



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

C3665a - EAGERS BYD CAPALABA

C3665a-0001(C).xls

ELECTRICAL SERVICES CONTRACT DOCUMENT SCHEDULE

REVISION C - 06 FEBRUARY 2026

ISSUING INFORMATION				DATE OF ISSUE							
	DAY	28	04	06							
	MONTH	01	02	02							
	YEAR	26	26	26							
REASON FOR ISSUE				P	P	T					
A = APPROVAL				C = CONSTRUCTION				D = % DEVELOPED AS NOTED			
				P = PRELIMINARY				T = TENDER			

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DOCUMENTS				REVISION							
C3665a-E01.dwg	LEGEND & DETAILS			A	B						
C3665a-E02.dwg	NOTES			A	B						
C3665a-E03.dwg	POWER & LIGHTING CONTROL SCHEMATICS	A	B	C							
C3665a-E04.dwg	FLOOR PLAN & ELEVATIONS	A	B	C							
C3665a-E05.dwg	REFLECTED CEILING PLAN	A	B	C							
C3665a-0001.xls	CONTRACT DOCUMENT SCHEDULE	A	B	C							
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C3665a-0004.xls	DISTRIBUTION BOARD DB-A SCHEDULE		A								
C3665a-0001.zip	FITTING & OUTLET DATASHEETS			A							



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ELECTRICAL EQUIPMENT SCHEDULE

REVISION A - 04 FEBRUARY 2026

THE LIGHT FITTING SUPPLIER CONTACT DETAILS MAY BE AVAILABLE ON THE EDG WEBSITE VIA THE FOLLOWING LINK
www.edg.net.au/Links/Lighting.htm

TYPE	LAMPS	DESCRIPTION	COLOUR / ACCESSORY	CATALOGUE No	REV
L1	40W 4000K LED	RECESSED DOWNLIGHT C/W REMOTE DRIVER	WHITE	RAPID LED R1355	A
L2	30W 4000K LED	RECESSED DOWNLIGHT C/W REMOTE DRIVER	WHITE	RAPID LED R1094-TRI	A
L3	30W 4000K LED	RECESSED DOWNLIGHT C/W REMOTE DRIVER	WHITE	RAPID LED R1094-TRI	A
L4	13W 4000K LED	RECESSED DOWNLIGHT C/W REMOTE DRIVER	WHITE	RAPID LED R1352	A
L5	30W 4000K LED	300 x 1200 PANEL LIGHT C/W REMOTE DRIVER AND SURFACE MOUNT KIT	WHITE	EQUAL TO RAPID LED R3206-TRI-SM	A
L6	18W 4000K LED	RECESSED DOWNLIGHT C/W REMOTE DRIVER	WHITE	RAPID LED R1352	A
E1	LED	EMERGENCY LIGHT: RECESSED NON-MAINTAINED EMERGENCY LIGHT. AS2293 CLASSIFICATION C0-D40 - C90-D40.	WHITE	CLEVERTRONICS CLIFE	A
EX	LED	EXIT LIGHT: MAINTAINED 24M VIEWING DISTANCE EXIT LIGHT C/W DIFFUSERS & DIRECTIONAL ARROWS AS SHOWN. CEILING SURFACE MOUNT OR WALL MOUNT BETWEEN 2100mm & 2700mm AFFL IF THERE IS NO VERTICAL SURFACE TO MOUNT THE FITTING ON WITHIN THIS RANGE CONFIRM THE MOUNTING HEIGHT WITH THE ENGINEER. PROVIDE A CUSTOM WHITE COUNTER LEVER MOUNTING BRACKET AS REQUIRED AS2293 CLASSIFICATION C0-D8 - C90-E3.2.	WHITE	CLEVERTRONICS LUB PRO SM	A
SWITCH PANEL (SPA)		WALL MOUNTED MULTI GANG SWITCH PANEL AS PER THE LIGHTING CONTROL SCHEMATIC. MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	STAINLESS STEEL	CLIPSAL B SERIES	A
LIGHTING CONTROL CHANNELS		PROVIDE LIGHTING CONTROL CHANNELS 1 THROUGH TO 5 AS MANUAL SWITCHES ON SPA.			A
ONE-WAY LIGHT SWITCH		ONE-WAY LIGHT SWITCH C/W CIRCUIT IDENTIFICATION ON THE FACEPLATE BEHIND THE SURROUND MOUNTED AT 1000mm AFFL UNLESS NOTED OTHERWISE.	WHITE	CLIPSAL C2000 SERIES FACEPLATE	A
CAT 6 COMMUNICATIONS OUTLET		RJ45 CAT-6 COMMUNICATIONS OUTLET, CABLED BACK TO THE COMMUNICATIONS RACK CR-A TERMINATED ONTO FACILITY PATCH PANELS VIA 4-PAIR CAT-6 UTP CABLE. MOUNT UP TO 3 RJ45 OUTLETS PER MULTI-GANG FACEPLATE WITH SEPARATE PERMANENT LABELLING FOR EACH OUTLET.	WHITE	CLIPSAL C2000 SERIES FACEPLATE	A



