



ELECTRICAL DESIGN GROUP

ELECTRICAL BUILDING SERVICES CONSULTANTS

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C3242a - 6 SILVYN STREET, REDCLIFFE

C3242a-0001(F).xls

ELECTRICAL SERVICES CONTRACT DOCUMENT SCHEDULE

REVISION F - 26 FEBRUARY 2025

ISSUING INFORMATION				DATE OF ISSUE							
				DAY	17	24	07	16	17	26	
				MONTH	06	06	08	02	02	02	
				YEAR	24	24	24	25	25	25	
REASON FOR ISSUE					T	T	T	T	T	T	
A = APPROVAL C = CONSTRUCTION N = COORDINATION P = PRELIMINARY T = TENDER											

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DOCUMENTS		REVISION									
C3242a-E01.dwg	LEGEND & SITE PLAN	A	B		C		D				
C3242a-E02.dwg	NOTES	A		B	C		D				
C3242a-E03.dwg	FLOOR PLAN & REFLECTED CEILING PLAN	A	B		C	D					
C3242a-E04.dwg	POWER SCHEMATICS & DETAILS	A			B	C	D				
C3242a-0001.xls	CONTRACT DOCUMENT SCHEDULE	A	B	C	D	E	F				

LEGEND

- ELECTRICAL SERVICES SWITCHBOARD.
- SWITCHBOARD / CONTROL PANEL NOT PROVIDED AS PART OF THE ELECTRICAL SUBCONTRACT.
- SINGLE POWER OUTLET.
- DOUBLE POWER OUTLET.
- SPECIAL PURPOSE POWER OUTLET.
- SIGNAGE CONNECTION.
- SINGLE PHASE ISOLATOR.
- THREE PHASE ISOLATOR.
- ONE-WAY LIGHT SWITCH.
- TWO-WAY LIGHT SWITCH.
- LIGHTING PRESENCE DETECTOR.
- CIRCUIT LINE.
- SWITCH LINE.
- POWER CIRCUIT DESIGNATION. DENOTES DB AND CIRCUIT.
- ELECTRICAL EQUIPMENT AS NOTED.
- RJ45 COMMUNICATIONS OUTLET.
- FUSE.
- SINGLE PHASE.
- THREE PHASE.
- CURRENT TRANSFORMER C/W REMOVABLE LINK.
- COMBINED FUSE SWITCH.
- CIRCUIT BREAKER.
- ISOLATOR.
- RESIDUAL CURRENT DEVICE.
- CONTACTOR - NORMALLY OPEN.
- CONTACTOR - NORMALLY CLOSED.
- NBN NETWORK TERMINATION DEVICE.
- NBN PREMISES CONNECTION DEVICE.
- SINGLE PHASE DIRECT WIRED RETAIL METER.
- THREE PHASE DIRECT WIRED RETAIL METER.
- THREE PHASE CT RETAIL METER.
- EXISTING THREE PHASE RETAIL METER TO BE REMOVED.
- REFER TO DETAIL NOTED FOR THE AREA SHOWN HATCHED. ADDITIONAL OUTLETS & FITTINGS MAY BE SHOWN ON DETAIL.

LEGEND

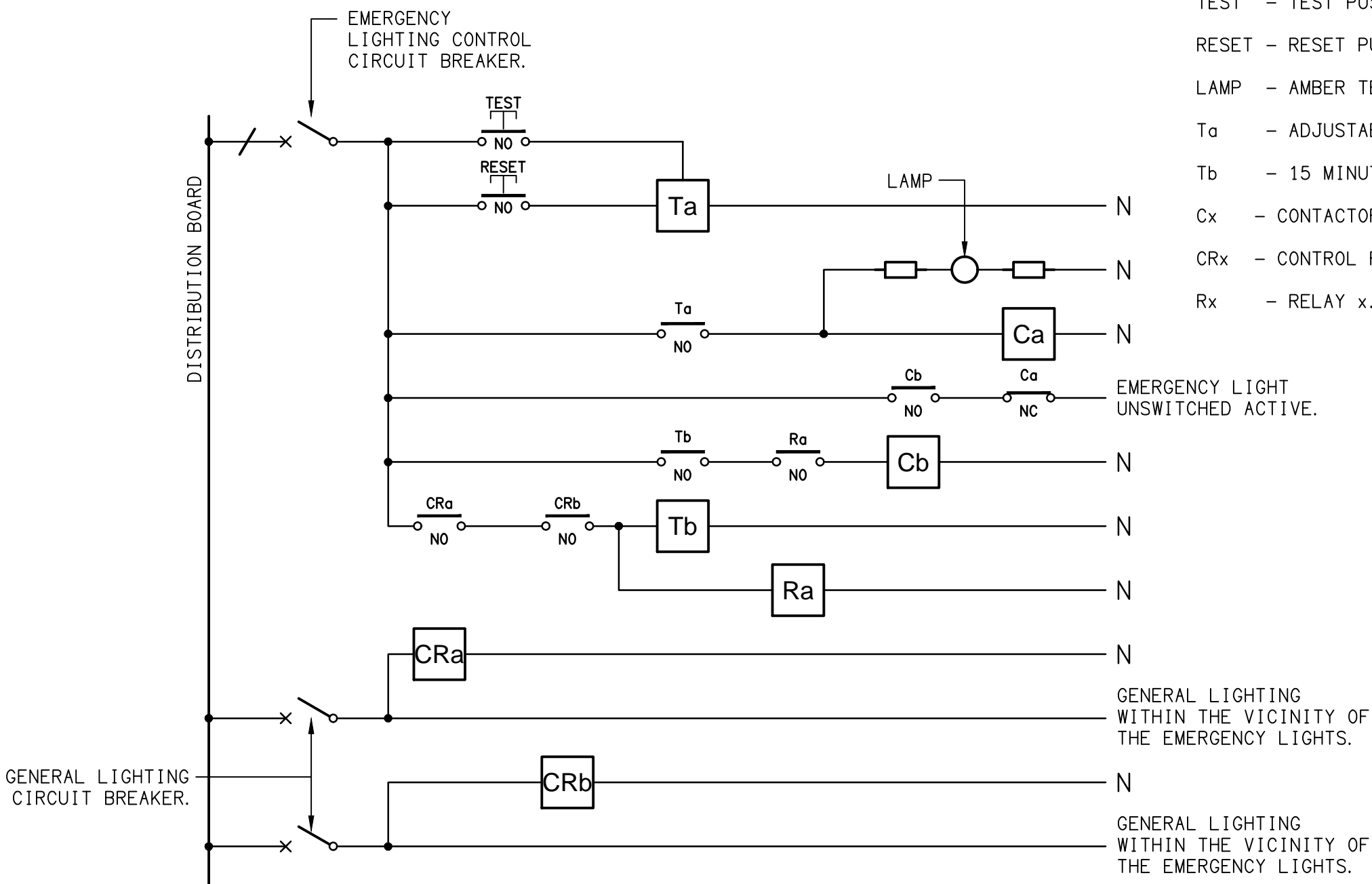
- E1: GENERAL LED EMERGENCY LIGHT.
- EX: EMERGENCY LED EXIT LIGHT.
- Lx: LIGHT FITTING C/W NON-MAINTAINED EMERGENCY BATTERY PACK. TYPE AS NOTED.
- L1: 1200 X 300 T-BAR TROFFER.
- L2: 600 X 600 TROFFER C/W PB RECESSES KIT.
- L3: 600 LONG SURFACE MOUNTED DIFFUSED LED BATTEN C/W INTEGRAL SENSOR.
- L4: 900 LUMEN +/- 15% RECESSED DOWNLIGHT.
- L5: 1400 LUMEN +/- 15% RECESSED DOWNLIGHT.
- L6: ADJUSTABLE 30W +/- 15% FLOOD LIGHT MOUNTED ON THE BUILDING FACADE.
- L7: 30W +/- 15% CARPARK LIGHT MOUNTED ON A 5m POLE C/W LARGE REAR SPILL SHIELD.
- L8: 30W +/- 15% CARPARK LIGHT MOUNTED ON A 5m POLE.

NOTE

ALL ELECTRICAL PENETRATIONS THROUGH THE ROOF SHEETING ARE TO BE IN LINE WITH THE STRUCTURAL OR MECHANICAL SERVICES PENETRATIONS TO AVOID DEDICATED FLASHINGS FOR THE ELECTRICAL SERVICES.

EQUIPMENT:

- TEST - TEST PUSH BUTTON MOUNTED ON THE DISTRIBUTION BOARD ESCUTCHEON.
- RESET - RESET PUSH BUTTON MOUNTED ON THE DISTRIBUTION BOARD ESCUTCHEON.
- LAMP - AMBER TEST INDICATING LAMP MOUNTED ON THE DISTRIBUTION BOARD ESCUTCHEON.
- Ta - ADJUSTABLE 0-3 HOUR TIMED RELAY.
- Tb - 15 MINUTE RUN-ON TIMER TO OPERATE UPON THE RETURN OF MAINS POWER.
- Cx - CONTACTOR x.
- CRx - CONTROL RELAY x.
- Rx - RELAY x.

