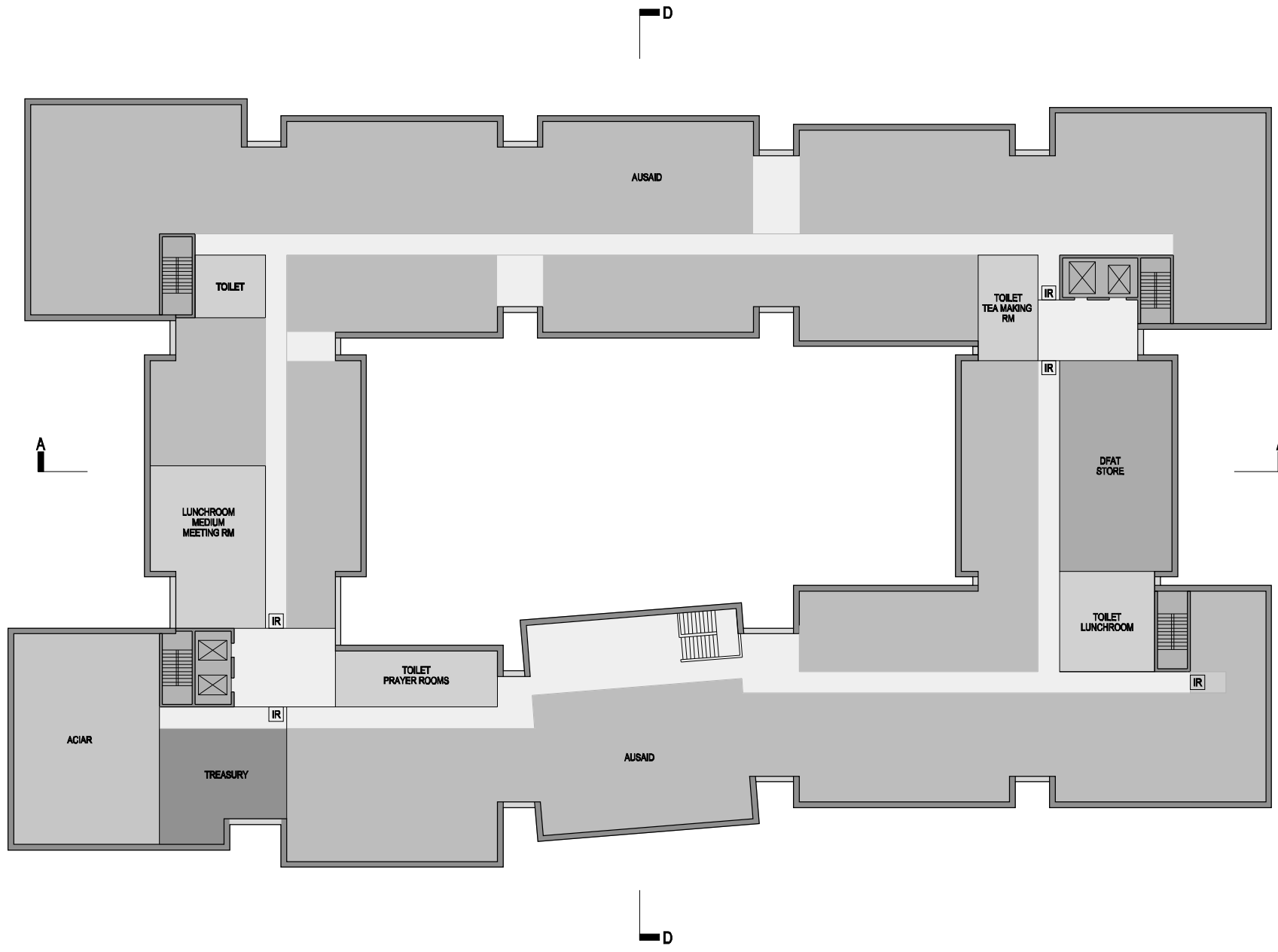


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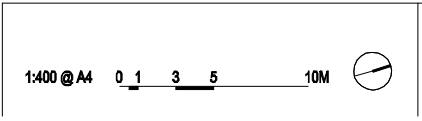
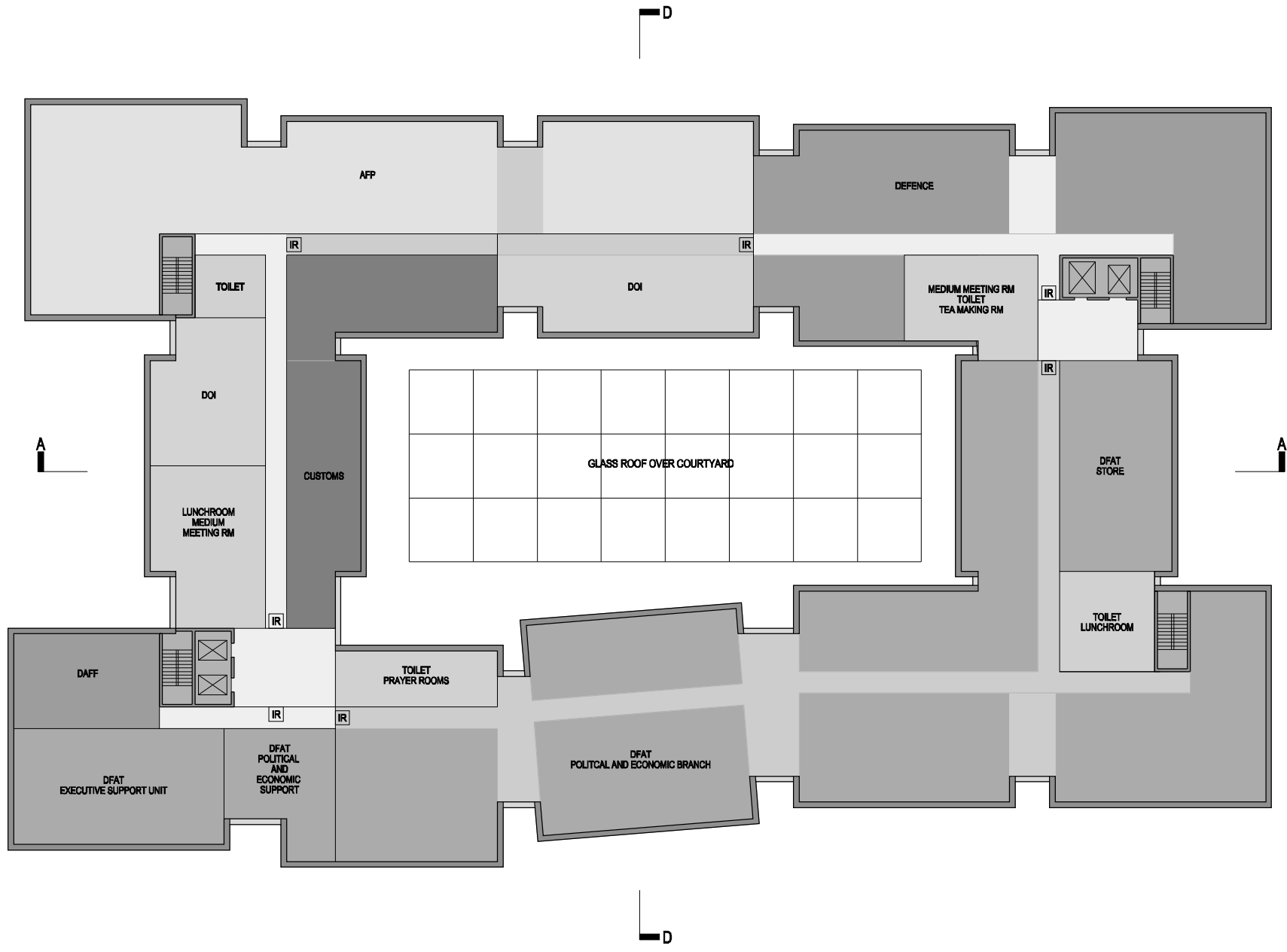
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**CHANCERY
FIRST FLOOR PLAN**



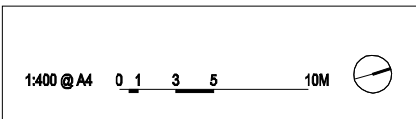
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**CHANCERY
SECOND FLOOR PLAN**



