



# ELECTRICAL DESIGN GROUP

ELECTRICAL BUILDING SERVICES CONSULTANTS

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C3568a - KINGS CHRISTIAN COLLEGE - REEDY CREEK - GLAS & STUDENT  
SERVICES KCC49 - FIRE ALARM SYSTEM

C3568a-0001(C).xls

ELECTRICAL SERVICES CONTRACT DOCUMENT SCHEDULE

REVISION C - 03 JUNE 2025

ISSUING INFORMATION				DATE OF ISSUE						
	DAY	23	02	03						
	MONTH	05	06	06						
	YEAR	25	25	25						
REASON FOR ISSUE				P	T	T				
A = APPROVAL C = CONSTRUCTION N = COORDINATION				P = PRELIMINARY T = TENDER						

DISTRIBUTION				NUMBER OF COPIES						
WWW.EDG.NET.AU				1E	1E	1E				
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KINGS CHRISTIAN COLLEGE				1E	1E	1E				
P = PRINT T = TRACING D = DISC				E = EMAIL F = FAX						

DOCUMENTS		REVISION								
C3568a-E01.dwg	LEGEND & NOTES	A	B							
C3568a-E02.dwg	GROUND LEVEL PLAN	A	B							
C3568a-E03.dwg	LEVEL 1 PLAN	A	B	C						
C3568a-E04.dwg	LEVEL 2 PLAN	A	B	C						
C3568a-0001.xls	CONTRACT DOCUMENT SCHEDULE	A	B	C						

LEGEND

- Sx

SURFACE MOUNTED ADDRESSABLE AS7240.7 POINT SMOKE DETECTORS WITH A PERFORMANCE OF 6 TO 12 % OBS/M SET AT 7.8 %. REFERENCE Sx. CONFIGURE THE FIRE ALARM SYSTEM SUCH THAT THE ASSOCIATED Sx DETECTOR OPERATES THE ASSOCIATED FIRE CURTAINS AS PER THE FIRE CURTAIN SCHEMATIC AND THE FIRE ENGINEERING REPORT.
- CPx

FIRE CURTAIN CONTROL PANEL. TYPE x. CONFIGURE THE FIRE ALARM SYSTEM SUCH THAT THE FIRE CURTAINS OPERATE AS PER THE FIRE CURTAIN SCHEMATIC AND THE FIRE ENGINEERING REPORT
- EWCE

BUILDING EMERGENCY WARNING CIE TO AS 1670.1-2018. FLUSH RECESSED. WHITE FINISH.
- FDCIE

BUILDING FIRE DETECTION CIE TO AS 1670.1-2018 C/W A MANUAL CALL POINT. FLUSH RECESSED. WHITE FINISH.
- SURFACE MOUNTED ADDRESSABLE AS7240.7 POINT SMOKE DETECTORS WITH A PERFORMANCE OF 6 TO 12 % OBS/M SET AT 7.8 %.
- CONCEALED SPACE ADDRESSABLE AS7240.7 POINT SMOKE DETECTORS WITH A PERFORMANCE OF 6 TO 12 % OBS/M SET AT 7.8 %. PROVIDE THE DETECTOR WITH A REMOTE INDICATOR AND ACCESS BRACKET AS REQUIRED.
- SURFACE MOUNTED AS7240.5:2018 RATE OF RISE ADDRESSABLE THERMAL DETECTOR WHITE.
- B

SURFACE MOUNTED AS7240.5:2018 TYPE B FIXED TEMPERATURE ADDRESSABLE THERMAL DETECTOR WHITE.

D

SURFACE MOUNTED AS7240.5:2018 TYPE D FIXED TEMPERATURE ADDRESSABLE THERMAL DETECTOR WHITE.

AIR DUCT ADDRESSABLE THERMAL DETECTOR TYPE E AS7240.5:2018.

ADDRESSABLE MANUAL CALL POINT TO AS1670.1-2018 PART 3.14.

MAGNETIC DOOR HOLDER CONFIGURED TO OPERATE IN ACCORDANCE WITH THE FIRE ENGINEERING REPORT.

SURFACE MOUNTED AS7240 COMPLIANT WHITE EMERGENCY EVACUATION SPEAKER C/W PLASTIC HOUSING.

RECESSED AS7240 COMPLIANT EMERGENCY EVACUATION SPEAKER C/W WHITE PLASTIC GRILL.

SURFACE MOUNTED WEATHERPROOF AS7240 COMPLIANT EVACUATION HORN SPEAKER.

WALL MOUNTED FIRE ALARM STROBE TO AS1670-2018 AND AS7240.

