

# **Appendix M** – Electronic Building Plant

## Fairmont Port Douglas – RFI Response

**DA Reference :** MCUI 2020\_3711/1

**Item 22 :**

It is noted that the electronic plant and building services are to be sited underground within the basement car park below the flood levels. Demonstrate how this plant is to be protected from storm water inundation and detail whether there are any statutory requirements, standards or requirements by other entities such as Ergon Energy for protection of this plant. Provide supporting documentation from electrical engineers and Ergon that this arrangement is acceptable.

**Response :**

Current proposal is for the electrical plant to be on the Lower Ground level, not the basement level. The lower ground floor level is at 3.01m AHD, and there is a basement carpark a level below at -0.19m AHD. This space is under the Porte Cochere due to the uneven ground level. Note according to the Catchment Flooding & Storm Tide Study by BMT, (their reference R.B24360.001.01.Flood Study & Storm Tide Assessment.docx) the 1% AEP (1 in 100 year) Defined Flood Level is “2.70m AHD with a 2100 storm tide combination”, so the location of the electrical plant is 310mm above this flood level.

Current preferred metering arrangements will mean all of this plant is privately owned by the Client (not Ergon, so not subject to their requirements) and Ergon will only have a HV connection and meters that will be along the frontage on the level above, location TBC in design.

Note: If this was Ergon’s equipment then the requirement is for equipment to be higher than the 1% AEP flood level +300mm, and this can be met with the current proposed arrangement.