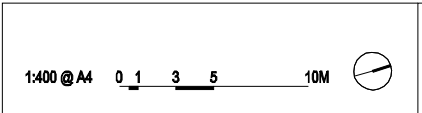
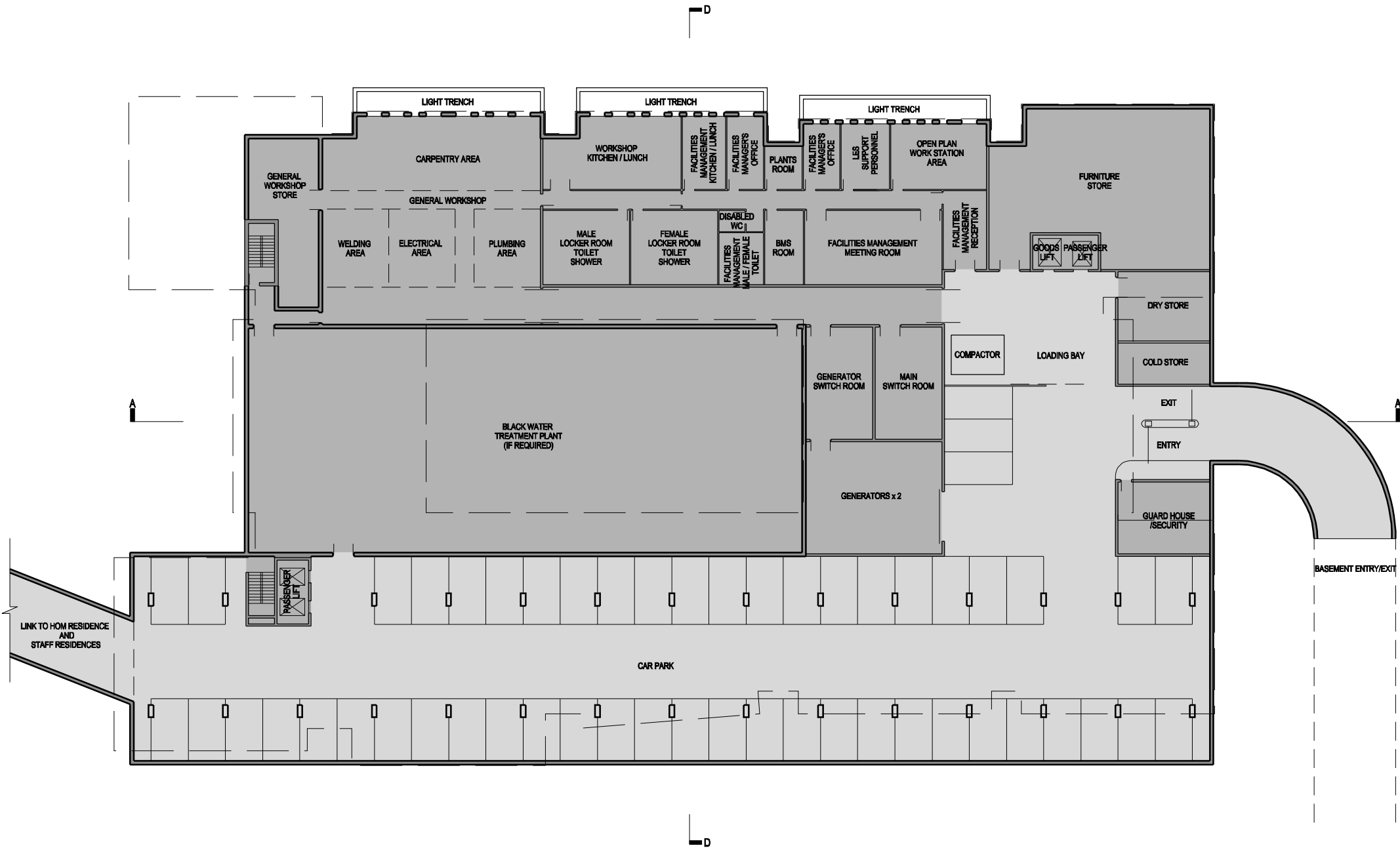
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JAKARTA**

