



ELECTRICAL DESIGN GROUP

ELECTRICAL BUILDING SERVICES CONSULTANTS

P.O. Box 15, SHERWOOD Q. 4075

Phone: (07) 3278 4375

Website: www.edg.net.au Email: brisbane@edg.net.au

C3252a - 19 GOVERNOR TERRACE - STAGE 3

C3252a-0001(J).xls

ELECTRICAL SERVICES CONTRACT DOCUMENT SCHEDULE

REVISION J - 22 JULY 2025

ISSUING INFORMATION				DATE OF ISSUE							
	DAY	12	23	03	17	03	19	21	22	22	
	MONTH	08	08	09	03	04	05	05	05	07	
	YEAR	24	24	24	25	25	25	25	25	25	
REASON FOR ISSUE				P	T	T	C	C	C	C	C
A = APPROVAL C = CONSTRUCTION N = COORDINATION P = PRELIMINARY T = TENDER											

DISTRIBUTION	NUMBER OF COPIES							
WWW.EDG.NET.AU		1E	1E	1E	1E	1E	1E	1E
JUXX GOLD PROPERTY DEVELOPMENTS	1E	1E	1E	1E	1E	1E	1E	1E
SKYLINE BUILDERS	1E	1E	1E	1E	1E	1E	1E	1E
P = PRINT T = TRACING D = DISC E = EMAIL F = FAX								

DOCUMENTS		REVISION									
C3252a-E01.dwg	LEGEND		A	B	C		D				
C3252a-E02.dwg	POWER SCHEMATIC	A	B		C						
C3252a-E03.dwg	SITE PLAN	A	B		C	D	E				
C3252a-E04.dwg	BASEMENT 02 PLAN		A	B	C			D			
C3252a-E05.dwg	BASEMENT 01 PLAN	A	B	C	D	E	F	G	H		
C3252a-E06.dwg	LEVEL 1 GROUND PLAN		A		B		C	D			E
C3252a-E07.dwg	LEVEL 2 PLAN		A		B		C				
C3252a-E08.dwg	LEVEL 3 PLAN		A		B		C				
C3252a-E09.dwg	LEVEL 5 PLAN		A		B		C				
C3252a-E10.dwg	LEVEL 6 PLAN		A		B		C				
C3252a-E11.dwg	LEVEL 7 ROOF PLAN		A		B		C	D			
C3252a-E12.dwg	NBN & DB-E SCHEMATICS		A	B	C	D					
C3252a-0001.xls	CONTRACT DOCUMENT SCHEDULE	A	B	C	D	E	F	G	H	J	

ELECTRICAL SERVICES SWITCHBOARD / NBN NTD AS NOTED.

LIFT CONNECTION.

CONDUIT ROUTE.

ELECTRICAL PIT, TYPE AS NOTED.

ELECTRICAL EQUIPMENT AS NOTED.

FIRE DETECTION EMERGENCY WARNING CIE.

FIRE DETECTION EMERGENCY WARNING MIMIC PANEL CIE.

FIRE EVACUATION SPEAKER.

FIRE ALARM HORN.

MANUAL CALL POINT.

THERMAL DETECTOR.

SMOKE DETECTOR.

ASPIRATING SMOKE DETECTOR.

VISUAL ALARM DEVICE.

AS1786 SMOKE ALARM C/W MAINS SUPPLY 10 YEAR BATTERY BACKUP INTERCONNECTED AS INDICATED.

NEM CODE COMPLIANT EMDI MK10A ELECTRICITY RETAIL METER.

NOT REQUIRED.

ENERGY MONITORING SYSTEM METER AS PER JB. 3 OF THE NCC BCA 2019.

FUSE.

SINGLE PHASE.

THREE PHASE.

CURRENT TRANSFORMER C/W REMOVABLE LINK.

FUSE LINK.

CIRCUIT BREAKER.

ISOLATOR.

NBN NETWORK TERMINATION DEVICE.

NBN FIBRE SPLITTER DISTRIBUTION TERMINAL.

NBN FIBRE DISTRIBUTION TERMINAL.

NBN BUILDING DISTRIBUTION ENCLOSURE TYPE M.

REFER TO DETAIL NOTED FOR THE AREA SHOWN HATCHED.
ADDITIONAL OUTLETS & FITTINGS MAY BE SHOWN ON DETAIL.

E1 E1: GENERAL EMERGENCY LIGHT. RECESSED NON-MAINTAINED EMERGENCY EVACUATION FITTING. AS2293 CLASSIFICATION C0 - D25 C90 - D25

E2 E2: GENERAL EMERGENCY LIGHT. MALL MOUNTED AT 2400 AFFL. NON-MAINTAINED EMERGENCY EVACUATION FITTING. AS2293 CLASSIFICATION C0 - D25 C90 - D25

EX EX: EMERGENCY EXIT LIGHT. MAINTAINED EXIT LUMINAIRE C/W 24mm VIEWING DISTANCE LOGO AND DIRECTIONAL ARROWS AS SHOWN. MOUNT BETWEEN 2100 AND 2700 AFFL OR DIRECTLY ABOVE THE DOOR. AS2293 CLASSIFICATION C0 - D3.2 C90 - E3.2