SURFACE MOUNTED ADDRESSABLE AS7240.7 MULTI CRITERIA POINT DETECTOR WITH A LEVEL 3 SETTING. CONFIGURE THE FIRE ALARM SYSTEM SUCH THAT THE ASSOCIATED MULTI CRITERIA POINT DETECTOR OPERATES THE ASSOCIATED MAGNETIC HOLDER AS PER THE FIRE ENGINEERING REPORT.

ADDRESSABLE ASPIRATING SMOKE DETECTOR AS7240 LOCATED IN AN ACCESSIBLE POSITION IN THE CEILING SPACE TO PROTECT THE LIFT SHAFT IN ACCORDANCE WITH AS1670.1 -2018.

NOTES

1. EXTENT OF WORKS

THE FIRE ALARM SERVICES SUB-CONTRACT INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
  - THE PROVISION OF AN AS1670.1 2018 FIRE DETECTION AND ALARM SYSTEM IN ACCORDANCE WITH THE FIRE ENGINEERING REPORT.
  - SUPPLY AND INSTALLATION OF ALL COMPONENTS FORMING PART OF THE FIRE ALARM SERVICES.
  - CO-ORDINATION.
  - INSPECTIONS.
  - LOG BOOK.
  - TESTING AND COMMISSIONING.
  - MAINTENANCE.
  - AS CONSTRUCTED DOCUMENTS INCLUDING DRAWINGS DETAILING THE LOOP PATH AND EACH COMPONENT ADDRESS.
  - OPERATION AND MAINTENANCE MANUAL.
  - CABLING, CABLE SUPPORT SYSTEMS AND ACCESS.
  - FIP INCORPORATING THE FDCIE AND EWCE.
  - SYSTEM INTERFACE DIAGRAM.
  - MANUAL CALL POINT ON THE FDCIE.
  - DETECTORS.
  - SPEAKERS AND HORNS.
  - DOOR MAGNETIC HOLDERS.
  - INTERFACES TO THE FIRE CURTAIN CONTROL PANELS.
  - ALL MINOR COMPONENTS AND INCIDENTAL WORKS NOT SPECIFICALLY REFERRED TO, HOWEVER NECESSARY TO COMPLETE THE FIRE ALARM SYSTEM INSTALLATION SUCH THAT IT IS HANDED OVER COMPLETE, OPERATIONAL AND FIT FOR THE INTENDED USE.

ALL COMPONENTS PROVIDED AS PART OF THE FIRE ALARM SYSTEM MUST BE GENERIC IN THAT THEY CAN BE EXPANDED UPON AND MAINTAINED BY ANY CONTRACTOR WHO HOLDS THE REQUIRED QBCC AND FIRE PROTECTION CONTRACTORS REGISTRATION BOARD OF QUEENSLAND INC REGISTRATIONS. ALL SUCH COMPONENTS MUST NOT BE LOCKED INTO A SINGLE MANUFACTURER OR LIMITED BY A LICENSING AGREEMENT.

ALL COMPONENTS PROVIDED AS PART OF THE FIRE ALARM SYSTEM MUST BE LISTED ON THE CSIRO.AU/ACTIVEFIRE WEB SITE AND BE PROVIDED WITH A CURRENT CERTIFICATE OF CONFORMITY. INCLUDE A COPY OF EACH CERTIFICATE OF CONFORMITY IN THE MANUAL.

ENSURE ALL AS1670.1:2018 WORKS ARE UNDERTAKEN BY, OR UNDER THE DIRECTION OF A SUITABLY QUALIFIED AND EXPERIENCED FIRE ALARM SYSTEM INSTALLER WHO HOLD THE REQUIRED QBCC AND FIRE PROTECTION CONTRACTORS REGISTRATION BOARD OF QUEENSLAND INC REGISTRATIONS. INCLUDE A COPY OF ALL THE ABOVE REGISTRATIONS AND LICENCES IN THE MANUAL

PRIOR TO PRACTICAL COMPLETION CERTIFY THE INSTALLATION ON A FORM 12 AS COMPLYING WITH THE RELEVANT CODES AND STANDARDS AND INCLUDE A COPY OF THE CERTIFICATION IN THE MANUAL.

IN ADDITION TO THE DETECTORS DETAILED ON THE DRAWINGS, ALLOW FOR THE FOLLOWING PROVISIONAL ADDITIONAL DETECTORS TO BE LOCATED ON SITE:
  - 6 SMOKE DETECTORS.
  - 2 THERMAL DETECTORS.
  - 4 CONCEALED SPACE DETECTORS INCLUDING ACCESS BRACKETS.