**CHANCERY
THIRD FLOOR PLAN**



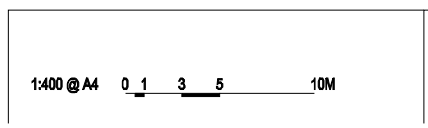
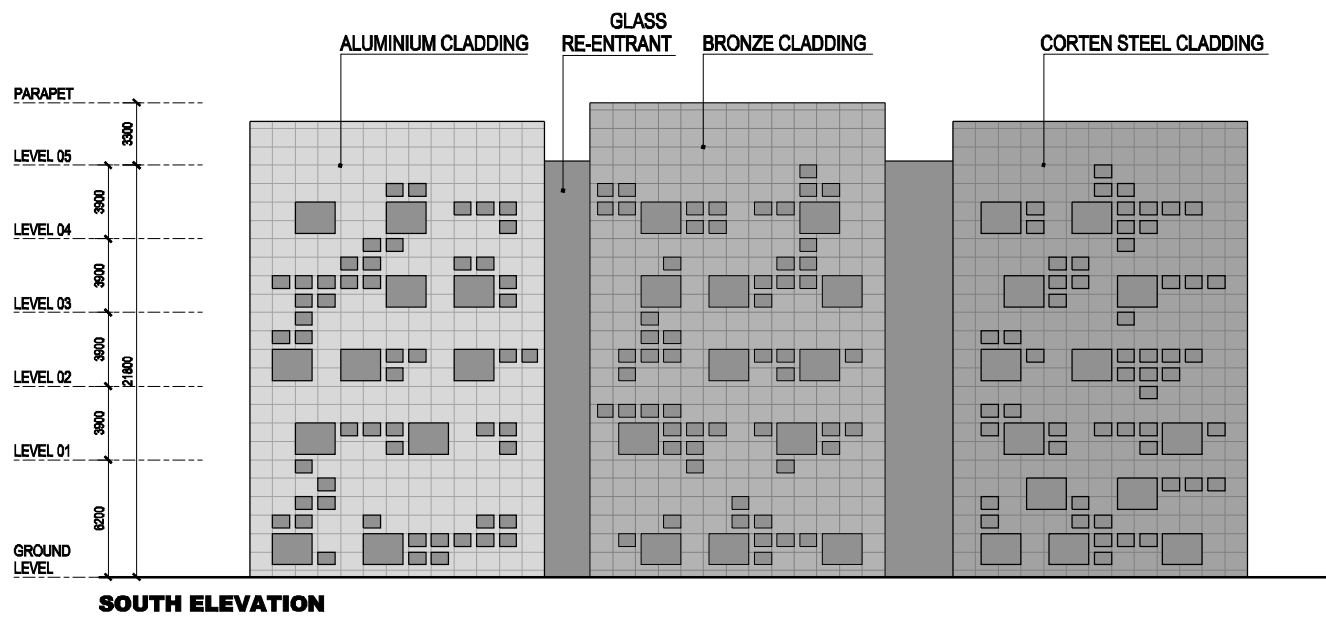