L1 L1: 1200 LONG BATTEN FITTING C/W NON-MAINTAINED EMERGENCY BATTERY PACK. AS2293 CLASSIFICATION C0 - D40 C90 - D40

L2 L2: 600 LONG BATTEN FITTING C/W NON-MAINTAINED EMERGENCY BATTERY PACK. AS2293 CLASSIFICATION C0 - D40 C90 - D40

FS FIRE SHUTTER (FS) TO BE PROVIDED BY OTHERS. PROVIDE A FIRE DETECTOR ON EACH SIDE THE FIRE SHUTTER AT NOT MORE THAN 1.5M HORIZONTAL DISTANCE FROM THE SHUTTER. PROVIDE THE FIRE SHUTTER WITH A CONTROL SYSTEM CONFIGURED TO CLOSE THE SHUTTER 30 SECONDS AFTER THE ACTIVATION OF EITHER FIRE DETECTOR WITHIN 1.5M OF THE SPECIFIC SHUTTER. THE SHUTTERS MUST NOT BE DROPPED OR OPERATED FROM THE ACTIVATION OF ANY OTHER FIRE DETECTORS IN THE BUILDING. IN THE EVENT OF POWER FAILURE, THE SUBJECT FIRE SHUTTERS MUST BE FAIL SAFE CLOSED. PROVIDE AN AUDIBLE WARNING DEVICE NEAR EACH FIRE SHUTTER AND A RED FLASHING WARNING LIGHT (STROBE) ON EACH SIDE OF EACH FIRE SHUTTER. THE ACTIVATION OF EITHER FIRE DETECTOR WITHIN 1.5M OF THE SHUTTER SHALL ACTIVATE THE AUDIBLE WARNING DEVICES AND THE RED FLASHING WARNING LIGHTS ASSOCIATED WITH THE SPECIFIC SHUTTER. PROVIDE A SIGN ON EACH SIDE OF EACH FIRE SHUTTER AND LOCATED DIRECTLY ABOVE THE SHUTTER OPENING AND STATES "WARNING - FIRE SHUTTER DROPS FROM ABOVE" IN CAPITAL LETTERS NOT LESS THAN 50MM HIGH IN A COLOUR CONTRASTING WITH THE BACKGROUND. ARRANGE THE FIRE SHUTTERS TO DROP DOWN SLOWLY TO AVOID INJURY OF THE OCCUPANTS. PROVIDE A GREEN PUSH BUTTON NEXT TO EACH SUBJECT FIRE SHUTTER INSIDE THE REFUSE ROOM. OPERATION OF THE GREEN BUTTON IS TO FULLY OPEN THE ASSOCIATED FIRE SHUTTER FOR 10 SECONDS BEFORE RE-DEPLOYING TO RE-ESTABLISH THE FIRE BARRIER. PROVIDE THE FIRE SHUTTER WITH A STANDBY/BACK-UP BATTERY.

SG SECURITY GATE (SG) BY OTHERS. PROVIDE THE SECURITY GATE WITH A CONTROL SYSTEM AND A STANDBY/BACK-UP BATTERY POWER SUPPLY. CONFIGURE THE CONTROL SYSTEM SUCH THAT IN THE EVENT OF POWER FAILURE, THE SECURITY GATE IS TO FAIL-SAFE OPEN. THE SECURITY GATE IS TO BE FULLY OPENED AUTOMATICALLY UPON A GENERAL FIRE ALARM. PROVIDE THE SECURITY GATE WITH A GREEN PUSH BUTTON (PB) AT 1000 AFFL MOUNTED ON A BOLLARD CONFIGURED SUCH THAT OCCUPANTS CAN OPEN THE SECURITY GATE FOR EGRESS IN THE EVENT OF AN EMERGENCY VIA THE PUSH BUTTON. PROVIDE A SIGN CLEARLY VISIBLE TO PERSONS SEEKING EGRESS FROM WITHIN THE SECURED CARPARK AND INSTALLED ABOVE THE PUSH BUTTON. THE SIGN IS TO BE IN CAPITAL LETTERS NOT LESS THAN 25MM HIGH IN A COLOUR CONTRASTING WITH THE BACKGROUND AND STATE "PRESS BUTTON TO OPEN SHUTTER".

PB PUSH BUTTON.

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.
- CABLING, CABLE SUPPORT SYSTEMS AND ACCESS.
- POWER DISTRIBUTION.
- NBN PATHWAYS.
- FIRE ALARM 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.

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.

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 ALL WORKS THAT HAVE AN EFFECT ON OR WILL BE AFFECTED BY THE ELECTRICAL SERVICES.

REMOVE ALL OF THE EXISTING ELECTRICAL SERVICES THAT BECOME REDUNDANT DUE TO THE WORKS.

2. WORKMANSHIP

ENSURE THAT THE WORK IS PERFORMED BY THE HOLDER OF A CURRENT ELECTRICAL SUB CONTRACTOR 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. 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.
- AS1670.1.
- AS3786.
- BUILDING FIRE SAFETY (DOMESTIC SMOKE ALARMS) LEGISLATION AMENDMENT REGULATION 2016
- LOCAL BRIGADE.
- WORKPLACE HEALTH AND SAFETY ACT.
- TELECOMMUNICATIONS ACT.
- ACMA REQUIREMENTS.

4. 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.
- QLD GOVERNMENT, DIVISION OF WORKPLACE, HEALTH AND SAFETY.
- QLD FIRE AND RESCUE AUTHORITY.

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

THE POWER DISTRIBUTION COMPONENT OF THIS CONTRACT INCLUDES THE PROVISION OF NEW UNDERGROUND SUBMANS FROM THE EXISTING SITE MAIN SWITCHBOARD TO A NEW MAIN DISTRIBUTION BOARD (MDB) TO SERVICE THE TWO TOWERS. THE MDB IS TO CONTAIN A CT METER OF THE COMMUNITY SERVICES AS WELL AS FACILITIES FOR THE METERING OF THE FUTURE STAGE 4 APARTMENTS. EACH ACCOMMODATION LEVEL OF THE TWO TOWERS IS TO BE PROVIDED WITH A METER PANEL.

A QECM V4 DISPENSATION HAS BEEN OBTAINED FROM ENEREXX TO ALLOW THE PROPOSED METERING WITHIN THE TOWERS.