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TYPE	LAMPS	DESCRIPTION	COLOUR / ACCESSORY	CATALOGUE No	REV
COMMUNICATIONS RACK CR-A		PROVIDE CR-B AS A 800 DEEP 42 RU 800 WIDE 19 INCH COMMUNICATIONS C/W CASTERS, LOCKABLE CLEAR DOOR, VENTILATED SIDES, PATCH PANELS AND CABLE MANAGEMENT TO ACCOMMODATE THE COMMUNICATION OUTLETS. PROVIDE DETAILS OF THE RACK FOR APPROVAL PRIOR TO ORDERING. ENSURE ALL CABLE THAT CONNECT TO THE RACK ARE PROVIDED WITH SUFFICIENT SPARE LENGTH TO ALLOW THE RACK TO BE MOVED 2000 WITHOUT IMPACTING THE CONNECTIONS.	BLACK	REDBACK A4.8842D	A
NBN PREMISE CONNECTION DEVICE (PCD)		NBN COMPLIANT PREMISES CONNECTION DEVICE AS PER THE PCD DETAIL TO BE CONNECTED TO THE NTD VIA AN NBN COMPLIANT DROP CONDUIT. CONNECT THE PCD TO THE TELSTRA PIT VIA AN NBN COMPLIANT LEAD-IN CONDUIT.			A
NBN NETWORK TERMINATION DEVICE (NTD)		RACK MOUNTED NETWORK TERMINATION DEVICE TO BE PROVIDED IN ACCORDANCE WITH THE NBN REQUIREMENTS. MOUNT THE NTD WITHIN CR-A			A
SINGLE POWER OUTLET		SINGLE POWER OUTLET C/W CIRCUIT IDENTIFICATION ON THE FACEPLATE BEHIND THE SURROUND MOUNT AT 300mm AFFL U.N.O. RATING 10A U.N.O.	WHITE	CLIPSAL C2000 SERIES FACEPLATE	A
DOUBLE POWER OUTLET		DOUBLE POWER OUTLET C/W CIRCUIT IDENTIFICATION ON THE FACEPLATE BEHIND THE SURROUND MOUNT AT 300mm AFFL U.N.O. RATING 10A U.N.O.	WHITE	CLIPSAL C2000 SERIES FACEPLATE	A
SPECIAL PURPOSE OUTLET		SPECIAL PURPOSE OUTLET TYPE AS NOTED. MOUNT AT 1350mm AFFL U.N.O. RATING 20A U.N.O. CONNECT TO EQUIPMENT VIA FLEXIBLE CONDUIT.			A
DOUBLE POWER OUTLET (USB)		DOUBLE POWER OUTLET C/W USB CHARGER AND CIRCUIT IDENTIFICATION ON THE FACEPLATE BEHIND THE SURROUND MOUNT AT AB U.N.O. RATING 10A U.N.O.	WHITE	CLIPSAL 2000 SERIES + 30USBCM MECH	A
WEATHERPROOF POWER OUTLET (WP)		IP54 WEATHERPROOF SINGLE / DOUBLE POWER OUTLET AS NOTED ON DRAWING C/W COVER FLAP OVER SOCKET. MOUNT AT MINIMUM 1100mm AFFL U.N.O. RATING 10A U.N.O.	-	CLIPSAL WSCF227F	A
SIGN CONNECTION		COORDINATE THE LOCATION AND CONNECTION WITH THE SIGN CONTRACTOR ENSURING THE GPO / ISOLATORS ARE PROVIDED WITH APPROPRIATE WEATHER PROTECTION AND ARE CONCEALED FROM VIEW.			A
SINGLE-PHASE ISOLATOR		SINGLE-PHASE WEATHERPROOF ISOLATOR. MOUNT AT 1350mm AFFL U.N.O. RATING 20A U.N.O. CONNECT TO EQUIPMENT VIA FLEXIBLE CONDUIT.	-	CLIPSAL WHT20	A
THREE-PHASE ISOLATOR		THREE-PHASE WEATHERPROOF ISOLATOR. MOUNT AT 1350mm AFFL U.N.O. RATING 20A U.N.O. CONNECT TO EQUIPMENT VIA FLEXIBLE CONDUIT. "RSD" DENOTES ROLLER SHUTTER DOOR SUPPLY - COORDINATE LOCATION ONSITE WITH MOTOR.	-	CLIPSAL WHT35	A