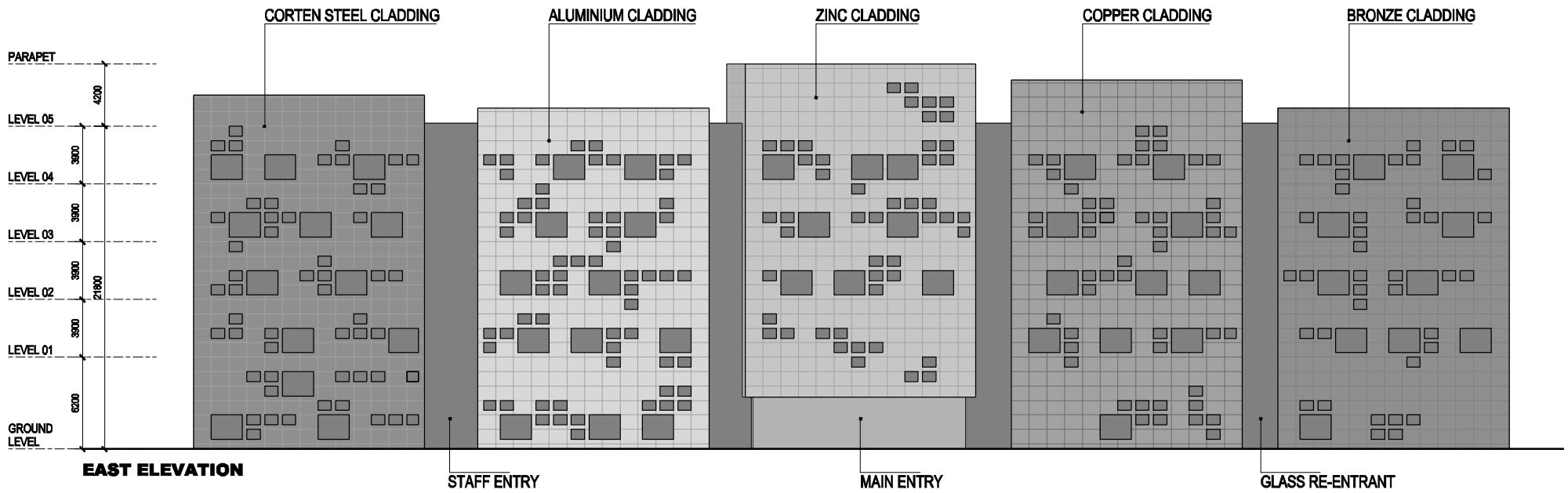
**AUSTRALIAN EMBASSY
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**CHANCERY
FOURTH FLOOR PLAN**