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 FIRE ALARM SYSTEM 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 FIRE ALARM SYSTEM.

2. WORKMANSHIP

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 FIRE ALARM SYSTEM SUB CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE INSTALLATION IS FIT FOR PURPOSE AND IS PROVIDED AS A COMPLETE WORKING INSTALLATION. IT IS THE FIRE ALARM SYSTEM 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 FIRE ALARM SYSTEM 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 AND FITTINGS.

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.

NOTES

3. STANDARDS

IRRESPECTIVE OF INFORMATION CONTAINED IN THE FIRE ALARM SYSTEM DOCUMENTS OR IN INSTRUCTIONS, IT IS THE FIRE ALARM SYSTEM SUB CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL FIRE ALARM SYSTEM WORKS ARE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOLLOWING. REFER ANY DISCREPANCIES BETWEEN THE REQUIREMENTS OF THE FOLLOWING AND/OR THE FIRE ALARM SYSTEM 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.
  - FIRE ENGINEERING REPORT.
  - ELECTRICITY ACT.
  - ELECTRICAL SAFETY ACT.
  - AS/NZS3000.
  - AS3008.
  - AS1670.1.
  - WORKPLACE HEALTH AND SAFETY ACT.
  - TELECOMMUNICATIONS ACT.
  - ACMA REQUIREMENTS.

4. AUTHORITIES

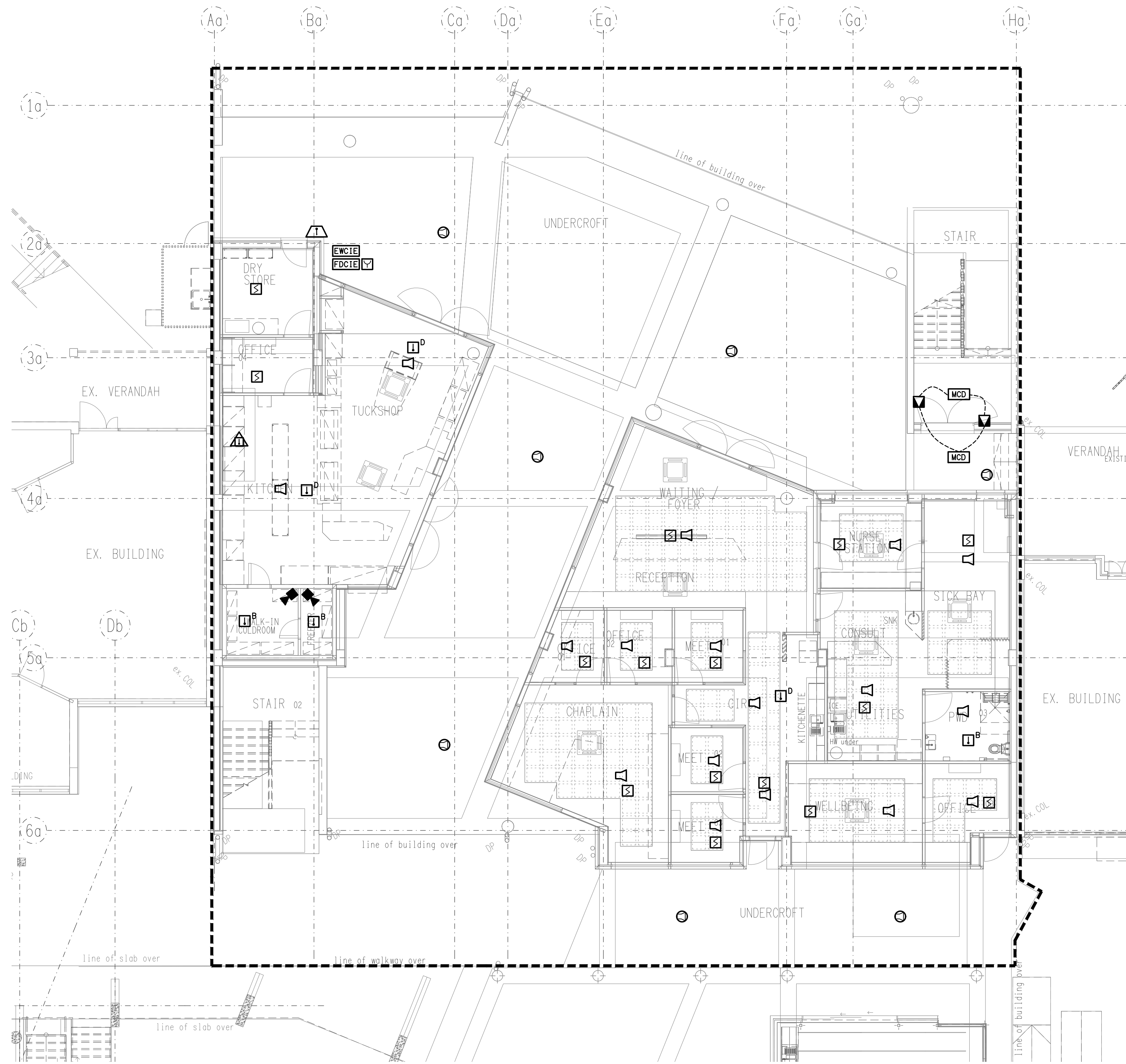
ENSURE ALL OF THE ELECTRICAL SERVICES COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES HAVING JURISDICTION OVER THE SITE INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - ACMA.
  - LOCAL COUNCIL.
  - LOCAL SUPPLY AUTHORITY.
  - QLD FIRE DEPARTMENT. - STATE GOVERNMENT DEPARTMENT OF ENVIRONMENT 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.