PROVIDE ALL EXISTING AND NEW METER POSITIONS WITH A PERMANENT MECHANICALLY ATTACHED SIGN IDENTIFYING THE LOCATIONS OF THE OTHER METER POSITIONS ACROSS THE SITE. ENSURE ALL ACCESS WAYS INCLUDING GATES / DOORS ETC TO THE EXISTING AND NEW METER POSITIONS ARE PROVIDED WITH ENEREXX METERING LOCKS PRIOR TO ANY UNIT METERING BEING INSTALLED. PROVIDE A COPY OF THE ENEREXX IS DISPENSATION WITHIN EACH METER PANEL.

AN ELECTRONIC COPY OF THE DISPENSATION WILL BE PROVIDED BY THE ELECTRICAL DESIGN GROUP WHEN REQUESTED BY EMAIL.

EXTEND THE EXISTING UNDERGROUND CONDUIT SYSTEM TO THE BASEMENT TO FACILITATE THE INSTALLATION OF THE NEW SUBMANS FROM THE SITE MSB. UTILISE THE EXISTING SPARE 630 AMP MCCB IN THE SITE MSB TO SUPPLY THE NEW SUBMANS.

PROVIDE THE NEW MDB WITH AN INTEGRAL COMMUNITY DISTRIBUTION BOARD (DB-E) TO SUPPLY THE STAGE 3 COMMUNAL SERVICES.

PROVIDE A COMMUNAL LIGHTING DISTRIBUTION BOARD DB-EL AND A COMMUNAL POWER DISTRIBUTION BOARD DB-EP TO SUPPLY THE STAGE 3 LIGHTING CIRCUITS AND POWER CIRCUITS RESPECTIVELY. SIZE DB-EL AND DB-EP TO ACCOMMODATE THE STAGE 3 COMMUNITY CITCUTS AND HAVE 20% SPARE POLES AT PRACTICAL COMPLETION.

PROVIDE AN ENERGY MONITORING SYSTEM AS PER JB.3 OF THE NCC BCA 2019 THAT COLLATES THE TIME-OF-USE ENERGY DATA TO A SINGLE INTERFACE WHERE IT CAN BE STORED, ANALYSED AND REVIEWED FOR THE FOLLOWING SUPPLIES:

- DB-EL
- DB-EP

7. NBN

PROVIDE A NBN COMPLIANT CABLE PATHWAY SYSTEM FROM A COMMON BUDI-M LOCATED IN THE BASEMENT 1 MDB ROOM TO ALLOW THE NBN CO TO PROVIDE A FIBRE SERVICE TO A NTD WITHIN EACH APARTMENT. THE CABLE PATHWAY SYSTEM IS TO INCLUDE:

- NEW UNDERGROUND LEADIN CONDUIT.
- BASEMENT 1 CABLE TRAYS.
- NBN COMMUNICATIONS RISER WITHIN EACH TOWER FROM BASEMENT 1 TO THE ROOF.
- NBN COMPLIANT DROP CONDUITS FROM THE RISER ON EACH LEVEL TO THE NTD IN EACH APARTMENT.

8. FIRE ALARM SYSTEM

PROVIDE EACH SOLE OCCUPANCY UNIT WITH A STANDALONE AS3786-2014 SMOKE ALARM SYSTEM CONTAINING MAINS POWERED INTERCONNECTED PHOTOELECTRIC SMOKE ALARMS.

PROVIDE THE COMMUNAL NON SOLE OCCUPANCY UNIT SPACE WITH A BRIGADE MONITORED ADDRESSABLE AS1670.1-2018 SMOKE DETECTION AND ALARM SYSTEM IN ACCORDANCE WITH THE FIRE ENGINEERING REPORT. DETECTION IS NOT REQUIRED TO AREAS PROTECTED BY FIRE SPRINKLERS. INTERFACE THE FIRE SPRINKLER SYSTEM TO THE AS1670.1-2018 SMOKE DETECTION AND ALARM SYSTEM TO GENERATE AN ALARM UPON OPERATION OF THE SPRINKLER SYSTEM. THE ADDRESSABLE DETECTORS ARE TO BE WIRED IN A LOOP.

CONFIGURE THE FIRE ALARM SYSTEM SUCH THAT ACTIVATION OF ANY SPRINKLER OR FIRE DETECTOR IN THE BASEMENT LEVELS ACTIVATES THE BUILDING OCCUPANT WARNING SYSTEM THROUGHOUT THE ENTIRE BUILDING SIMULTANEOUSLY.

CONFIGURE THE FIRE ALARM SYSTEM SUCH THAT ACTIVATION OF ANY SPRINKLER OR FIRE DETECTOR IN BLOCK 1 (GROUND LEVEL TO ROOFTOP LEVEL) ACTIVATES THE BUILDING OCCUPANT WARNING SYSTEM IN BLOCK 1 AND THE BASEMENT LEVELS ONLY.

CONFIGURE THE FIRE ALARM SYSTEM SUCH THAT ACTIVATION OF ANY SPRINKLER OR FIRE DETECTOR IN BLOCK 2 (GROUND LEVEL TO LEVEL 4) ACTIVATES THE BUILDING OCCUPANT WARNING SYSTEM IN BLOCK 2 AND THE BASEMENT LEVELS ONLY.

PROVIDE THE FIRE ALARM SYSTEM WITH A FAN CONTROL PANEL AT THE FIP/FD/CIE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1688.1 TO CONTROL THE BASEMENT JET FANS AS PROVIDED BY THE MECHANICAL SERVICES. CONFIGURE THE FIRE ALARM SYSTEM SO THE JET FANS AUTOMATICALLY SHUT DOWN UPON INITIATION OF FIRE MODE AT THE FIP/FD/CIE OR ACTIVATION OF ANY FIRE DETECTOR OR SPRINKLER WITHIN THE CARPARKING AREAS ON THE BASEMENT LEVELS.