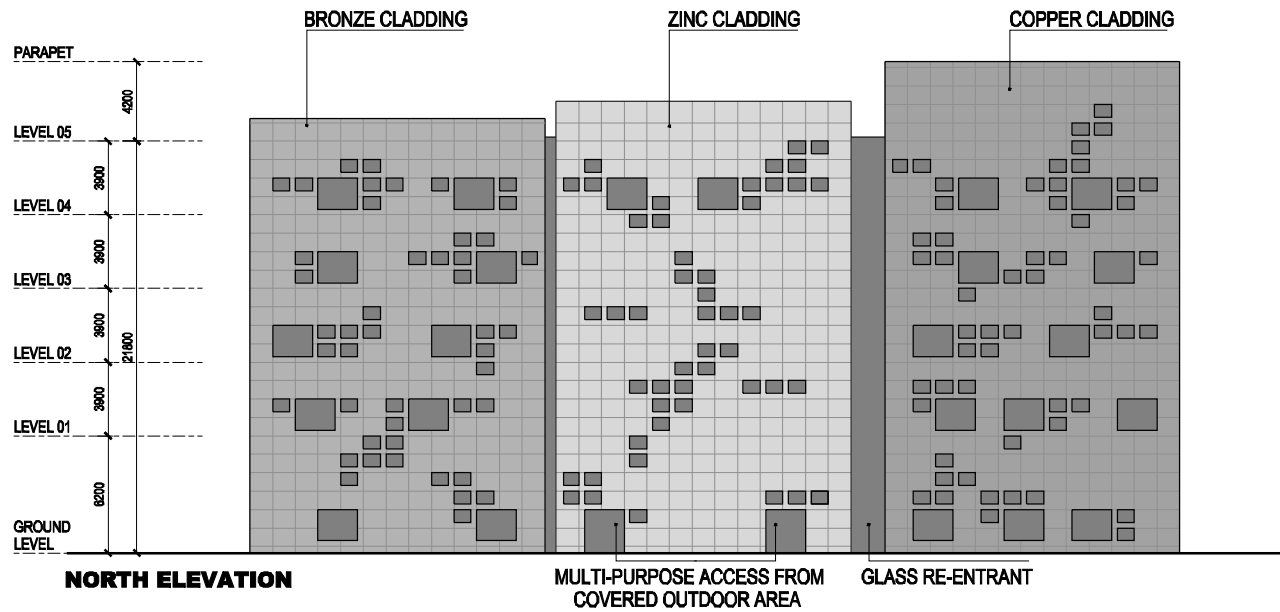
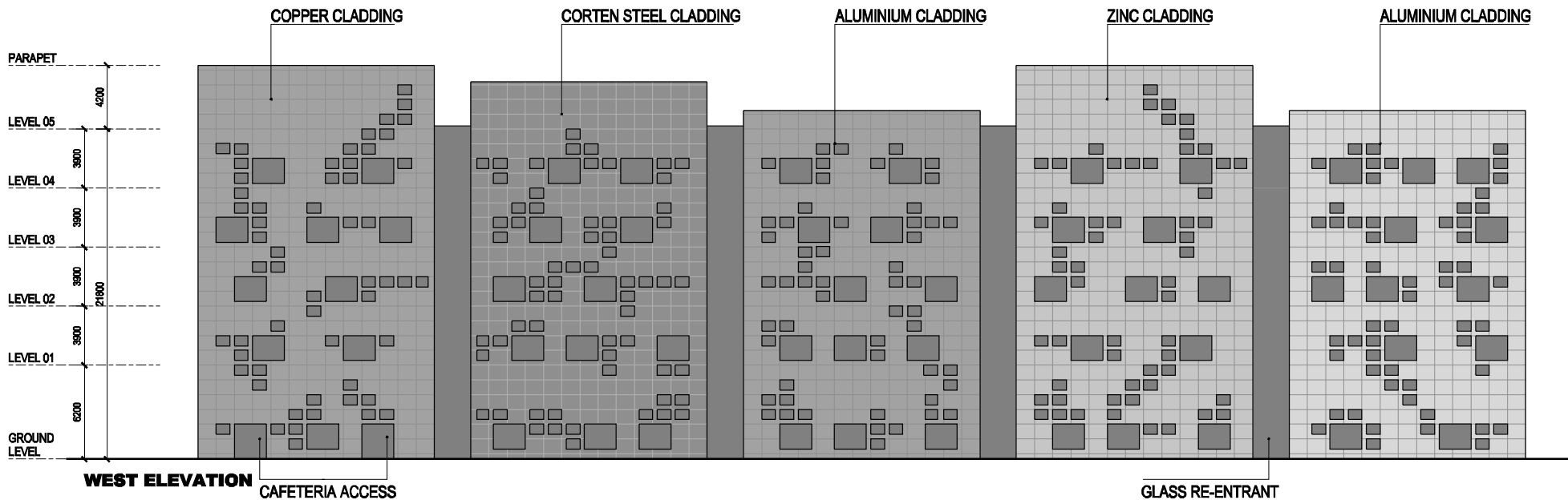
**AUSTRALIAN EMBASSY
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**CHANCERY
BASEMENT FLOOR PLAN**



