

Issues and Conclusions

Building Design

Office Floor Space

- 3.1 DFAT states in its main submission that the new Consulate-General will consist of 1,000 square metres, designed to meet the specific needs and functions of DFAT and individual agency requirements.¹ The Committee sought further information regarding the comparison of size between the proposed building and the original consulate.
- 3.2 DFAT explained that the original consulate was 270 square metres, which did not provide appropriate office accommodation for staff. The increase in size reflects the inadequacy of the original consulate, increase in staff numbers and demands on consulate services.²

Staffing Levels

- 3.3 The Committee sought information on the staffing levels and requirements of the Consulate-General in Bali, especially after the Bali bombing of 2002 and the resulting demands on the consulate. DFAT stated that the proposed consulate reflects agency forecasts for staffing requirements, with a modest capacity to accommodate an increase of staff

1 Appendix C, Submission No. 1, paragraph 12.1

2 Appendix D, Official Transcript of Evidence, page 4

numbers.³ DFAT continued that, according to current projections, the current number of two A-based staff and eight locally engaged staff would increase to four A-based staff and 16 locally engaged staff. Furthermore, by the time the proposed building is ready to be occupied, staff numbers are likely to increase to six A-based staff and 20 locally engaged staff.⁴

Imported Materials

- 3.4 DFAT states in its main submission that some construction materials are not readily available in Bali and may need to be imported.⁵ The Committee enquired as to the material to be imported and where it would come from. DFAT responded that the base materials are readily available in the local market, with the more sophisticated elements of the building would be imported. While not specified in the tender documentation, it is expected that where possible, the primary contractor will import materials from Australia, with Australian standards throughout the consulate.⁶

Seismic and Climatic Considerations

- 3.5 DFAT states in its main submission that local site conditions include wind and seismic forces⁷ and that geotechnical testing will be carried out on the site. Given the seismic and climatic concerns of the area, the Committee were interested in what measures DFAT had undertaken to manage these issues.⁸
- 3.6 DFAT assured the Committee that the proposed consulate building would be in accordance with the Australian standard for seismic loads and disaster recovery function. A geotechnical investigation has been carried out on the site and has shown that the site as appropriate to establish the nature of footings and foundation types to be used.⁹ DFAT continued that as Bali is in a tropical environment where there are frequent heavy rains, design measures have been incorporated to manage climatic issues. The proposed consulate building will be constructed above the land level, with outsized water drains and box drains from the roof, to accompany the existing monsoon type drains at the front of the site.¹⁰

3 Appendix D, Official Transcript of Evidence, p. 2

4 *ibid*, page 4

5 Appendix C, Submission No. 1, paragraph 17.6

6 Appendix D, Official Transcript of Evidence, page 5

7 Appendix C, Submission No. 1, paragraph 17.4

8 Appendix D, Official Transcript of Evidence, page 8

9 *ibid*

10 *ibid*

- 3.7 The Committee also enquired as to whether the site is susceptible to climatic concerns such as tsunamis. DFAT informed the Committee that Bali is:

...in a seismically sensitive zone but not in an area of particular vulnerability to that tsunami type of event. It [the consulate building] is about five kilometres from the coast so we do not see that as a particular risk in this instance.¹¹

Security

- 3.8 In a confidential briefing prior to the public hearing, DFAT explained specific security measure for the proposed consulate. The Committee was satisfied with the security measures that DFAT presented, and sought reassurance during the public hearing that the Consulate-General building would be safe and secure for staff, officers and visitors.¹²
- 3.9 The Committee was reassured by DFAT that the proposed consulate has incorporated a very high level of security which is appropriate to the overall threat environment. DFAT are confident that the proposed security measures will reduce risk to staff, officers and visitors to an acceptable level.¹³
- 3.10 DFAT explained that some security measures incorporated into the proposed design included the selection of the block with regard to the neighbouring building and property owners; the specific siting of the building on the block; and construction to identify and account for potential building vulnerabilities with respect to staff location within the building.¹⁴