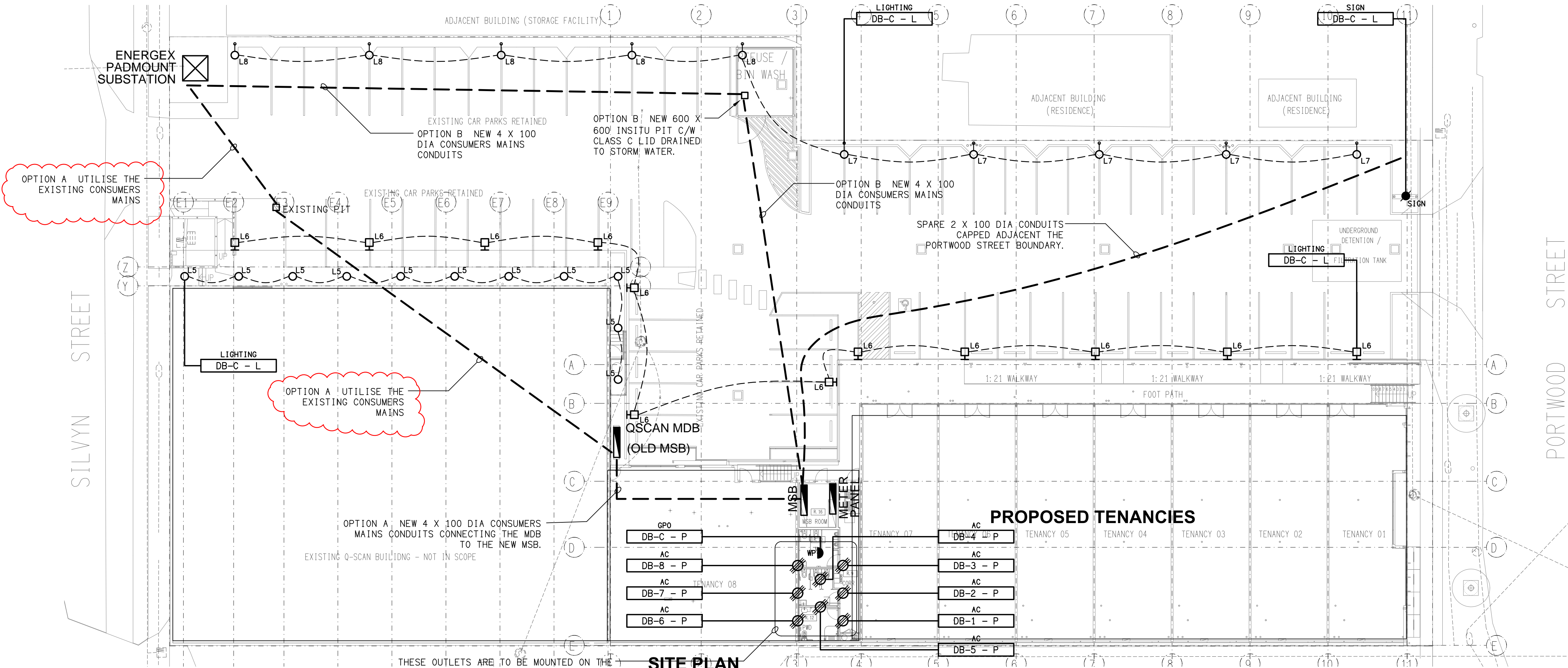


NOTES

1. THE EMERGENCY LIGHT UNSWITCHED ACTIVE / GENERAL LIGHTING SWITCHED ACTIVE CIRCUIT ARRANGEMENT AND CONTROL IS TYPICAL FOR ALL CIRCUITS SUPPLYING EMERGENCY LIGHTS.
2. PROVIDE ADDITIONAL CONTROL RELAYS (CRx) CONFIGURED AS PER CRa AND CRb FOR ALL ADDITIONAL LIGHTING CIRCUITS THAT SUPPLY LIGHTS IN THE VICINITY OF THE EMERGENCY LIGHTS.

SCHEMATIC

EMERGENCY LIGHTING
NOT TO SCALE



SITE PLAN
PROPOSED DEVELOPMENT
SCALE 1:200

ELECTRICAL DESIGN GROUP BRISBANE PTY LTD ACN 092 710 793	THE COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF THE ELECTRICAL DESIGN GROUP.	 ELECTRICAL DESIGN GROUP ELECTRICAL BUILDING SERVICES CONSULTANTS BRISBANE GOLD COAST P.O.Box 15, Sherwood Q.4075 Phone: (07) 3278 4375 Email: brisbane@edg.net.au Web: www.edg.net.au	PROJECT: 6 SILVYN STREET, REDCLIFFE	DRAWING: ELECTRICAL SERVICES LEGEND & SITE PLAN				
	TRADING AS: ELECTRICAL DESIGN GROUP			USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.	SCALE: 1:200 UNO AT A1	PROJECT NO: C3242a	DRAWING NO: E01	REVISION: D
	ALL DIMENSIONS TO BE VERIFIED ONSITE.							

NOTES

1. EXTENT OF WORKS

THE ELECTRICAL SERVICES SUB-CONTRACT IS TO BE UNDERTAKEN AS A DESIGN AND CONSTRUCT CONTRACT WITH THE ELECTRICAL SUB-CONTRACTOR TAKING RESPONSIBILITY FOR ALL ASPECTS OF THE ELECTRICAL SERVICES DESIGN, DOCUMENTATION AND INSTALLATION. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

- DESIGN AND BUILDING APPROVAL CERTIFICATION.
- DESIGN DOCUMENTATION FOR APPROVAL.
- FOR CONSTRUCTION DOCUMENTATION.
- ELECTRICAL AUTHORITY APPLICATIONS, NEGOTIATIONS AND APPROVALS.
- SUPPLY AND INSTALLATION OF ALL COMPONENTS FORMING PART OF THE ELECTRICAL SERVICES.
- INSPECTIONS
- TESTING AND COMMISSIONING.
- MAINTENANCE.
- CABLING, CABLE SUPPORT SYSTEMS AND ACCESS.
- POWER DISTRIBUTION.
- LIGHTING.
- COMMUNICATIONS.
- MODIFICATION, RELOCATION AND EXTENSION AS NECESSARY OF ALL EXISTING SERVICES THAT ARE IMPACTED BY THE WORKS OR REQUIRED TO BE EXTENDED BY THE WORKS.
- REMOVAL OF ALL EXISTING SERVICES MADE REDUNDANT BY THE WORKS.
- AS CONSTRUCTED DOCUMENTS.
- ANY TEMPORARY WORKS REQUIRED TO KEEP Q SCAN OPERATING DURING THE CONSTRUCTION PROCESS.
- ALL MINOR COMPONENTS AND INCIDENTAL WORKS NOT SPECIFICALLY REFERRED TO, HOWEVER NECESSARY TO COMPLETE THE ELECTRICAL SERVICES INSTALLATION SUCH THAT IT IS HANDED OVER COMPLETE, OPERATIONAL AND FIT FOR THE INTENDED USE.

THE CURRENT ELECTRICAL SERVICES DESIGN AND DOCUMENTATION HAS BEEN DEVELOPED TO BE 75% COMPLETE TO ALLOW THE SCOPE TO BE ESTABLISHED AND THE WORKS PRICED AS A DESIGN AND CONSTRUCT ELECTRICAL SUB CONTRACT. THE RESOLUTION OF THE DESIGN AND DOCUMENTATION IS TO BE UNDERTAKEN BY THE ELECTRICAL SERVICES SUB-CONTRACTOR AS PART OF THE WORKS. THIS RESOLUTION INCLUDES THOUGH IS NOT LIMITED TO ESTABLISHING / CONFIRMING AND RESOLVING THE REQUIREMENT OF THE FOLLOWING INCLUDING, SIZES, POSITIONS, CONNECTION TYPES, QUANTITIES ETC:

- HYDRAULIC SERVICES
- ILLUMINATED AND DIGITAL SIGNAGE
- ARCHITECTURE INCLUDING JOINERY
- MECHANICAL SERVICES

PROVIDE THE FOLLOWING SERVICES AS PER THE DEVELOPMENT APPROVAL:

- REMOVE THE EXISTING ENERGEX SERVICES FROM PORTWOOD STREET.
- PROVIDE FIBRE-READY TELECOMMUNICATIONS INFRASTRUCTURE (INTERNAL AND EXTERNAL CONDUIT PATHS) IN ACCORDANCE WITH NBN CO GUIDELINE MDU BUILDING DESIGN GUIDE. PROVIDE RPEQ ENGINEER (ELECTRICAL ENGINEER) CERTIFICATION TO COUNCIL THAT THE ABOVE WORKS AND INFRASTRUCTURE HAS BEEN DONE.
- PROVIDE A CATEGORY 6 OUTLET WITHIN EACH TENANCY FROM THE NETWORK TERMINATION DEVICE (NTD) FOR HIGH SPEED BROADBAND. PROVIDE RPEQ ENGINEER (ELECTRICAL ENGINEER) CERTIFICATION TO COUNCIL THAT THE CATEGORY 6 OUTLET HAS BEEN PROVIDED WITHIN EACH TENANCY.
- PROVIDE RPEQ ENGINEER (ELECTRICAL ENGINEER) CERTIFICATION TO COUNCIL THAT ANY ELECTRICITY CONNECTIONS AND INFRASTRUCTURE MADE REDUNDANT BY THE DEVELOPMENT IS REMOVED AND THE ASSOCIATED LAND REINSTATED.
- PROVIDE EXTERNAL LIGHTING IN ACCORDANCE WITH AS4282:2019 - (CONTROL OF THE OBTUSIVE EFFECTS OF OUTDOOR LIGHTING). PROVIDE RPEQ ENGINEER (ELECTRICAL ENGINEER) CERTIFICATION TO COUNCIL THAT THE EXTERNAL LIGHTING HAS BEEN INSTALLED IN ACCORDANCE WITH AS4282:2019 - (CONTROL OF THE OBTUSIVE EFFECTS OF OUTDOOR LIGHTING).
- PROVIDE LIGHTING IN ALL EXTERNAL PEDESTRIAN AREAS IN ACCORDANCE WITH AS 1158. 3.1 PEDESTRIAN AREA (CATEGORY P) LIGHTING
- PERFORMANCE AND INSTALLATION DESIGN REQUIREMENTS. PROVIDE RPEQ ENGINEER (ELECTRICAL ENGINEER) CERTIFICATION TO COUNCIL THAT THE EXTERNAL LIGHTING HAS BEEN INSTALLED IN ACCORDANCE WITH AS 1158. 3.1 PEDESTRIAN AREA (CATEGORY P) LIGHTING

PRIOR TO COMMENCING WORK CONSULT SITE MANAGEMENT FOR ANY HAZARDOUS MATERIAL AND OR ASBESTOS REGISTERS AS WELL AS UNDERTAKE A THOROUGH INSPECTION OF THE SITE TO IDENTIFY ANY POTENTIAL HAZARDOUS MATERIALS, ASBESTOS AND HEALTH OR SAFETY RISKS. ADVISE THE CONTRACTOR OF ANY POTENTIAL HAZARDOUS MATERIALS, ASBESTOS AND HEALTH OR SAFETY RISKS IF IDENTIFIED AND DO NOT COMMENCE WORK UNTIL AN APPROPRIATE MANAGEMENT PLAN HAS BEEN DEVELOPED AND AGREED TO BY ALL PARTIES.

IDENTIFY ALL EXISTING UNDERGROUND SERVICES WITHIN THE SCOPE OF THE WORKS PRIOR TO UNDERTAKING ANY EXCAVATION. SUPPLY ALL LABOUR, MATERIALS, EQUIPMENT, AND ALL OTHER ITEMS, WHETHER MENTIONED IN DETAIL OR NOT, REQUIRED FOR THE SATISFACTORY COMPLETION OF THE ELECTRICAL SERVICES INSTALLATION, LEAVING IN FULL WORKING ORDER TO THE SATISFACTION OF THE PROJECT MANAGER.

ACCEPT FULL RESPONSIBILITY FOR LIAISING, ARRANGING AND CO-ORDINATION OF ALL WORKS THAT HAVE AN EFFECT ON OR WILL BE AFFECTED BY THE ELECTRICAL SERVICES.

REFER TO THE EQUIPMENT SCHEDULE FOR ADDITIONAL REQUIREMENTS.

ANY INTERRUPTION TO THE POWER SUPPLY TO ANY SERVICES OUTSIDE OF THE AREA OF WORKS MUST BE RESTRICTED TO OUTSIDE OF THE TENANTS OPERATING HOURS AND MUST BE ADVISED TO THE OPERATOR IN WRITING TWO WEEKS PRIOR.

2. WORKMANSHIP

ENSURE THAT THE ELECTRICAL WORK IS PERFORMED BY THE HOLDER OF A CURRENT ELECTRICAL SUB CONTRACTOR LICENSE AND THE SERVICES COVERED BY THE ACMA IS PERFORMED BY THE HOLDER OF THE APPROPRIATE CURRENT ACMA LICENSE. ENSURE THE INSTALLATION AND ALL COMPONENTS, FIXTURES, FITTINGS, OUTLETS AND CABLES ARE SUPPLIED AND INSTALLED TO A HIGH STANDARD THROUGHOUT, AND INSTALLED IN A NEAT AND TRADESMAN LIKE MANNER, TO THE CURRENT INDUSTRY STANDARDS. ENSURE ALL MATERIALS AND COMPONENTS OF A SIMILAR TYPE ARE OF THE SAME MANUFACTURER AND INSTALLED IN A UNIFORM MANNER.

IT IS THE ELECTRICAL SUB CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE INSTALLATION IS FIT FOR PURPOSE AND IS PROVIDED AS A COMPLETE WORKING INSTALLATION. IT IS THE ELECTRICAL SUB CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL COMPONENTS, FITTINGS, FIXTURES, SYSTEMS, PROGRAMMING ETC IRRESPECTIVE OF THE LEVEL DETAILED IN THE DOCUMENTS SUCH THAT THE INSTALLATION IS PROVIDED AS A COMPLETE WORKING INSTALLATION.

CONCEAL ALL WIRING AND CONDUITS. EXPOSED CABLING OR CONDUITS ARE GENERALLY NOT ACCEPTABLE. IT IS NOTED THAT CHASING AND REINSTATEMENT WILL BE REQUIRED. ENSURE ALL COMPONENTS, EQUIPMENT AND MATERIALS SUPPLIED ARE NEW, UNUSED, DESIGNED AND SELECTED TO ENSURE SATISFACTORY OPERATION UNDER VARYING ATMOSPHERIC, CLIMATIC, HUMID TROPICAL CONDITIONS WITHOUT DISTORTION AND DETERIORATION IN ANY PART AFFECTING EFFICIENCY AND RELIABILITY OF THE SYSTEMS. DESIGN AND SELECT ALL EQUIPMENT TO PROVIDE THE NECESSARY SAFETY TO HUMAN LIFE AND PROPERTY DURING OPERATION AND MAINTENANCE WITH PARTICULAR ATTENTION GIVEN TO ELECTRICAL SAFETY AND SEGREGATION PRECAUTIONS.

CHECK THE FINISHED PAINTWORK AROUND THE AREA OF EACH INSTALLATION AND TOUCH UP ALL DAMAGED PARTS AND FINISHES AFTER THE INSTALLATION OF THE ELECTRICAL SERVICES.

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDER'S PROGRAM. ENSURE ALL FINAL LOCATIONS OF OUTLETS AND FITTINGS ARE CO-ORDINATED ONSITE WITH THE ARCHITECT AND ALL OTHER SERVICES, TO THE APPROVAL OF THE PROJECT MANAGER. ALLOW TO CO-ORDINATE THE FINAL LOCATION OF ALL EQUIPMENT, FITTINGS, & OUTLETS, SUCH THAT THEY ARE INSTALLED IN ACCORDANCE WITH THE AS3000 RESTRICTED ZONES, AND ARE NOT COVERED INAPPROPRIATELY.

ENSURE THAT ALL METAL SURFACES ARE SUITABLY PROTECTED AGAINST CORROSION, AND THAT ALL PLASTIC MATERIALS ARE UV STABILISED.

PROVIDE ALL MATERIALS AS NEW, AND OF THE HIGHEST CLASS AVAILABLE FOR THEIR RESPECTIVE TYPES. ENSURE ALL ASPECTS OF THE WORK ARE OF A HIGH STANDARD THROUGHOUT, AND INSTALLED IN A NEAT AND TRADESMAN LIKE MANNER, TO THE CURRENT INDUSTRY STANDARDS.

3. AUTHORITIES

ENSURE ALL OF THE ELECTRICAL SERVICES COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES HAVING JURISDICTION OVER THE SITE INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- ACMA.
- LOCAL COUNCIL.
- LOCAL SUPPLY AUTHORITY.
- STATE GOVERNMENT DEPARTMENT OF ENVIRONMENT AND HERITAGE.
- OLD GOVERNMENT, DIVISION OF WORKPLACE, HEALTH AND SAFETY.
- OLD FIRE AND EMERGENCY SERVICES.