CONFIGURE THE FIRE ALARM SYSTEM TO PROVIDE FACILITY TO SHUT DOWN UPON ANY ACTIVATION OF A GENERAL FIRE ALARM IN THE BUILDING ALL POWER TO EV CHARGING EQUIPMENT AND/OR GPOS FOR CHARGING OF THE EVS.

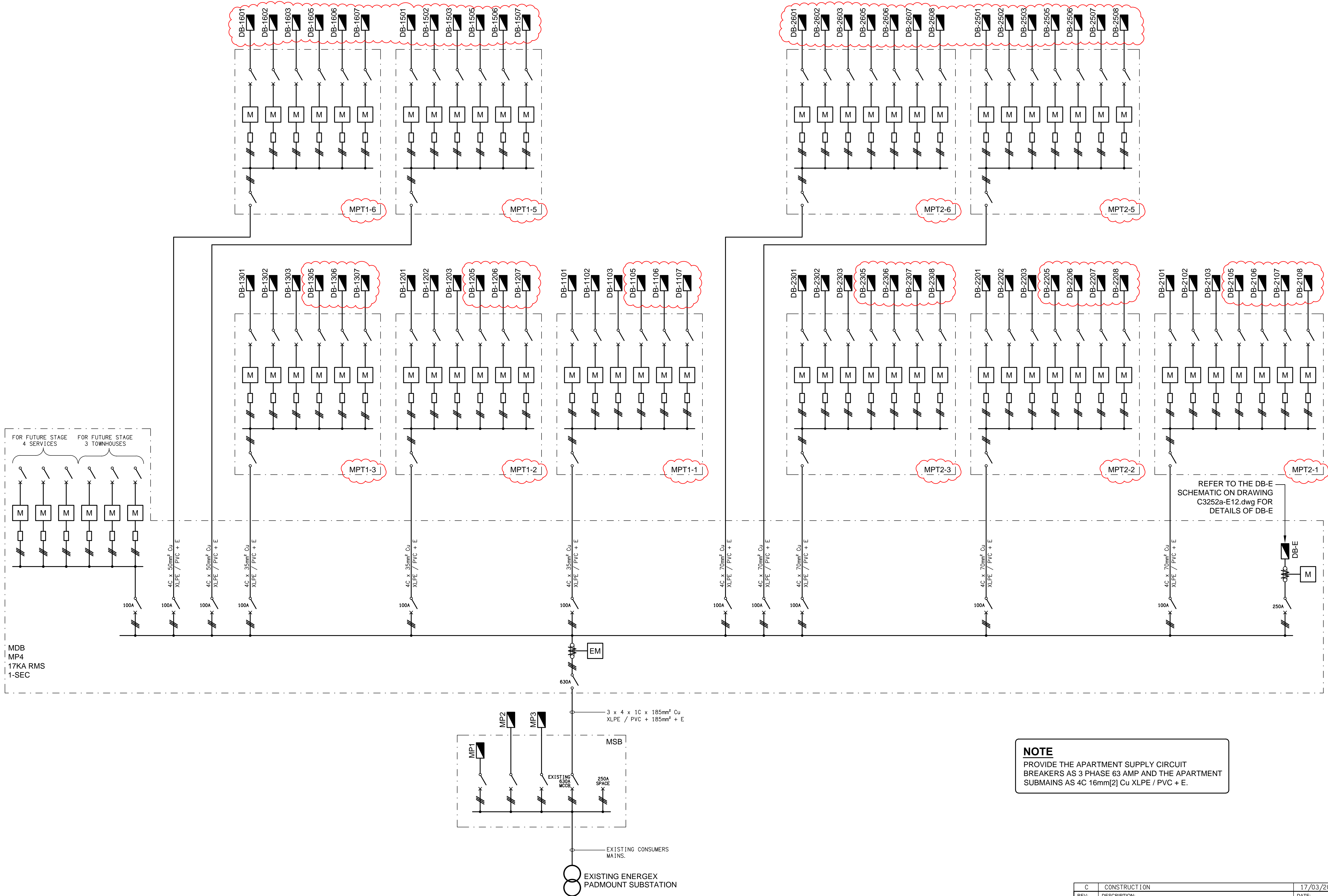
PROVIDE THE MAIN FIP/FD/CIE WITH AN ISOLATOR SWITCH OR EMERGENCY SHUTDOWN CONTROLS CLEARLY SIGNED TO SHUT OFF THE EV CHARGING EQUIPMENT AND/OR GPOS FOR CHARGING OF THE EVS. PROVIDE SIGNAGE AND BLOCK PLANS IN THE MAIN FIP/FD/CIE THAT SHOW THE LOCATION OF THE EV CHARGING EQUIPMENT AND/OR GPOS FOR CHARGING OF THE EVS. THE SIGNAGE AND BLOCK PLANS IN THE MAIN FIP/FD/CIE MUST INCLUDE LOCATION OF THE DISTRIBUTION BOARDS AND THE EMERGENCY SHUTDOWN CONTROLS FOR THE EV CHARGING EQUIPMENT AND/OR GPOS FOR CHARGING OF THE EVS.