Memorial Garden and Anniversary Pond

- 3.11 At the public hearing DFAT stated that part of the proposal included the:
- ...provision of a permanent site for the Bali bombing commemorative garden and anniversary pond, a suitable space for

11 Appendix D, Official Transcript of Evidence, page 8

12 *ibid*, page 3

13 *ibid*

14 *ibid*, page 7

people to pay their respects in a peaceful and private environment¹⁵

The Committee sought reassurance that public would be granted appropriate access to the commemorative garden and anniversary pond whilst not compromising security of the consulate.¹⁶

- 3.12 DFAT responded that commemorative garden and anniversary pond would be located in a controlled area at the front of the consulate. Prior to entering the garden area, people will need to go through a security screening process at a guard post at the front of the consulate. A pedestrian fence will restrict access to other parts of the site. Toilet facilities will be located in the guard post to enable people to visit the garden area without having to enter the consulate.¹⁷

Evacuation Procedures

- 3.13 Given the current security environment, the Committee were interested to learn what evacuation procedures would be undertaken in the case of an emergency. DFAT informed the Committee that evacuation considerations had been incorporated into the proposed design through the use of alternative evacuation routes from the consulate building. An alternative evacuation route ensures that building occupants are not entirely dependent on a single egress point. DFAT explained that, in the case of the Bali site, the challenge had been to incorporate two evacuation points on an unusually shaped block, which are not on the same perimeter.¹⁸

Energy Conservation Measures

- 3.14 DFAT states in its main submission that, where practicable, the proposed design will comply with the Property Council of Australia Energy Guidelines.¹⁹ The Committee sought more information regarding the energy saving measures of the proposal. DFAT responded that passive measures such as tinted glazing and overhang of eave lines had been incorporated to manage the hot weather. In addition, air-conditioning and

15 Appendix D, Official Transcript of Evidence, page2

16 ibid

17 ibid, page 3

18 ibid, page 7

19 Appendix C, Submission No. 1, paragraph 19.2

lighting management zoning system will ensure effective and efficient use of energy.²⁰ Colonnades on both sides of the building will provide additional protection to the external façade, particularly to the windows.²¹

Codes, Standards and Approvals

Building Approval

- 3.15 In its main submission DFAT states that meetings have been held with the Balinese Provincial Government regarding local statutory authority building approval processes and requirements.²² The Committee wanted to know if the approval process would impact on the project cost or time frame.
- 3.16 DFAT informed the Committee that it anticipated full cooperation from the local government in respect of the approval process. The Governor of Bali provided assistance in identifying and purchasing land for the proposed consulate. Furthermore, DFAT has an Australian architect based in Bali to aid in project delivery. No delays are anticipated for the approval process, which is estimated to take three months.²³

Site Services

- 3.17 In its main submission DFAT states that water supply pressure and quality is yet to be confirmed by the local authority in Bali.²⁴ The Committee sought reassurance that water, electricity and other site services would be provided to Australian standards.²⁵
- 3.18 DFAT assured the Committee that the site has access to mains water supply and mains power. With regard to the mains water supply, it is proposed that water will pass through an on site sand and ultraviolet filtration system to ensure water is portable and usable. Sewerage services will be maintained onsite through a septic system and some water storage capacity has been incorporated into the design as a fire precaution. DFAT added that the proposed consulate will be connected to mains power, and

20 Appendix D, Official Transcript of Evidence, page 8

21 *ibid*, page 9

22 Appendix C, Submission No. 1, paragraph 27.1

23 Appendix D, Official Transcript of Evidence, page 5

24 Appendix C, Submission No. 1, paragraph 17.15

25 Appendix D, Official Transcript of Evidence, page 5

a backup generator will ensure that essential consulate activities are not interrupted in the case of main power supply failure.²⁶

Recommendation 1

The Committee recommends that the proposed construction of new offices for the Australian Consulate-General, Bali, Indonesia, proceed at the estimated cost of \$7.15 million.

Hon Judi Moylan MP
Chair
22 June 2005