**AUSTRALIAN EMBASSY
JAKARTA**

**CHANCERY
EAST & SOUTH ELEVATIONS**

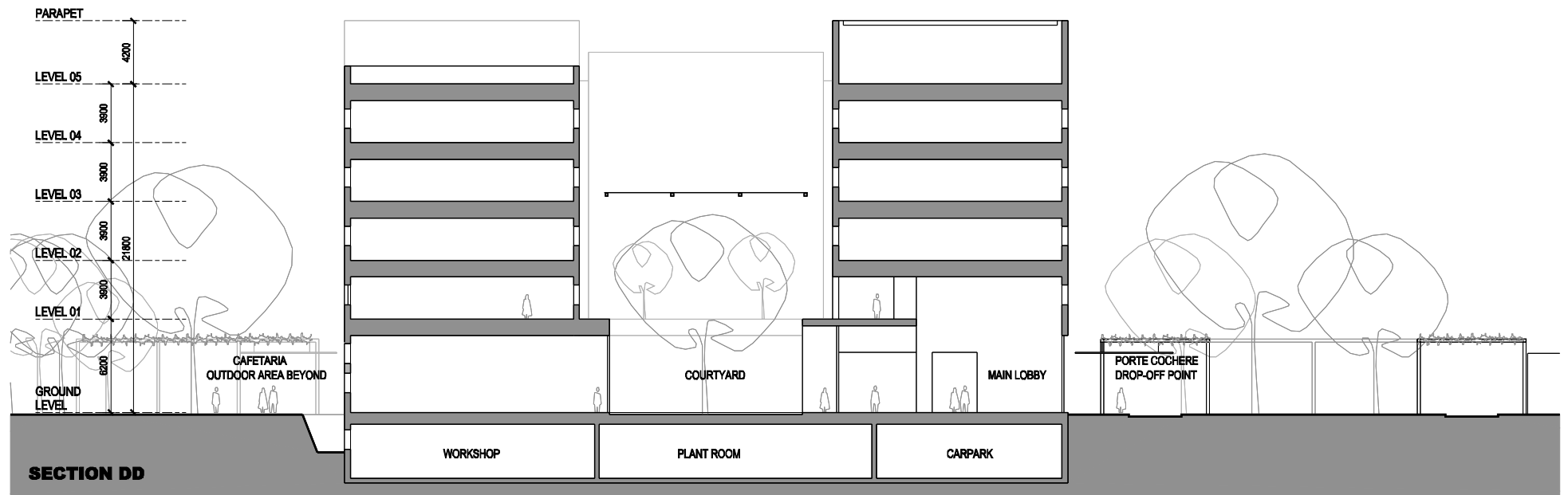
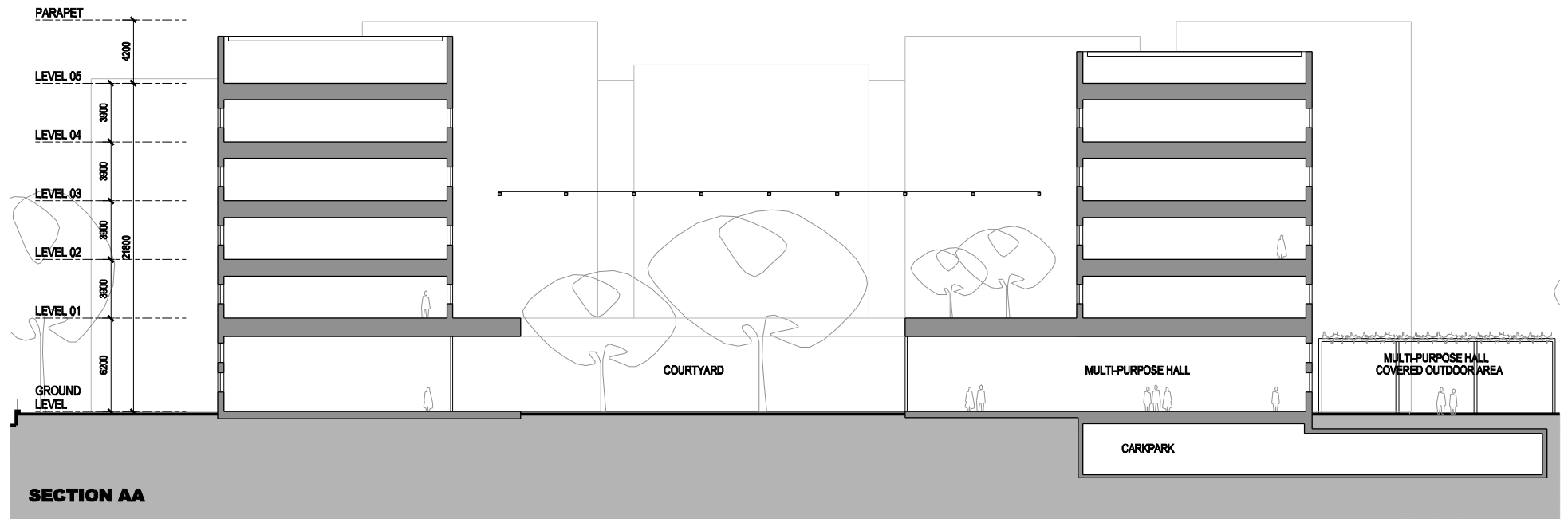


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**AUSTRALIAN EMBASSY
JAKARTA**

**CHANCERY
WEST & NORTH ELEVATIONS**



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**AUSTRALIAN EMBASSY
JAKARTA**