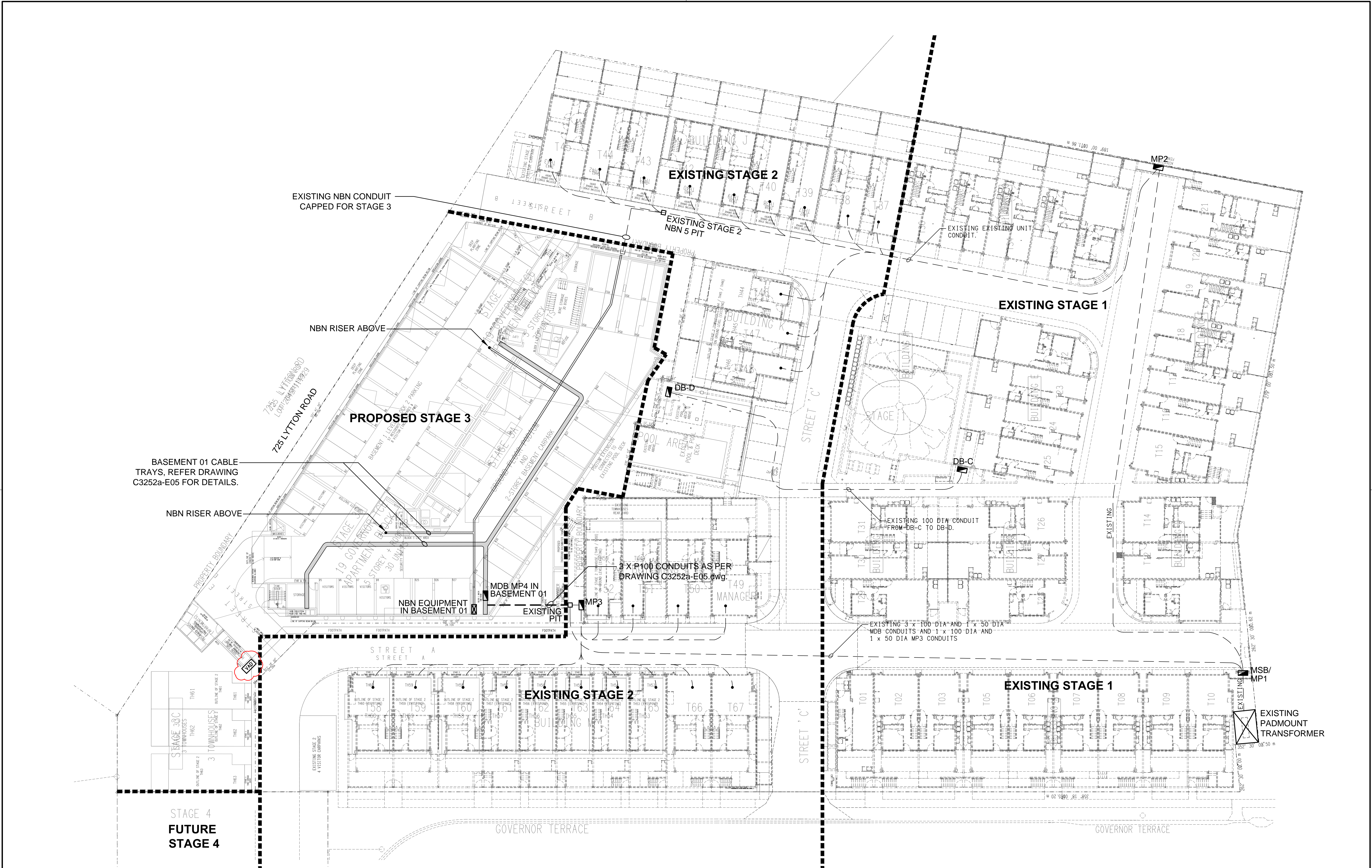
PROVIDE THE VAD OUTSIDE OF THE FIRE BRIGADE BOOSTER ASSEMBLY ENCLOSURE AS A RED STROBE LIGHT THAT IS ACTIVATED/OPERATED UPON ACTIVATION OF ANY FIRE ALARM. PROVIDE A SIGN WITH WORDING "FIRE HYDRANT BOOSTER ASSEMBLY" ADJACENT TO THE RED STROBE LIGHT IN LETTERING NOT LESS THAN 75MM IN HEIGHT ON A CONTRASTING BACKGROUND (HIGH CONTRAST WITH BACKGROUND). THE SIGN MUST BE UPRIGHT AND CLEARLY LEGIBLE WHEN THE RED STROBE LIGHT IS ACTIVATED.