LOCATION PLAN  
EXTENT OF BUILDING WORKS  
SCALE 1:2000

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.	<div><div></div><div>ELECTRICAL DESIGN GROUP</div><div>ELECTRICAL BUILDING SERVICES CONSULTANTS</div><div>BRISBANE GOLD COAST</div><div><div>P.O.Box 15, Sherwood Q.4075</div><div>Phone: (07) 3278 4375</div><div>Email: brisbane@edg.net.au</div><div>Web: www.edg.net.au</div></div></div>	PROJECT: KINGS CHRISTIAN COLLEGE - REEDY CREEK GLAs & STUDENT SERVICES KCC49 FIRE ALARM SYSTEM 68 GEMVALE ROAD, REEDY CREEK, QUEENSLAND	<table><tr><td>B</td><td>TENDER</td><td>02/06/2025</td></tr><tr><td>REV:</td><td>DESCRIPTION:</td><td>DATE:</td></tr><tr><td colspan="3">DRAWING: ELECTRICAL SERVICES LEGEND &amp; NOTES</td></tr><tr><td>SCALE: NOT TO SCALE</td><td>AT A1</td><td>PROJECT NO: C3568a</td></tr><tr><td></td><td></td><td>DRAWING NO: E01</td></tr><tr><td></td><td></td><td>REVISION: B</td></tr></table>		B	TENDER	02/06/2025	REV:	DESCRIPTION:	DATE:	DRAWING: ELECTRICAL SERVICES LEGEND & NOTES			SCALE: NOT TO SCALE	AT A1	PROJECT NO: C3568a			DRAWING NO: E01			REVISION: B
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PROJECT:  
**KINGS CHRISTIAN COLLEGE - REEDY CREEK  
GLAs & STUDENT SERVICES KCC49  
FIRE ALARM SYSTEM**  
68 GEMVALE ROAD, REEDY CREEK, QUEENSLAND

B	TENDER	02/06/2025
REV:	DESCRIPTION:	DATE:

DRAWING:  
**ELECTRICAL SERVICES  
GROUND LEVEL PLAN**

SCALE:  
1:100

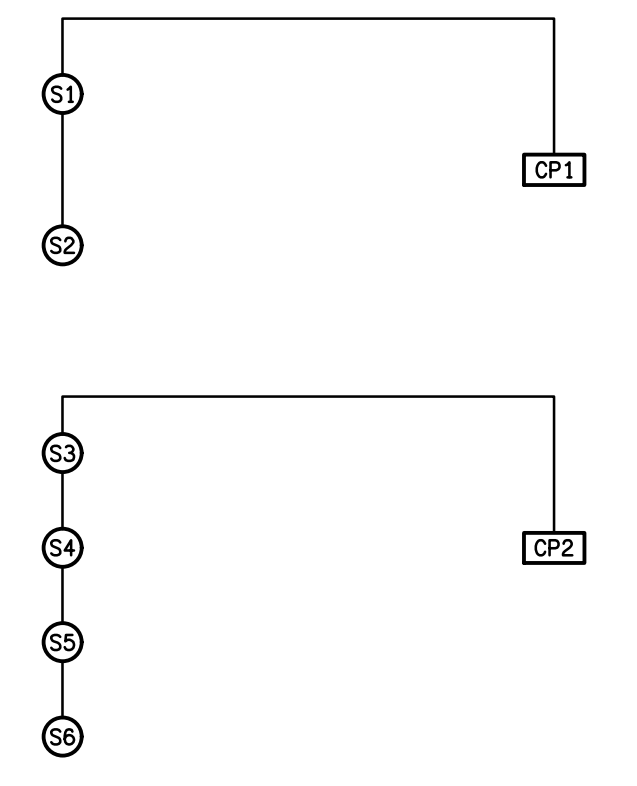
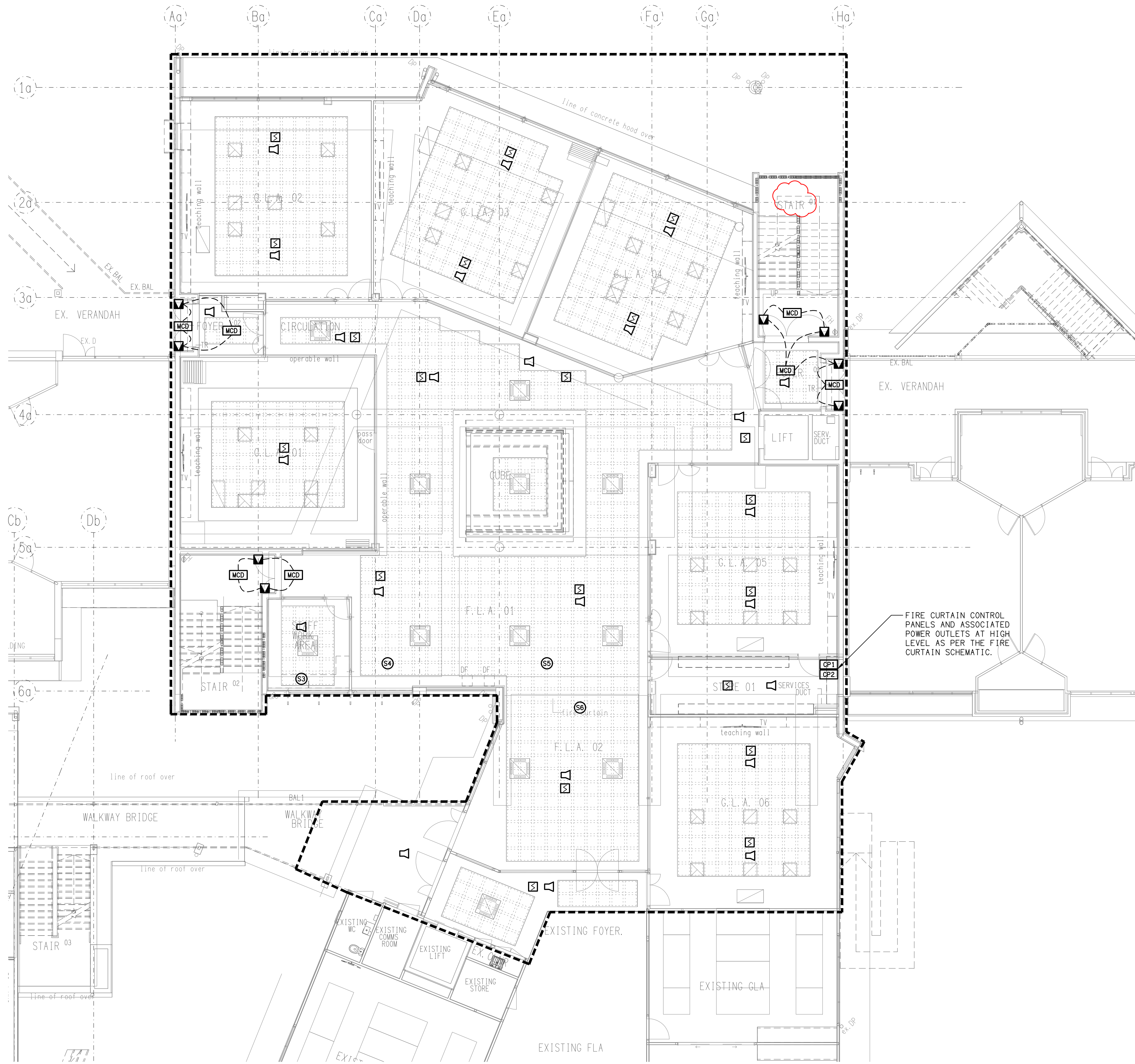
AT A1

PROJECT NO:  
**C3568a**

DRAWING NO:  
**E02**

REVISION:  
**B**





**SCHEMATIC**  
FIRE CURTAIN CONFIGURATION  
NOT TO SCALE

FIRE CURTAIN CONTROL  
PANELS AND ASSOCIATED  
POWER OUTLETS AT HIGH  
LEVEL AS PER THE FIRE  
CURTAIN SCHEMATIC.