NOTES

4. STANDARDS

IRRESPECTIVE OF INFORMATION CONTAINED IN THE ELECTRICAL SERVICES DOCUMENTS OR IN INSTRUCTIONS, IT IS THE ELECTRICAL SUB CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL ELECTRICAL SERVICES WORKS ARE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOLLOWING. REFER ANY DISCREPANCIES BETWEEN THE REQUIREMENTS OF THE FOLLOWING AND/OR THE ELECTRICAL SERVICES DOCUMENTS AND INSTRUCTIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PLACING OF ORDERS, FABRICATION OR INSTALLATION OF THE ITEMS/METHODS IN DISCREPANCY.

- NCC BUILDING CODE OF AUSTRALIA.
- ELECTRICITY ACT.
- ELECTRICAL SAFETY ACT.
- ENERGEX REQUIREMENTS.
- THE QUEENSLAND ELECTRICITY CONNECTION MANUAL V4 (QECM) AND THE NATIONAL ELECTRICITY METERING STANDARDS (NEM).
- AS/NZS3000.
- AS3008.
- LOCAL BRIGADE.
- WORKPLACE HEALTH AND SAFETY ACT.
- TELECOMMUNICATIONS ACT.
- ACMA REQUIREMENTS.

5. CABLES

UNLESS OTHERWISE SPECIFIED, INSTALL AND TERMINATE CABLES IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS. DETERMINE THE FINAL ROUTES TO SUIT THE BUILDING STRUCTURE AND SITE CONDITIONS. UNLESS NOTED OTHERWISE, PROVIDE ALL 240 VOLT POWER AND LIGHTING WIRING AS 2.5mm² TWIN & EARTH STRANDED COPPER CONDUCTORS, PVC INSULATED 0.6/1kV V75 GRADE TO AS3174, PROTECTED BY A 20 AMP CIRCUIT BREAKER. ALL CONDUIT AND FITTINGS TO BE RIGID UPVC TO AS2053, UNLESS NOTED OTHERWISE.

6. POWER DISTRIBUTION

PROVIDE A NEW MAIN SWITCHBOARD CONTAINING RETAIL METERING FOR THE EXISTING Q-SCAN TENANCY, THE NEW TENANCIES AND THE COMMUNAL SERVICES. PROVIDE THE NEW MSB WITH SPACE AND FACILITIES TO ACCOMMODATE TWO ADDITIONAL 250 AMP METERED SERVICES TWO SINGLE PHASE 80 AMP METERED SERVICES AND TWO THREE PHASE 80 AMP METERED SERVICES.

THE EXISTING 630 AMP PADMOUNT SUBSTATION ENERGEX FUSED SUPPLY IS TO BE UTILISED TO SUPPLY THE DEVELOPMENT. REMOVE ALL EXISTING ENERGEX SERVICES FROM PORTWOOD STREET. ARRANGE FOR THE ENERGEX APPROVAL OF THE MSB SHOP DRAWINGS AND THE CHANGE / INSTALLATION OF ALL RETAIL METERING.

EXTEND OR REPLACE THE EXISTING CONSUMERS MAINS VIA ONE OF THE FOLLOWING OPTIONS:

OPTION A. DISCONNECT THE EXISTING UNDERGROUND CONSUMERS MAINS FROM THE Q-SCAN MDB AND EXTEND THE CONSUMERS MAINS CONDUCTORS WITH QECMV4 CLAUSE 7.6.3.7 COMPLIANT ABOVE GROUND JOINTS TO THE NEW MSB VIA NEW UNDERGROUND CONDUITS. THE EXISTING MAIN SWITCHBOARD IS TO BECOME A MAIN DISTRIBUTION BOARD DESIGNATED Q SCAN MDB.

OPTION B. PROVIDE NEW CONSUMERS MAINS FROM THE SUBSTATION THROUGH A NEW UNDERGROUND CONSUMERS MAINS AND CONDUIT SYSTEM TO THE NEW MSB. DISCONNECT THE EXISTING UNDERGROUND CONSUMERS MAINS CONNECTING THE Q-SCAN MDB TO THE PADMOUNT SUBSTATION AND LEAVE THEM IN PLACE SUCH THAT THEY CAN BE REUSED IN THE FUTURE. PROVIDE THE NEW MSB WITH TEMPERATURE CONTROLLED ANTI CONDENSATION HEATERS WITHIN THE CONSUMERS MAINS CUBICAL. THE EXISTING MAIN SWITCHBOARD IS TO BECOME A MAIN DISTRIBUTION BOARD DESIGNATED Q SCAN MDB.

INSPECT THE INSTALLATION AND CONFIRM WITHIN THE TENDER RESPONSE WHICH OF THE ABOVE OPTIONS WILL BE SELECTED.

THE EXISTING RETAIL METERING, MEN LINK, EARTH STAKE, MAIN SWITCH BOARD DESIGNATIONS AND ENERGEX LABELS ARE TO BE REMOVED ALONG WITH THE EXISTING ASSOCIATED LABELLING UPDATED. ALL OTHER ASPECTS OF THE Q-SCAN MDB ARE TO REMAIN AS IS. PROVIDE A NEW 630 AMP SUBMAIN FROM THE NEW MSB TO THE Q-SCAN MDB.

PROVIDE THE SITE MAIN SWITCHBOARD (MSB) AS FOLLOWS:

- PLINTH MOUNTED MECHANICALLY FIXED TO THE WALL.
- NATIONAL ELECTRICITY MARKET (NEM) COMPLIANT RETAIL METERING.
- PROVIDE A COPY OF THE ENERGEX APPROVAL OF THE MSB.
- IP44 FORM 2b1.
- 1P56 FORM 4a1h
- 316 STAINLESS STEEL OR ALUMINIUM ENCLOSURE, DOORS AND ESCUTCHEONS.
- POWDER COATED LIGHT GREY ENCLOSURE AND DOORS.
- POWDER COATED GLOSS WHITE ESCUTCHEONS.
- THE MSB DOES NOT REQUIRE DOORS.
- LIFT OFF HINGES ON ALL PANELS AND ESCUTCHEONS.
- 1/4 TURN LATCHES AND D HANDLES ON ALL PANELS ESCUTCHEONS.
- ALL SWITCHGEAR TO BE SCHNEIDER OR NHP/ TERASAKI.
- PROVIDE SHOP DRAWINGS FOR APPROVAL.
- ALL COMPONENTS ARE TO BE LABELLED WITH NON-STICK LABELS.

THE MSB IS TO CONTAIN SPACE FOR TWO THREE PHASE CIRCUIT BREAKERS AND 12 SPARE DIN RAIL POLES FOR THE FUTURE CONNECTION SOLAR / BATTERIES AS PER J905 OF THE NCC BCA 2022. THE SPARE CIRCUIT BREAKER, ENERGY MONITORING EQUIPMENT AND DIN RAIL SPACES ARE TO BE LABELLED (RESERVED FOR SOLAR / BATTERIES).

PROVIDE EACH OF THE TENANCIES WITH A DISTRIBUTION BOARD AS FOLLOWS:

- A 3 PHASE RETAIL METERED 80 AMP SUPPLY FROM THE MSB. - WALL MOUNTED.
- IP44 FORM 2b1.
- LIGHT GREY ENCLOSURE WHITE ESCUTCHEON.
- 3 POINT LOCKABLE DOOR HANDLE.
- LIFT OFF HINGES ON THE DOOR AND ESCUTCHEON.
- 1/4 TURN LATCHES AND D HANDLES ON THE ESCUTCHEON.
- ALL SWITCHGEAR TO BE SCHNEIDER OR NHP/ TERASAKI.
- AS2293 TEST FACILITY.
- SURGE PROTECTION.
- PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 48 POLE 250 AMP THREE PHASE VERTICAL DIN STYLE CHASSIS.
- ALL COMPONENTS ARE TO BE LABELLED WITH NON-STICK LABELS.
- A SINGLE PHASE RCBO CIRCUIT BREAKER TO SUPPLY THE TENANCY LIGHTING.
- A SINGLE PHASE RCBO CIRCUIT BREAKER TO SUPPLY A DOUBLE GPO ADJACENT THE TENANCY NTD.
- A SINGLE PHASE RCBO CIRCUIT BREAKER TO SUPPLY THE TENANCY FAN COIL UNITS.
- A THREE PHASE CIRCUIT BREAKER TO SUPPLY THE ROOF MOUNTED TENANCY MECHANICAL SERVICES.
- A FULL WIDTH SPARE DIN RAIL FOR USE AS PART OF THE TENANCY FITOUT.

PROVIDE A COMMUNITY DISTRIBUTION BOARD (DB-C) LOCATED IN THE NEW MAIN SWITCHROOM AS FOLLOWS:

- A 1 PHASE RETAIL METERED 80 AMP SUPPLY FROM THE MSB. - WALL MOUNTED.
- IP44 FORM 2b1.
- LIGHT GREY ENCLOSURE WHITE ESCUTCHEON.
- 3 POINT LOCKABLE DOOR HANDLE.
- LIFT OFF HINGES ON THE DOOR AND ESCUTCHEON.
- 1/4 TURN LATCHES AND D HANDLES ON THE ESCUTCHEON.
- ALL SWITCHGEAR TO BE SCHNEIDER OR NHP/ TERASAKI.
- AS2293 TEST FACILITY.
- SURGE PROTECTION.
- PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 30 POLE 250 AMP THREE PHASE VERTICAL DIN STYLE CHASSIS.
- ALL COMPONENTS ARE TO BE LABELLED WITH NON-STICK LABELS.
- CIRCUIT BREAKERS AND CONTROLS AS REQUIRED FOR THE COMMUNITY SERVICES.