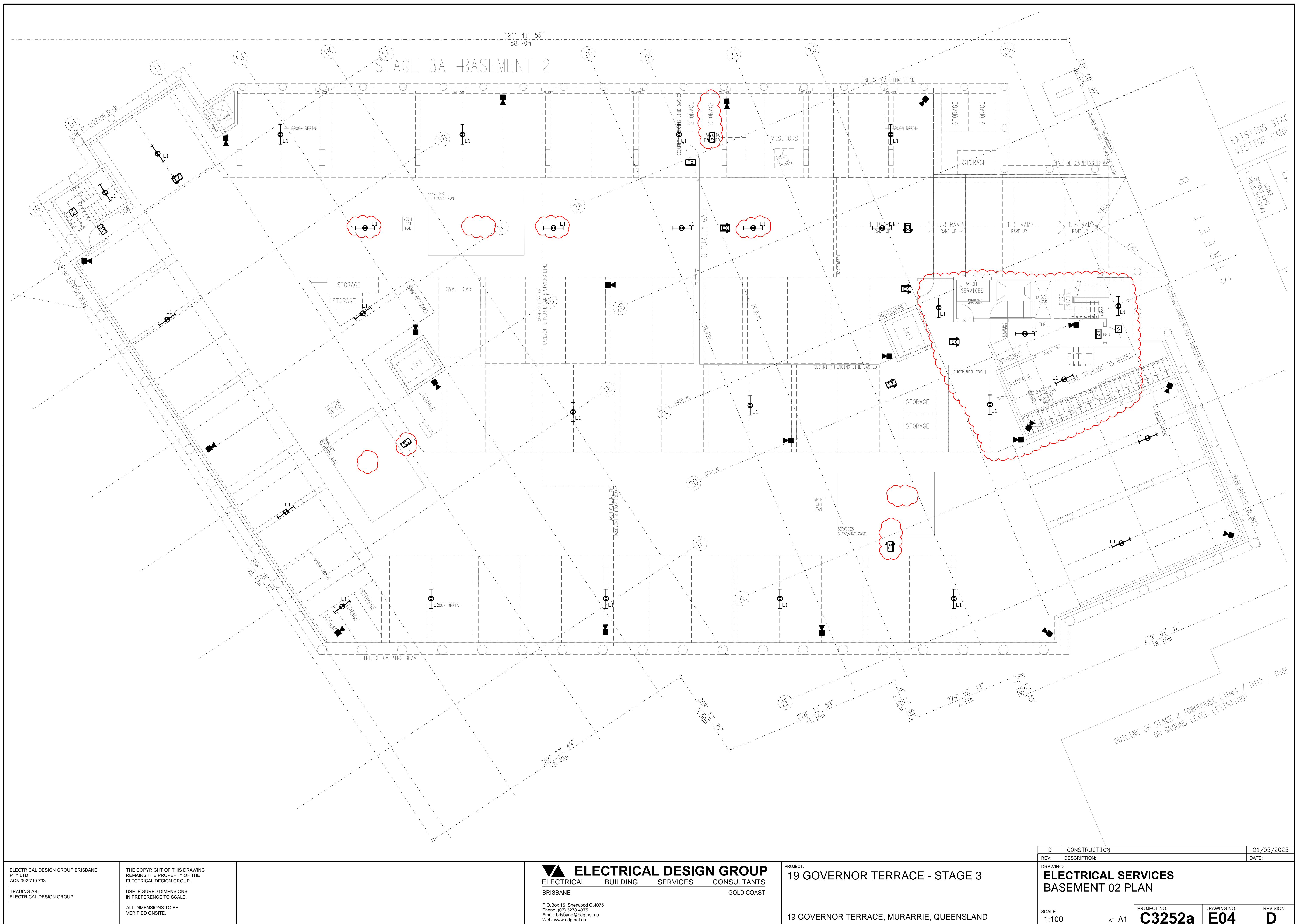
PROVIDE A BLOCK PLAN AT THE MAIN FIP/FD/CIE THAT CLEARLY INDICATES THE LOCATION OF THE FIRE BRIGADE BOOSTER ASSEMBLY. THE FIRE ALARM SYSTEM COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

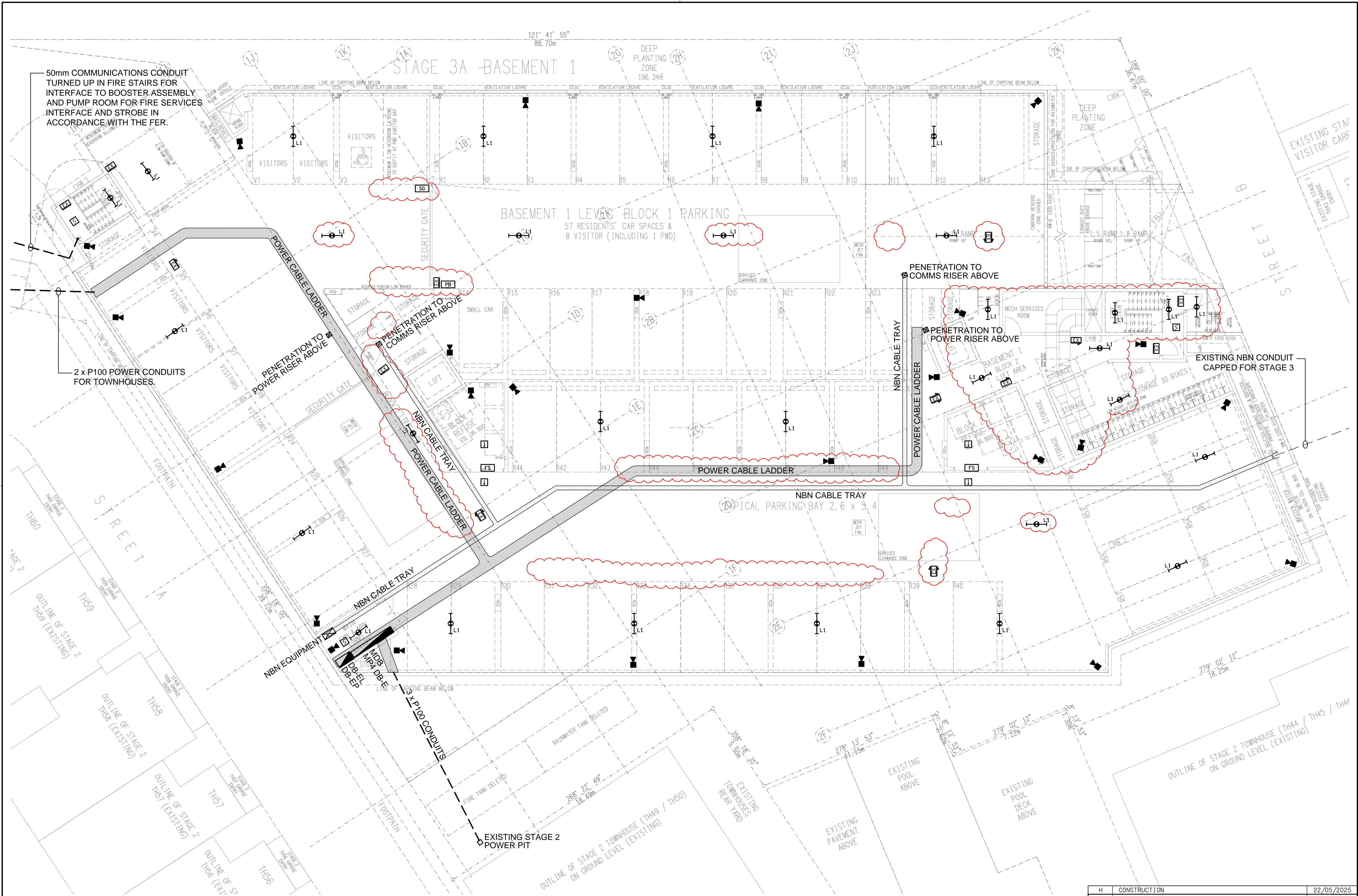
- SOLE OCCUPANCY UNIT SMOKE ALARMS.
- AS1670.1 BRIGADE MONITORED SMOKE DETECTION AND ALARM SYSTEM.
- FIRE INDICATOR PANEL (FD/CIE).
- BUILDING 1 FIRE INDICATOR MIMIC PANEL (MPCIE).
- BUILDING 2 FIRE INDICATOR MIMIC PANEL (MPCIE).
- ADDRESSABLE SMOKE DETECTORS.
- MANUAL CALL POINTS.
- ALERT AND EVACUATION SPEAKERS AND HORNS.
- VISUAL ALARM DEVICES.
- SPRINKLER INTERFACE.
- SECURITY GATE INTERFACE AND CONTROLS.
- FIRE SHUTTER INTERFACE AND CONTROLS.
- JET FAN INTERFACE AND CONTROLS.
- EV CONTROL SYSTEM INTERFACE.
- CABLING.
- TESTING AND COMMISSIONING.
- UNWANTED ALARMS REPORT.
- AS1670.1 DESIGNERS STATEMENT.
- AS1670.1 INSTALLERS STATEMENT.