**CHANCERY
SECTIONS AA & DD**

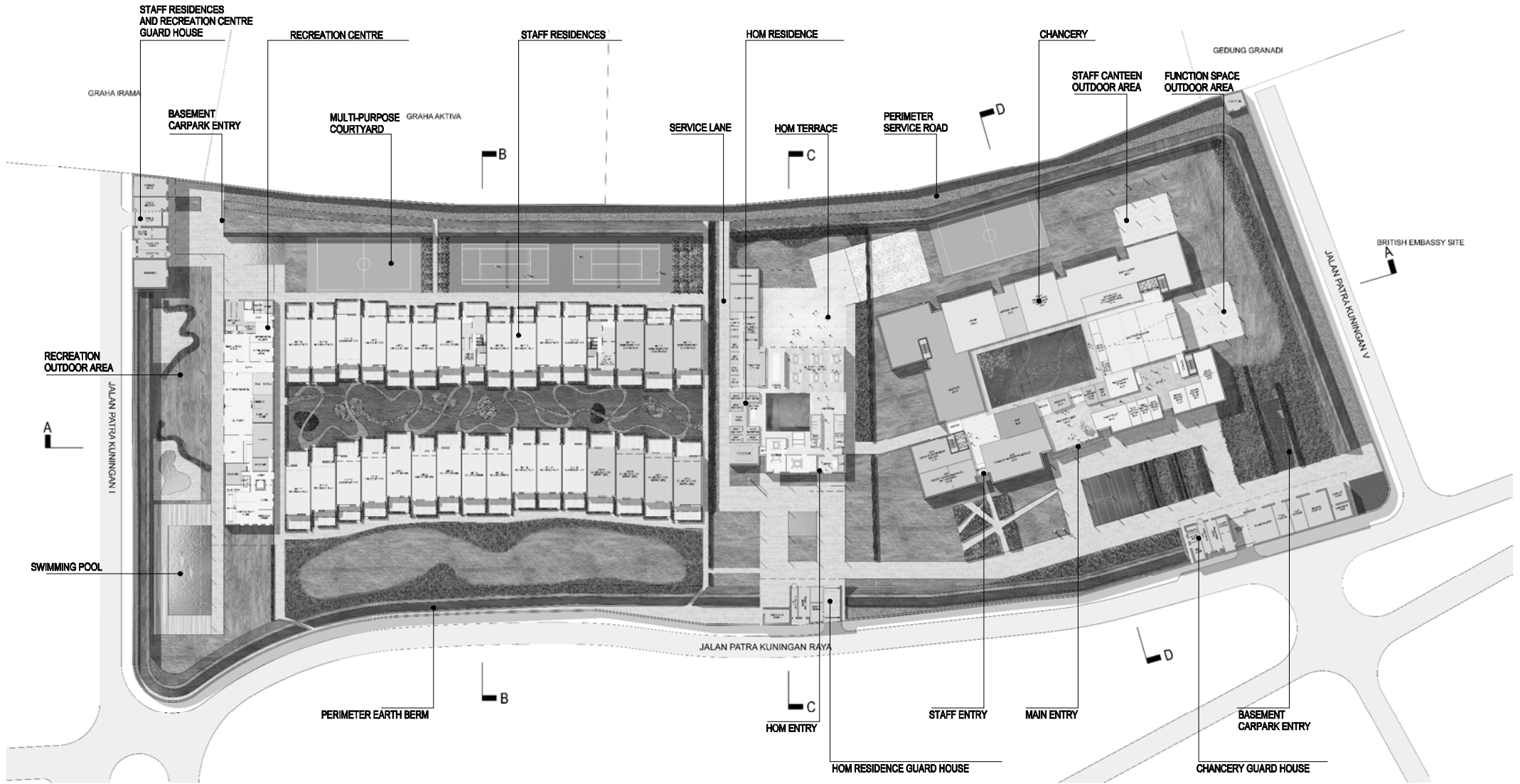


1:1500 @ A4 0 5 10 20 40M



**AUSTRALIAN EMBASSY
JAKARTA**

**SITE
ROOF PLAN**



1:1500 @ A4 0 5 10 20 40M



**AUSTRALIAN EMBASSY
JAKARTA**

**SITE
GROUND PLANE PLAN**



**AUSTRALIAN EMBASSY
JAKARTA**

**SITE
AERIAL VIEW**



BOUNDARY WALL AND GUARD HOUSES OMITTED FOR CLARITY



**AUSTRALIAN EMBASSY
JAKARTA**

**CHANCERY
NIGHT PERSPECTIVE VIEW**