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TYPE	LAMPS	DESCRIPTION	COLOUR / ACCESSORY	CATALOGUE No	REV
FLOOR BOX TYPE 1 (FB1)		INSITU FLUSH FLOOR BOX C/W A DOUBLE GPOS+ FACILITY FOR A COMMUNICATIONS OUTLETS FACEPLATE . PROVIDE A 32 DIA CONDUIT C/W A SPARE DRAW WIRE FROM THE REAR OF THE COMMUNICATIONS FACEPLATE TO THE CEILING SPACE ABOVE THE COMMUNICATIONS RACK CR-A. PROVIDE THE GPOS AS PER THE STANDARD DESCRIPTIONS.	STAINLESS STEEL	ECD FB2SHD	A
FLOOR BOX TYPE 2 (FB2)		INSITU FLUSH FLOOR BOX C/W A DOUBLE GPOS+ FOUR COMMUNICATIONS OUTLETS . PROVIDE A 32 DIA CONDUIT C/W A SPARE DRAW WIRE FROM THE REAR OF THE COMMUNICATIONS FACEPLATE TO THE CEILING SPACE ABOVE THE COMMUNICATIONS RACK CR-A. PROVIDE THE GPOS AND COMMUNICATIONS OUTLETS AS PER THE STANDARD DESCRIPTIONS.	STAINLESS STEEL	ECD FB2SHD	A
EV CHARGER 1 (EV1)		OCULAR DC ATLAS 60KW OC-60HY4 EV CHARGER C/W DEMAND MANAGEMENT			A
EV CHARGER 2 (EV2)		OCULAR IQ ROWER 7KW IOCAW12-7S-4G EV CHARGER C/W DEMAND MANAGEMENT			A
EV CHARGER 3 (EV3)		OCULAR IQ ROWER 7KW IOCAW34-7S EV CHARGER C/W DEMAND MANAGEMENT			A
DB-A		DISTRIBUTION BOARD DB-A AS PER THE DB-A SCHEDULE AND NOTES. PROVIDE A SHOP DRAWING OF DB-A FOR APPROVAL.			A
DB-B		RECONNECT THE EXISTING CANTEEN TENANCY DISTRIBUTION BOARD TO THE NEW MSB.			A
CANTEEN HWS		RECONNECT THE EXISTING CANTEEN TENANCY HOT WATER SYSTEM TO THE NEW MSB.			A
MSB		MAIN SWITCHBOARD AS PER THE POWER SCHEMATIC AND THE NOTES. PROVIDE A SHOP DRAWING OF THE MAIN SWITCHBOARD FOR APPROVAL.			A
M1		QECM V4 COMPLIANT CT RETAIL METER INCLUDING ALL ASSOCIATED COMPONENTS			A
M2		QECM V4 COMPLIANT WHOLE CURRENT RETAIL METER			A
M3		QECM V4 COMPLIANT WHOLE CURRENT SECONDARY TARIFF RETAIL METER C/W AF RECEIVER			A
ELECTRIC VEHICLE CHARGING ISOLATION SWITCH (CIS)		ELECTRIC VEHICLE CHARGING ISOLATION SWITCH PUSH BUTTON WIRED TO THE EV CHARGER SUPPLY CIRCUIT BREAKER SHUNT TRIP TO ISOLATE THE POWER TO THE ELECTRIC VEHICLE CHARGERS. MOUNTED AT 1800mm AFFL UNLESS NOTED OTHERWISE. PROVIDE COLOURED ENGRAVED TEXT AS PER THE CIS ELEVATION.	WHITE	CLIPSAL C2000 SERIES 30USM	A
CONTACTOR (Cx)		EV CONTROL LOAD BREAK CONTACTOR RATED ABOVE THE CIRCUIT BREAKER FAME SIZE			A
SECURITY EQUIPMENT		SECURITY EQUIPMENT BY THE TENANTS SPECIALIST SECURITY CONTRACTOR			A
PROPERTY POLE		NEW STEEL PROPERTY POLE TO ENERGEX REQUIREMENTS			A