<div><div>ELECTRICAL DESIGN GROUP BRISBANE PTY LTD ACN 092 710 793</div><div>TRADING AS: ELECTRICAL DESIGN GROUP</div></div>	<div><div>THE COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF THE ELECTRICAL DESIGN GROUP.</div><div>USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.</div><div>ALL DIMENSIONS TO BE VERIFIED ONSITE.</div></div>	<div><div><div><div><div></div></div><div>ELECTRICAL DESIGN GROUP</div></div><div><div>ELECTRICAL</div><div>BUILDING</div><div>SERVICES</div><div>CONSULTANTS</div></div><div>BRISBANE</div><div>GOLD COAST</div></div><div><div>P.O.Box 15, Sherwood Q.4075 Phone: (07) 3278 4375 Email: brisbane@edg.net.au Web: www.edg.net.au</div></div></div>	<div><div>PROJECT: 19 GOVERNOR TERRACE - STAGE 3</div><div>19 GOVERNOR TERRACE, MURARRIE, QUEENSLAND</div></div>	<div><div>DRAWING: ELECTRICAL SERVICES LEGEND</div><div><div>SCALE: NOT TO SCALE AT A1</div><div><div>PROJECT NO: C3252a</div><div>DRAWING NO: E01</div><div>REVISION: D</div></div></div></div>
--	---	---	--	--