ENSURE ALL THREE PHASE CIRCUITS ARE PROVIDED WITH CORRECT PHASE ROTATION.

ENSURE ALL OUTLETS AND ISOLATORS ARE POSITIONED SUCH THAT THEY ARE NOT COVERED BY THE EQUIPMENT. THE FINAL POSITION OF ALL OUTLETS AND ISOLATORS ARE TO BE CONFIRMED ON SITE BY THE TENANTS REPRESENTATIVE.

NOTES

6. POWER (CONTINUED)

THE POWER DISTRIBUTION COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- POWER DISTRIBUTION.
- RETAIL METERING.
- EXTENSION OF THE CONSUMERS MAINS.
- MAIN SWITCHBOARD.
- MODIFICATION OF THE EXISTING MAIN SWITCHBOARD TO BECOME A MAIN DISTRIBUTION BOARD FOR THE Q-SCAN TENANCY.
- SUBMAINS.
- COMMUNITY DISTRIBUTION BOARD DB-C.
- TENANCY DISTRIBUTION BOARD DB-1 THROUGH TO DB-8.
- UPDATE THE MDB LABELLING.
- CABLE ACCESS WAYS.
- CIRCUITS.
- ISOLATORS AND OUTLETS.
- TESTING AND COMMISSIONING.

7. LIGHTING

THE EXISTING EXTERNAL LIGHTING IS TO BE REMOVED AND REPLACED WITH NEW EXTERNAL LIGHTING SUPPLIED FROM THE COMMUNITY DISTRIBUTION BOARD DB-C. ALL EXTERNAL LIGHTING IS TO BE CONTROLLED BY AN ADJUSTABLE PE CELL TO TURN ON 30MIN PRIOR TO DUCK AND OFF AT DAWN.

ALL OF THE LIGHT FITTINGS, LAMPS AND ACCESSORIES ARE TO BE PROVIDED AS PART OF THIS CONTRACT. THE LIGHTING COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- LIGHTING.
- LIGHT FITTINGS AND ACCESSORIES.
- EMERGENCY AND EXIT LIGHTING.
- EARTHING OF THE LIGHTING INSTALLATION.
- LIGHTING CONTROL.
- LIGHTING SUBCIRCUITS.
- TESTING AND COMMISSIONING.

ALL LIGHT SOURCES ARE TO BE SOLID STATE WITH AN AVERAGE LIFE OF 50,000 HOURS AND A MANUFACTURERS WARRANTY OF 5 YEARS. DO NOT SUPPLY MORE THAN 25 DRIVERS FROM A SINGLE CIRCUIT.

PROVIDE DB-C AND EACH TENANCY DISTRIBUTION BOARD EACH WITH A STANDALONE SINGLE POINT EMERGENCY LIGHTING SYSTEM THAT COMPLIES WITH THE LATEST ISSUE OF ALL PARTS AS2293 AND THE RELEVANT PARTS OF THE NCC BCA. INSTALL EMERGENCY LIGHT FITTINGS NOMINATED AS MAINTAINED WITH THE LAMP PERMANENTLY ON SUPPLIED VIA AN UNSWITCHED ACTIVE MAINS SUPPLY WHEN THE MAINS SUPPLY IS AVAILABLE. WHEN THE MAINS SUPPLY IS NOT AVAILABLE, THE LAMP IS TO REMAIN ON SUPPLIED BY THE EMERGENCY PACK. SINGLE LAMP MAINTAINED EMERGENCY LIGHTS ARE NOT SWITCHED WITH THE LOCAL GENERAL AREA LIGHTING. (THE LAMP IS ALWAYS ON.)

INSTALL EMERGENCY LIGHT FITTINGS NOMINATED AS NON-MAINTAINED AS FOLLOWS:

- IF THE FITTING IS NOT BEING SWITCHED, THE LAMP IS TO REMAIN OFF WHEN THE MAINS SUPPLY IS AVAILABLE. WHEN THE MAINS SUPPLY IS NOT AVAILABLE THE LAMP IS TO BE SWITCHED ON SUPPLIED BY THE EMERGENCY PACK. UNSWITCHED SINGLE LAMP NON-MAINTAINED EMERGENCY LIGHTS ARE NOT SWITCHED WITH THE LOCAL GENERAL AREA LIGHTING. (THE LAMP IS ON ONLY WHEN THE MAINS SUPPLY IS NOT AVAILABLE.)
- IF THE FITTING IS BEING SWITCHED, THE LAMP IS TO BE SUPPLIED AND CONTROLLED WITH THE LOCAL GENERAL AREA LIGHTING WHEN THE MAINS SUPPLY IS AVAILABLE. WHEN THE MAINS SUPPLY IS NOT AVAILABLE THE LAMP IS TO BE SWITCHED ON, SUPPLIED BY THE EMERGENCY PACK. (THE LAMP IS ON WHEN TURNED ON WITH THE LOCAL GENERAL LIGHTING OR THE MAIN SUPPLY IS NOT AVAILABLE.)

INSTALL EMERGENCY LIGHTS SUCH THAT THE STATUS INDICATOR L.E.D. IS CLEARLY VISIBLE AND THE TEST BUTTONS ARE READILY ACCESSIBLE. LABEL EACH CIRCUIT BREAKER WHICH CONTROLS THE UNSWITCHED ACTIVE TO EXIT LIGHTS WITH A LABEL FIXED ADJACENT; ENGRAVED PLASTIC LAMINATE, GREEN BACKGROUND WITH WHITE CHARACTERS: -

WARNING
INTERRUPTING SUPPLY WILL DISCHARGE
EMERGENCY LIGHTING BATTERIES

PROVIDE WRITTEN EVIDENCE OF THE INITIAL COMMISSIONING AND TESTING AND TESTING FOR THE DURATION OF THE MAINTENANCE PERIOD IN ACCORDANCE WITH AS 2293.2.

THIS EVIDENCE IS TO BE IN THE FORM OF A LOG BOOK SIMILAR TO THE GENERAL LIGHTING SERVICE PTY LTD "EMERGENCY LIGHTING MAINTENANCE LOG BOOK AND MANUAL" WHICH IS TO BE PROVIDED BY THE ELECTRICAL SUB-CONTRACTOR AND HAVE ALL ENTRIES FULLY COMPLETED AND BE PRESENTED FOR INSPECTION AT PRACTICAL COMPLETION. THE LOG BOOK IS TO BE RETAINED BY THE ELECTRICAL SUB-CONTRACTOR FOR THE DURATION OF THE MAINTENANCE PERIOD, AND THE SIX-MONTHLY TEST AND MAINTENANCE RESULTS ENTERED. THE LOG BOOK IS TO BE PRESENTED FOR APPROVAL AT FINAL COMPLETION (EXPIRY OF THE MAINTENANCE PERIOD) AND WILL BE FORWARDED TO THE OPERATOR FOR THEIR USE.

PROVIDE MAINTENANCE OF THE EMERGENCY AND EXIT LIGHTING INSTALLATION INCLUDING RECORDS IN ACCORDANCE WITH THE LATEST ISSUE OF ALL PARTS AS2293 AND THE RELEVANT PARTS OF THE NCC BCA. PROVIDE THE EMERGENCY LIGHTING SYSTEM WITH A SUPPLY SENSING AND TESTING FACILITY IN ACCORDANCE WITH AS 2293.1.

8. COMMUNICATIONS CABLING

THE EXISTING TELECOMMUNICATIONS SERVICE TO Q-SCAN IS TO REMAIN AS IS. THE EXISTING TELECOMMUNICATIONS SERVICES FROM PORTWOOD STREET ARE TO BE REMOVED. PROVIDE A NEW NBN COMPLIANT UNDERGROUND NBN SERVICE FROM PORTWOOD STREET TO A NEW NBN COMPLIANT PCO AND CONCEALED NBN COMPLIANT DROP CONDUITS TO A NTD IN EACH TENANCY. PROVIDE A CAT 6 RJ45 OUTLET ADJACENT EACH TENANCY NTD CABLED TO A SECOND CAT 6 RJ45 OUTLET WITHIN THE SAME TENANCY AT LEAST 6M FROM THE NTD VIA A CONCEALED CAT 6 UTP CABLE.

THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- REMOVAL OF THE EXISTING TELECOMMUNICATIONS SERVICES FROM PORTWOOD STREET.
- NEW UNDERGROUND NBN SERVICE FROM PORTWOOD STREET TO EACH OF THE NEW TENANCIES.
- CAT 6 COMMUNICATIONS OUTLETS AND CABLING.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

9. ABBREVIATIONS

- A - AMP CURRENT RATING
- AB - MOUNT ABOVE BENCH.
- AFFL - ABOVE FINISHED FLOOR LEVEL.
- BB - MOUNT BELOW BENCH.
- CEIL - MOUNT ON CEILING.
- C/W - COMPLETE WITH.
- MCB - MINIATURE CIRCUIT BREAKER.
- MCOB - MOULDED CASE CIRCUIT BREAKER.
- MSB - MAIN SWITCHBOARD.
- N - NEON / LED INDICATOR WHEN ON.
- NTS - NOT TO SCALE.
- QDC - QUEENSLAND DEVELOPMENT CODE.
- RCBO - CIRCUIT BREAKER C/W AN INTEGRAL 30ma RESIDUAL CURRENT DEVICE.
- RCD - CIRCUIT PROTECTED VIA A 30ma RESIDUAL CURRENT DEVICE.
- UNO - UNLESS NOTED OTHERWISE.
- WP - WEATHERPROOF TO IP56 UNO.
- 500 - NUMBER DENOTES MOUNTING HEIGHT AFFL.

D	TENDER	26/02/2025
REV:	DESCRIPTION:	DATE:
DRAWING: ELECTRICAL SERVICES NOTES		
SCALE: NOT TO SCALE AT A1	PROJECT NO: C3242a	DRAWING NO: E02
	REVISION: D	

ELECTRICAL DESIGN GROUP BRISBANE
PTY LTD
ACN 092 710 793

TRADING AS:
ELECTRICAL DESIGN GROUP

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IN PREFERENCE TO SCALE.

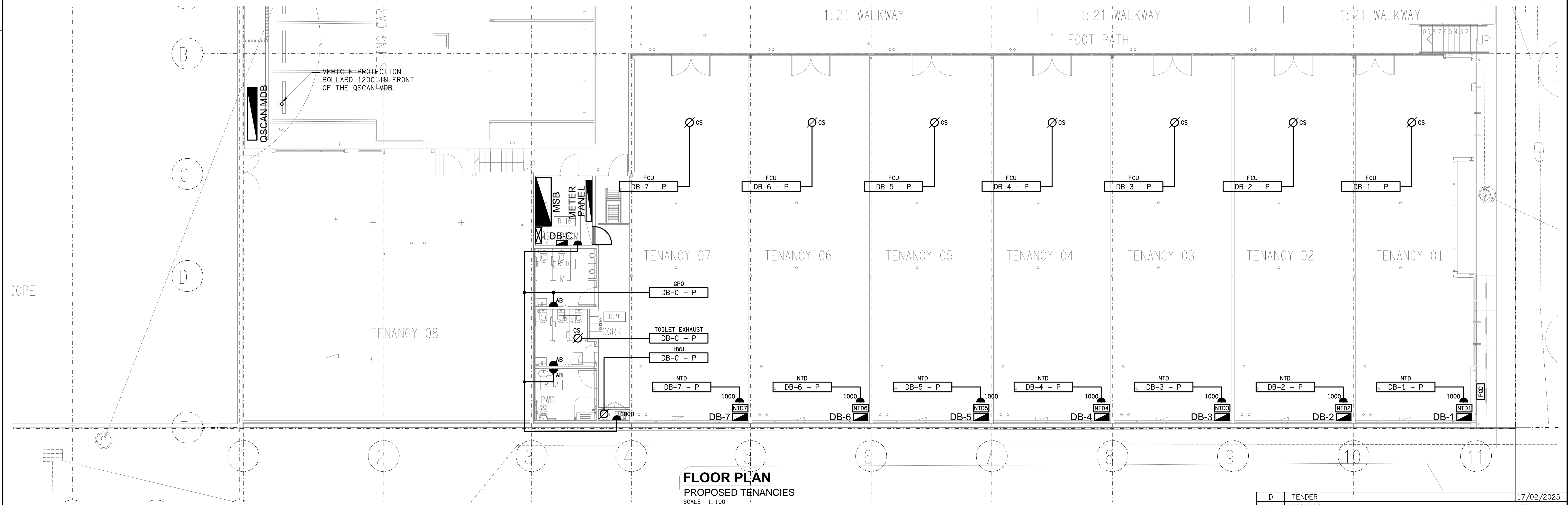
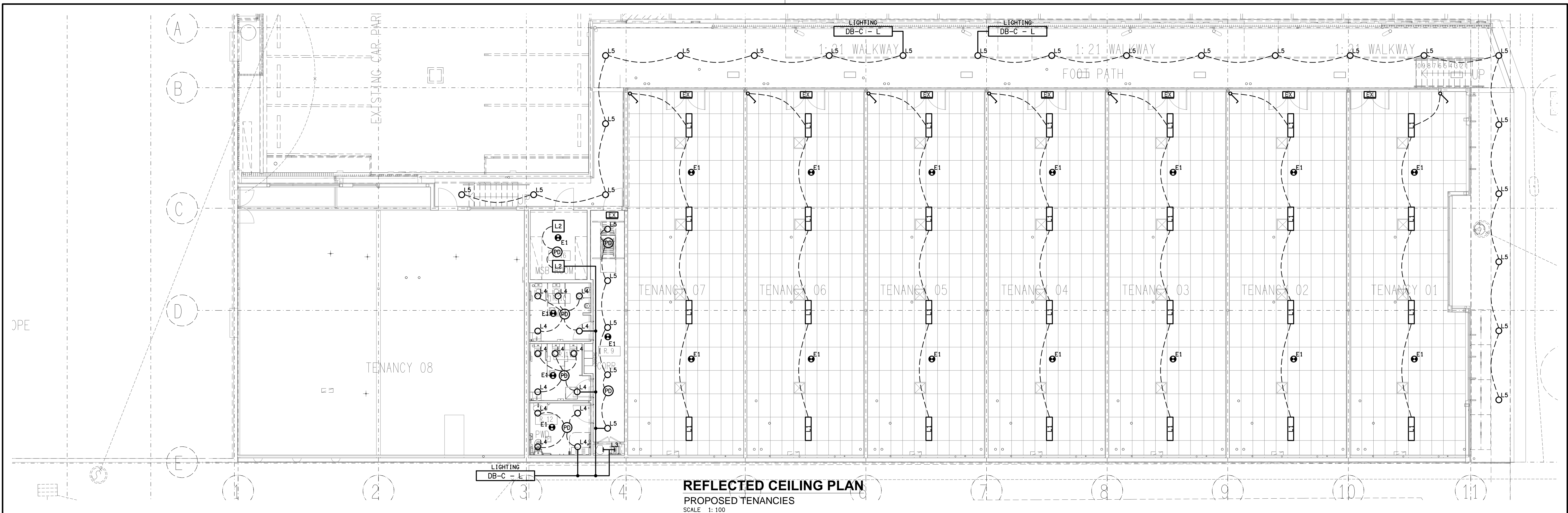
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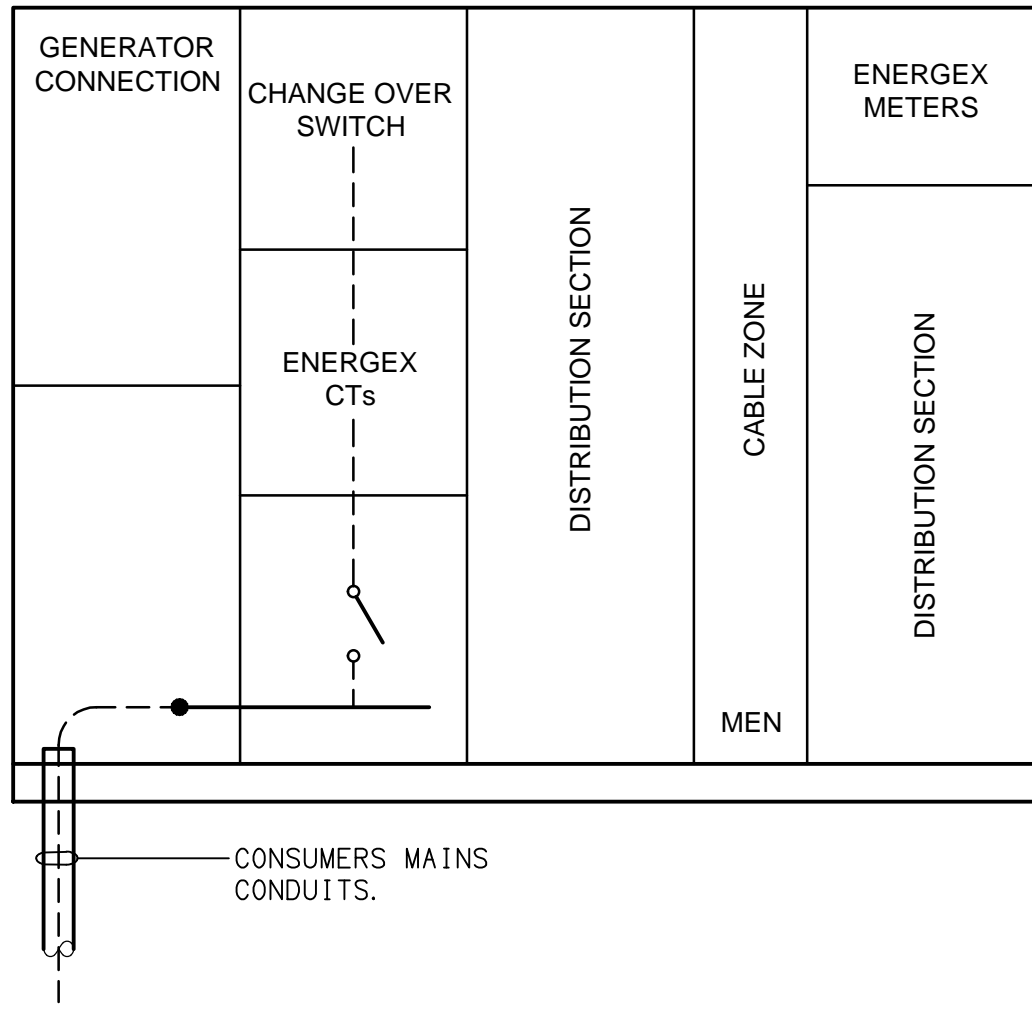


