NOTES

1. EXTENT OF WORKS

THE ELECTRICAL SERVICES SUB-CONTRACT INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
- SUPPLY AND INSTALLATION OF ALL COMPONENTS FORMING PART OF THE ELECTRICAL SERVICES.
- CO-ORDINATION.
- INSPECTIONS.
- TESTING AND COMMISSIONING.
- MAINTENANCE.
- AS BUILT DRAWINGS.
- OPERATION AND MAINTENANCE MANUAL.
- CABLING, CABLE SUPPORT SYSTEMS AND ACCESS.
- POWER DISTRIBUTION.
- LIGHTING.
- COMMUNICATIONS CABLING.
- SECURITY.
- CCTV.
- PA SYSTEM.
- 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.

ALL OF THE EXISTING ELECTRICAL SERVICES ARE TO BE REMOVED INCLUDING ANY EXISTING ELECTRICAL SERVICES WITHIN THE AREA OF THE EXISTING SITE THAT IS TO BE RESUMED INTO THE ROAD RESERVE.

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.

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 LIASING, ARRANGING AND CO-ORDINATION OF ALL WORKS THAT HAVE AN EFFECT ON OR WILL BE AFFECTED BY THE ELECTRICAL SERVICES.

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.

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.
- AS/NZS3000.
- AS3008.
- LOCAL BRIGADE.
- WORKPLACE HEALTH AND SAFETY ACT.
- TELECOMMUNICATIONS ACT.
- ACMA REQUIREMENTS.

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.
- ENERGEX.
- STATE GOVERNMENT DEPARTMENT OF ENVIRONMENT AND HERITAGE.
- QLD GOVERNMENT, DIVISION OF WORKPLACE, HEALTH AND SAFETY.
- QLD FIRE AND EMERGENCY SERVICES.

4. 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.

NOTES

5. POWER DISTRIBUTION

THE POWER SUPPLY SCOPE IS YET TO BE RESOLVED.

PROVIDE DISTRIBUTION BOARD DB-A AS FOLLOWS:
- WALL MOUNTED.
- IP44 FORM 1.
- LIGHT GREY ENCLOSURE WHITE ESCUTCHEON.
- 3 POINT 92268 KEY LOCKABLE FLUSH HANDLES ON ALL DOORS.
- LIFT OFF HINGES ON ALL DOORS AND ESCUTCHEONS.
- 1/4 TURN LATCHES AND D HANDLES ON ALL ESCUTCHEONS.
- ALL SWITCHGEAR TO BE SCHNEIDER OR NHP/ TERASAKI.
- PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 25% SPARE POLES AT PRACTICAL COMPLETION.
- ALL COMPONENTS ARE TO BE LABELLED WITH NON-STICK LABELS.

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 POWER DISTRIBUTION COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
- POWER DISTRIBUTION.
- MAIN SWITCHBOARD MODIFICATIONS.
- SUBMAINS.
- DISTRIBUTION BOARD DB-A.
- CABLE ACCESS WAYS.
- CIRCUITS.
- ISOLATORS AND OUTLETS.
- TESTING AND COMMISSIONING.
- THERMOSCAN THE DISTRIBUTION BOARD ONE WEEK AFTER PRACTICAL COMPLETION. PROVIDE A CHART RECORDING OF THE MAINS CURRENT, VOLTAGE, FREQUENCY FOR THE FIRST 14 DAYS FOLLOWING PRACTICAL COMPLETION AND SUBMIT THE THERMOSCAN CHART RECORDING AND FOR APPROVAL.

6. LIGHTING

THE LIGHTING COMPONENT OF THE ELECTRICAL SERVICES SUB-CONTRACT INCLUDES ALL OF THE INTERNAL AND EXTERNAL LIGHT FITTINGS, LAMPS AND ACCESSORIES. PROVIDE ALL NECESSARY ACCESSORIES TO FACILITATE THE COMPLETE LIGHTING INSTALLATION. THE LIGHTING COMPONENT OF THE ELECTRICAL SERVICES SUB-CONTRACT INCLUDES THOUGH IT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
- INTERNAL LIGHTING.
- EMERGENCY AND EXIT LIGHTING.
- EARTHING OF THE LIGHTING INSTALLATION.
- LIGHTING CONTROL.
- LIGHTING SUBCIRCUITS.
- TESTING AND COMMISSIONING.
- ALL EXISTING LIGHTING THAT REMAINS IS TO BE RECONNECTED.

PROVIDE A 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.)

7. TELECOMMUNICATIONS SERVICE

THE COMMUNICATIONS SCOPE IS YET TO BE RESOLVED.

THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES THE PROVISION OF A NEW COMMUNICATIONS RACK CR-A. ALL OF THE NEW COMMUNICATIONS OUTLETS ARE TO BE SUPPLIED FROM PATCH PANELS IN THE NEW COMMUNICATIONS RACK CR-A.

PROVIDE THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT AS A COMMSCOPE OR MOLEX CAT 6 INSTALLATION WITH A 15 YEAR MANUFACTURERS PERFORMANCE WARRANTY.

PROVIDE A 12 CORE OM4 CABLE FROM A NEW FOBOT IN THE EXISTING ADMINISTRATION BUILDING RACK CR-E TO A NEW FOBOT IN CR-A.

THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
- COMMUNICATIONS RACK CR-A.
- FOBOTS IN CR-E AND CR-A.
- FIBRE CABLE.
- CAT 6 COMMUNICATIONS OUTLETS AND CABLING.
- CAT 6 PATCH PANELS.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

ALL COMMUNICATIONS CABLE THAT RUNS UNDERGROUND IS TO BE GEL FILLED.

8. SECURITY

THE SECURITY SCOPE IS YET TO BE RESOLVED.

THE SECURITY COMPONENT OF THIS CONTRACT INCLUDES THE PROVISION OF ?? A NEW SECURITY SYSTEM OR AN EXTENSION OF THE EXISTING CLUB HOUSE SYSTEM??

THE SECURITY COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
- INTRUDER DETECTORS.
- ARMING / DISARMING KEY PAD.
- PIEZO SIREN.
- SATELLITE STROBE SIREN.
- CABLING.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

ALL SECURITY CABLE THAT RUNS UNDERGROUND IS TO BE GEL FILLED.

NOTES

9. CCTV

THE CCTV SCOPE IS YET TO BE RESOLVED. SYSTEM??? CAMERAS???

THE CCTV COMPONENT OF THIS CONTRACT INCLUDES THE PROVISION OF CAT 6 CABLING RUN TO A DEDICATED CCTV PATCH PANEL IN THE A NEW COMMUNICATIONS RACK CR-A. PROVIDE THE CCTV CABLING AS PER THE SAME BRAND USED FOR THE COMMUNICATIONS CABLING INCLUDING A 15 YEAR MANUFACTURERS PERFORMANCE WARRANTY. THE CCTV CAT 6 CABLE IS TO BE A DIFFERENT COLOUR TO THE COMMUNICATIONS CAT 6 CABLE.

THE CCTV COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
- CAT 6 COMMUNICATIONS OUTLETS AND CABLING.
- CAT 6 PATCH PANELS.
- SYSTEM???
- CAMERAS???
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

ALL CCTV CABLE THAT RUNS UNDERGROUND IS TO BE GEL FILLED.

10. PA

THE PA SYSTEM SCOPE IS YET TO BE RESOLVED. INPUTS?

THE PA SYSTEM COMPONENT OF THIS CONTRACT INCLUDES THE PROVISION OF A NEW HORN SPEAKERS RUN TO A MIXER AMPLIFIER MOUNTED IN CR-A. THE PA SYSTEM COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:
- AMPLIFIER.
- HORN SPEAKERS
- CABLING.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

ALL PA SYSTEM CABLE THAT RUNS UNDERGROUND IS TO BE GEL FILLED.

11. ABBREVIATIONS

A	-	AMP CURRENT RATING
AB	-	MOUNT ABOVE BENCH.
AFFL	-	ABOVE FINISHED FLOOR LEVEL.
BB	-	MOUNT BELOW BENCH.
BH	-	MOUNT ON BULKHEAD.
CEIL	-	MOUNT ON CEILING.
CS	-	MOUNT WITHIN CEILING SPACE.
C/W	-	COMPLETE WITH.
DW	-	DISHWASHER.
HWS	-	HOT WATER SYSTEM.
MCB	-	MINIATURE CIRCUIT BREAKER.
MEN	-	MULTIPLE EARTH NEUTRAL LINK.
MSB	-	MAIN SWITCHBOARD.
N	-	NEON / LED INDICATOR WHEN ON.
NTS	-	NOT TO SCALE.
RCBO	-	CIRCUIT PROTECTED VIA A 30mA RESIDUAL CURRENT DEVICE INTEGRAL TO THE CIRCUIT BREAKER.
REF	-	REFRIGERATOR.
UNO	-	UNLESS NOTED OTHERWISE.
WP	-	WEATHERPROOF TO IP56 UNO.
500	-	NUMBER DENOTES MOUNTING HEIGHT AFFL.

REV:	DESCRIPTION:	DATE:
A	PRELIMINARY	15/04/2026

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NOTES

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