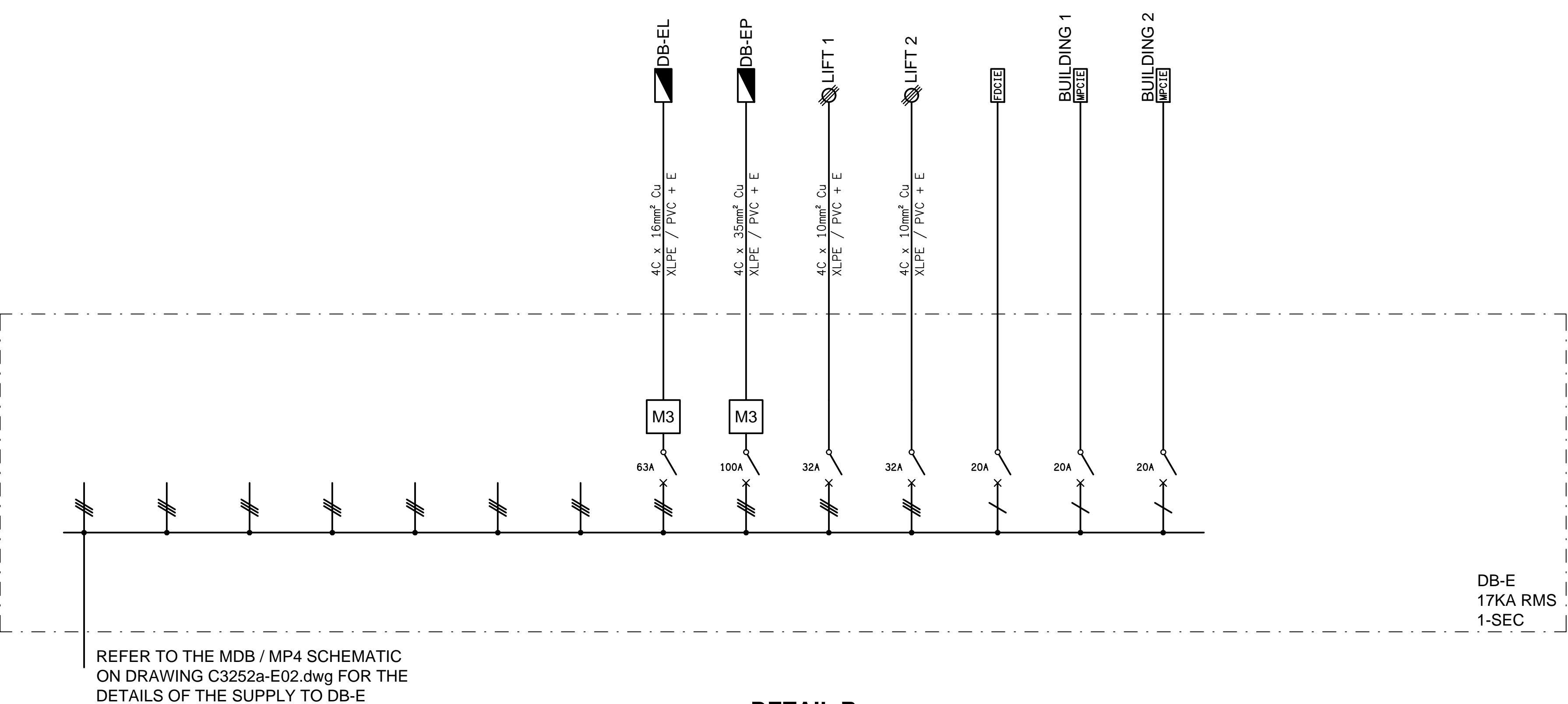
DETAIL A
FIP PLAN
SCALE 1: 25



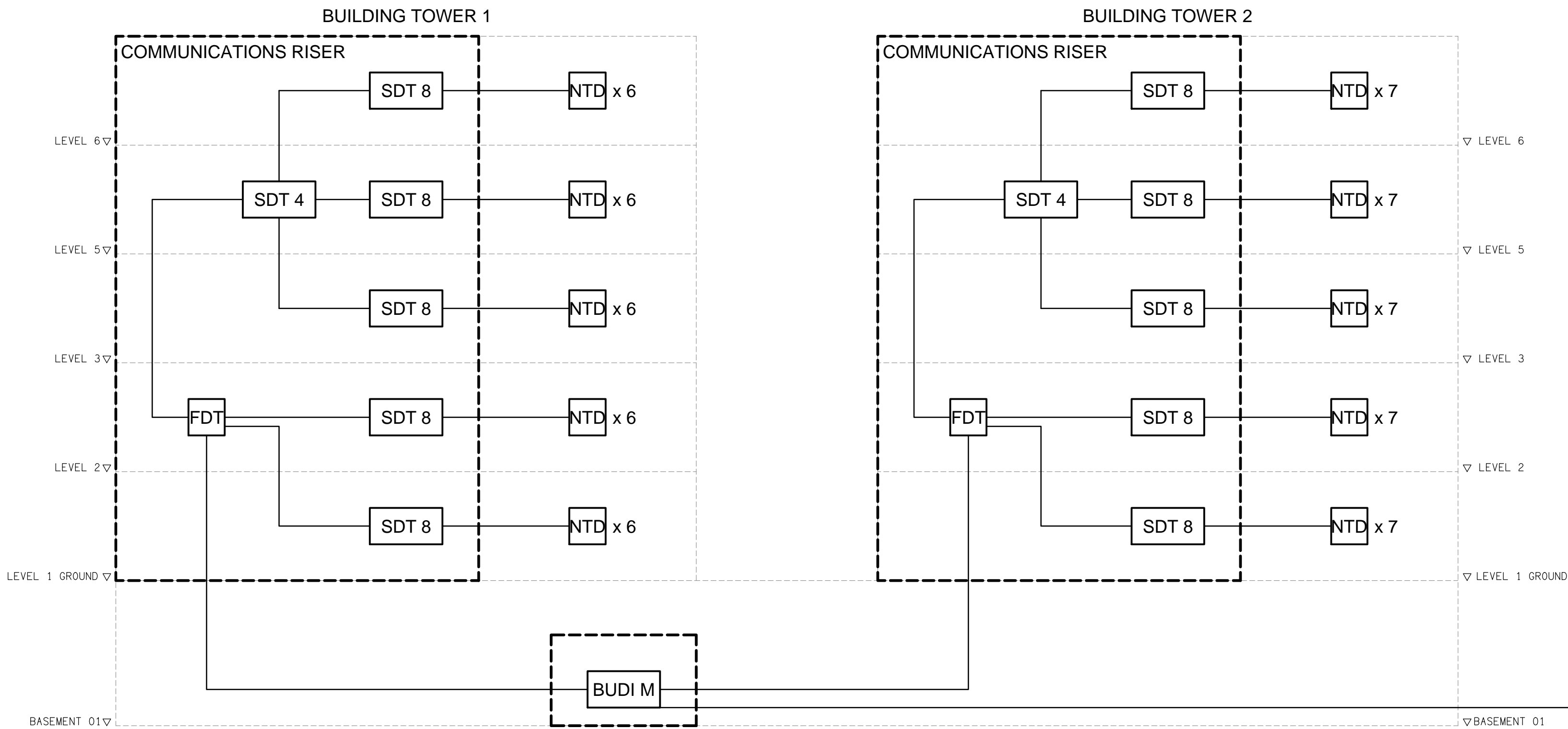








DETAIL B
DB-E SCHEMATIC
NOT TO SCALE



DETAIL A
NBN SCHEMATIC
NOT TO SCALE

ELECTRICAL DESIGN GROUP BRISBANE
PTY LTD
ACN 092 710 793
TRADING AS:
ELECTRICAL DESIGN GROUP

THE COPYRIGHT OF THIS DRAWING
REMAINS THE PROPERTY OF THE
ELECTRICAL DESIGN GROUP.
USE FIGURED DIMENSIONS
IN PREFERENCE TO SCALE.
ALL DIMENSIONS TO BE
VERIFIED ONSITE.

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:
19 GOVERNOR TERRACE - STAGE 3
19 GOVERNOR TERRACE, MURARRIE, QUEENSLAND

D	CONSTRUCTION	03/04/2025
REV.	DESCRIPTION:	DATE:
DRAWING: ELECTRICAL SERVICES NBN & DB-E SCHEMATICS		
SCALE: NOT TO SCALE AT A1	PROJECT NO: C3252a	DRAWING NO: E12
		REVISION: D