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ELECTRICAL BUILDING SERVICES CONSULTANTS
BRISBANE GOLD COAST

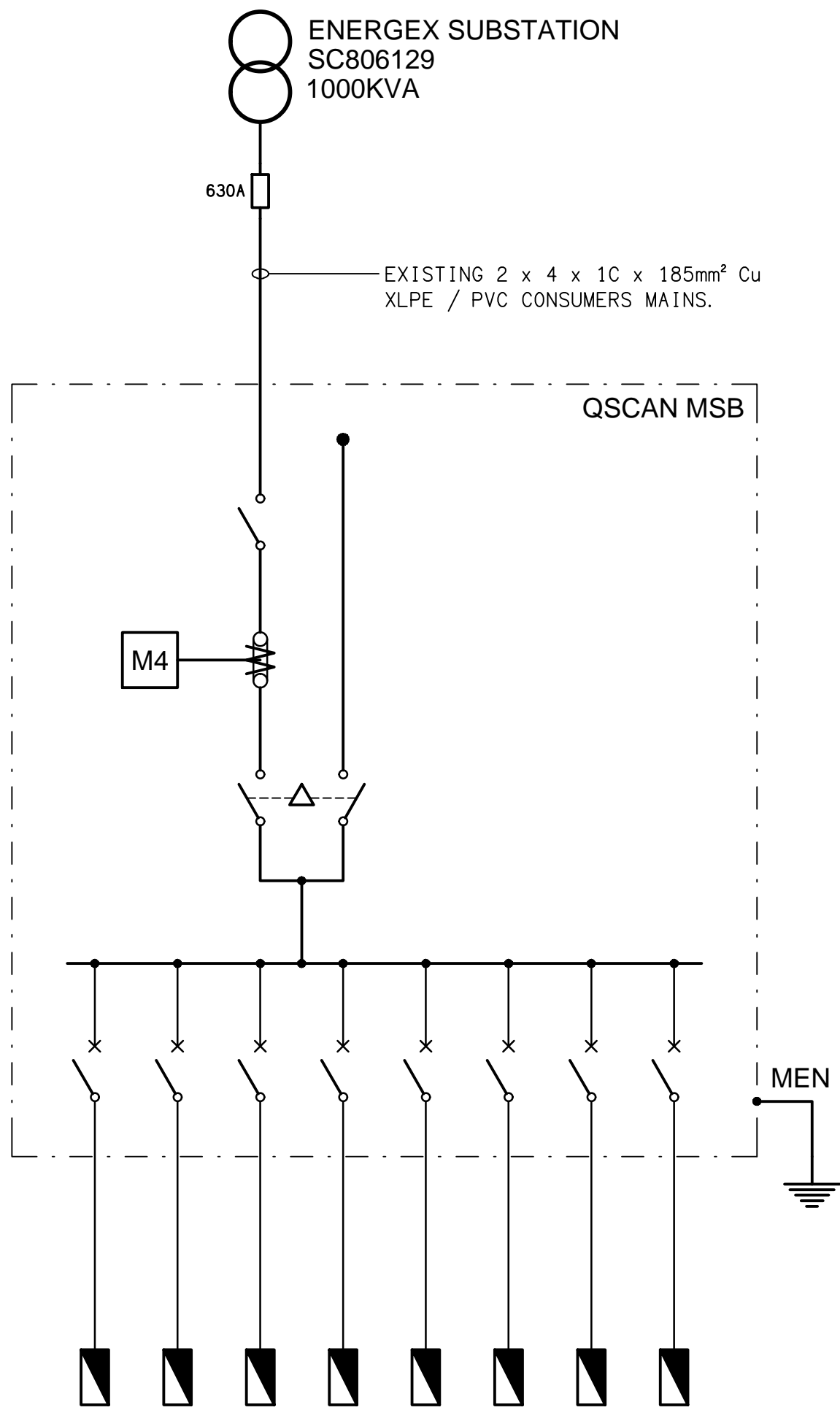
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PROJECT:
6 SILVYN STREET, REDCLIFFE

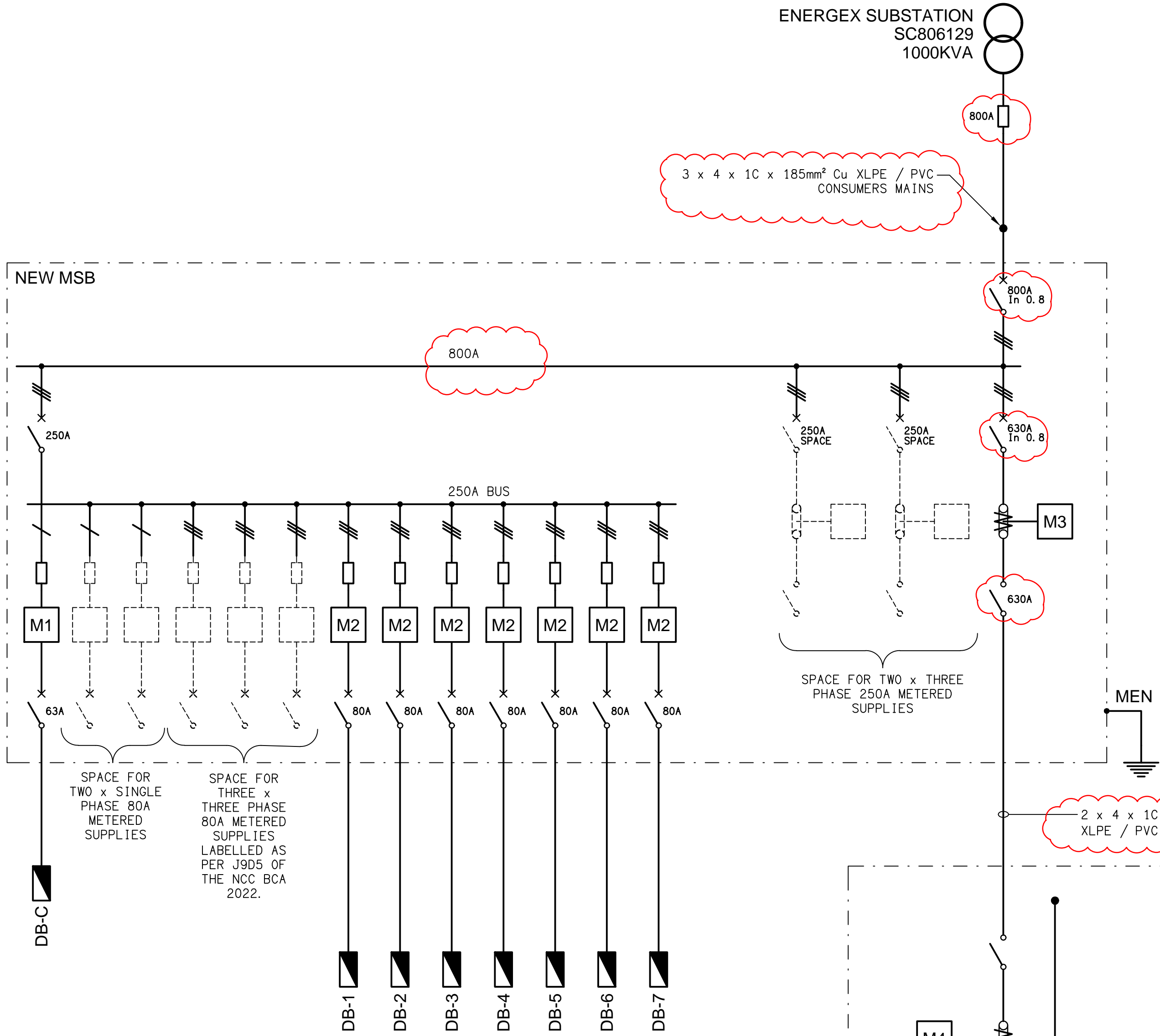




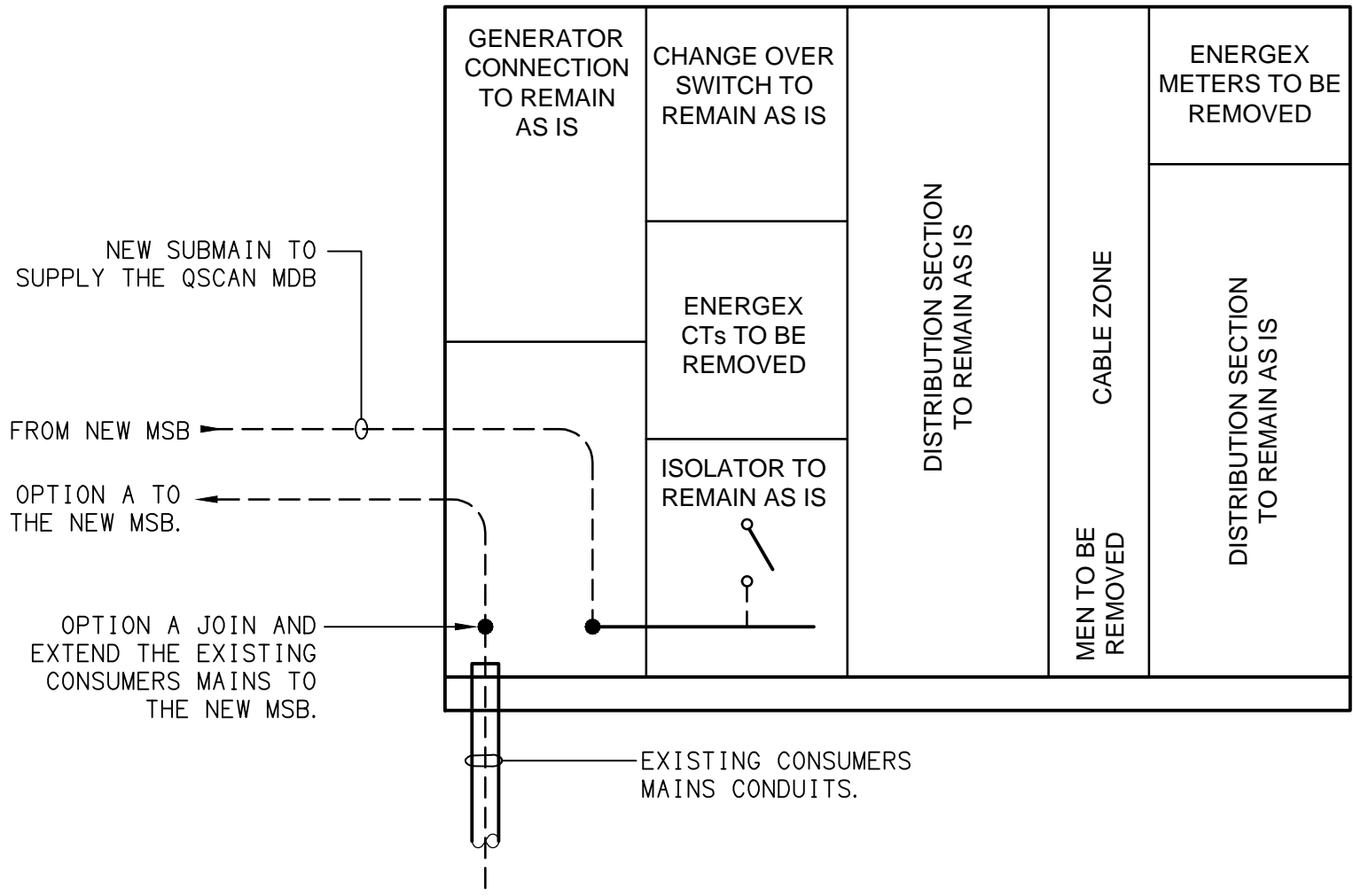
EXISTING DETAIL
QSCAN MSB ELEVATION
NOT TO SCALE



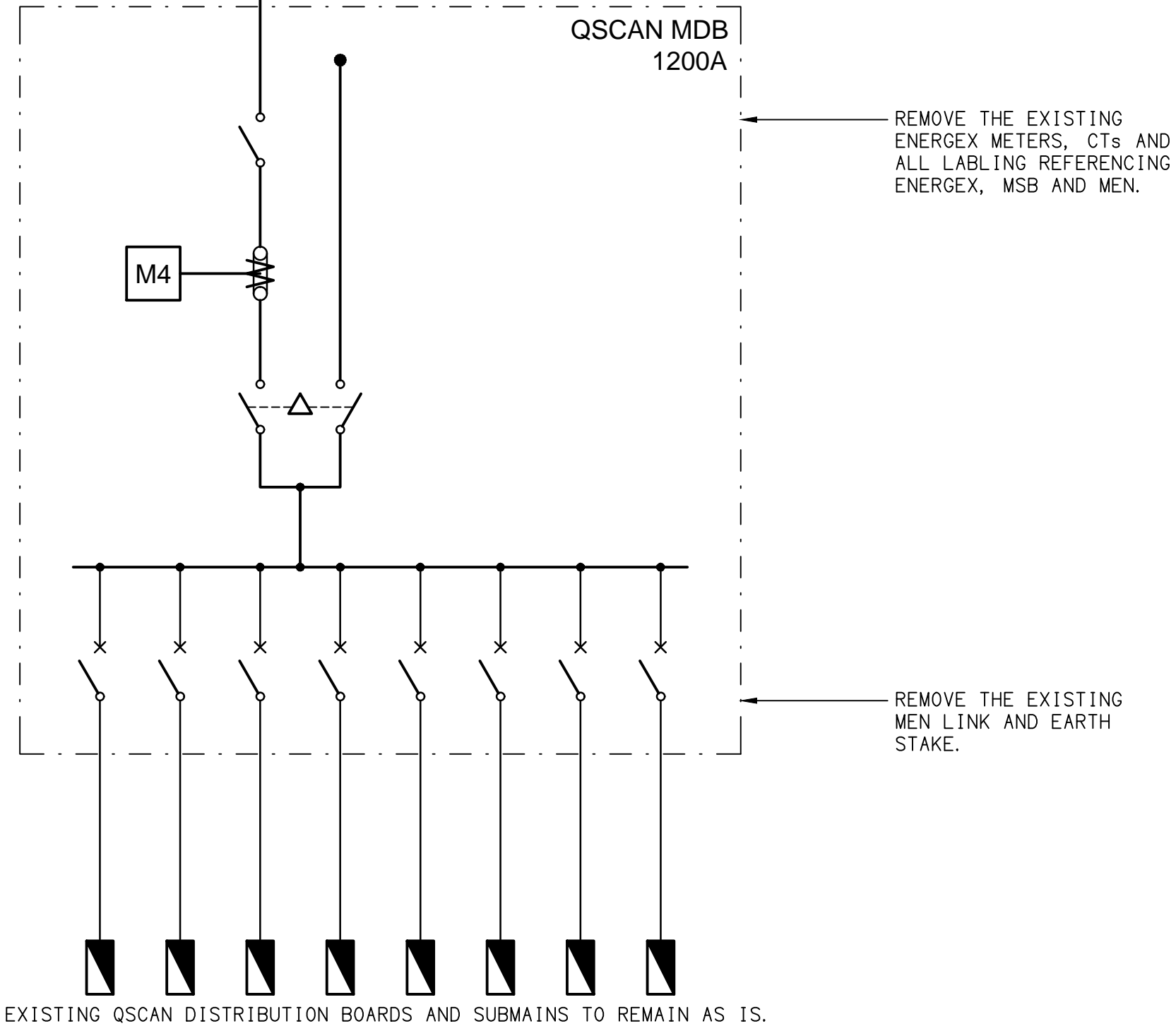
EXISTING SCHEMATIC
QSCAN MSB POWER CONFIGURATION
NOT TO SCALE



PROPOSED SCHEMATIC
NEW MSB & QSCAN MDB POWER CONFIGURATION
NOT TO SCALE



PROPOSED DETAIL
QSCAN MDB ELEVATION
NOT TO SCALE



REMOVE THE EXISTING
ENERGEX METERS, CTs AND
ALL LABLING REFERENCING
ENERGEX, MSB AND MEN.

REMOVE THE EXISTING
MEN LINK AND EARTH
STAKE.

EXISTING QSCAN DISTRIBUTION BOARDS AND SUBMAINS TO REMAIN AS IS.