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DISTRIBUTION BOARD DB-A

REVISION A - 04 FEBRUARY 2026

							REV
FAULT CURRENT:		6KA USING CASCADING		MAIN SWITCH:		250A NON AUTO LOAD BREAK MSB 4C+E 50	A
CHASSIS SIZE:		60 POLE		SUPPLIED FROM:			A
CHASSIS RATING:		250A		SUPPLY CABLE:			A
PHASES:		3					A
PROVIDE THE DB WITH A FULL WIDTH EMPTY DIN RAIL TO ACCOMMODATE FUTURE CONTACTORS AND CONTROLS. PROVIDE THE DB WITH AN AS2293 EMERGENCY LIGHTING CONTROL SYSTEM TO CONTROL THE ASSOCIATED EMERGENCY LIGHTS. PROVIDE THE DB WITH SURGE PROTECTION. REFER TO THE NOTES FOR ADDITIONAL REQUIREMENTS							A
CIRC	PH	CIRCUIT BREAKER (amps)	CONTROL EQUIPMENT	CABLE SIZE (mm ²)	LOCATION	CIRCUIT USE	
P1	1	20	RCBO	2.5	SHOWROOM	7KW EV3	A
P2	1	20	RCBO	2.5	EXTERNAL	7KW EV2	A
P3	1	20	RCBO	2.5	SHOWROOM	COMMS RACK CR-A	A
P4	1	20	RCBO	2.5	SHOWROOM	SECURITY	A
P5	1	20	RCBO	2.5	SHOWROOM	CLEANING	A
P6	1	20	RCBO	2.5	SHOWROOM	OFFICE	A
P7	1	20	RCBO	2.5	SHOWROOM	GPO	A
P8	1	20	RCBO	2.5	SHOWROOM	CLEANING	A
P9	1	20	RCBO	2.5	SHOWROOM	FLOOR BOX	A
P10	1	20	RCBO	2.5	SHOWROOM	FLOOR BOX	A
P11	1	20	RCBO	2.5	SHOWROOM	FLOOR BOX	A
P12	1	20	RCBO	2.5	SHOWROOM	FLOOR BOX	A
P13	1	20	RCBO	2.5	SHOWROOM	TV	A
P14	1	20	RCBO	2.5	ROOF	EXISTING AC	A
P15	1	20	RCBO	2.5	ROOF	EXISTING AC	A
P16	1	20	RCBO	2.5	ROOF	EXISTING AC	A
P17	1	20	RCBO	2.5	ROOF	EXISTING AC	A
P18	1	20	RCBO	2.5	ROOF	EXISTING AC	A
P19	1	32	RCBO	6.0	ROOF	NEW AC	A
L1	1	20	RCBO	2.5	INTERNAL	LIGHTS	A
L2	1	20	RCBO	2.5	INTERNAL	LIGHTS	A
L3	1	20	RCBO PE CELL ON DUSK OFF DAWN	2.5	EXTERNAL	LIGHTS	A
L4	1	20	RCBO PE CELL ON DUSK OFF DAWN	4.0	EXTERNAL	SIGN	A
L5	1	20	RCBO	2.5	INTERNAL	LIGHTF	A
L6	1	32	RCBO	2.5	INTERNAL	LIGHTS	A

LEGEND

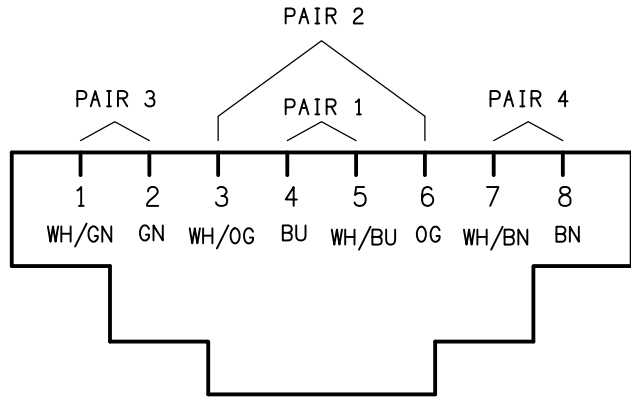
	ELECTRICAL SERVICES SWITCHBOARD.
	SWITCHBOARD / CONTROL PANEL NOT PROVIDED AS PART OF THE ELECTRICAL SUBCONTRACT.
	SINGLE POWER OUTLET.
	DOUBLE POWER OUTLET.
	DOUBLE POWER OUTLET C/W INTEGRAL USB CHARGERS.
	SPECIAL PURPOSE POWER OUTLET.
	SIGN OUTLET / CONNECTION.
	SINGLE PHASE ISOLATOR.
	THREE PHASE ISOLATOR.
	JUNCTION BOX.
	CONDUIT ROUTE.
	ELECTRICAL FLOOR BOX, TYPE AS NOTED.
	LIGHTING CONTROL SWITCH PANEL, TYPE x.
	ONE-WAY LIGHT SWITCH.
	CIRCUIT LINE.
	SWITCH LINE.
	POWER CIRCUIT DESIGNATION. DENOTES DB AND CIRCUIT.
	LIGHTING CONTROL CHANNEL REFERENCE.
	ELECTRICAL EQUIPMENT AS NOTED.
	RJ45 CAT-6 COMMUNICATIONS OUTLET.
	NBN NETWORK TERMINATION DEVICE.
	NBN PREMISES CONNECTION DEVICE.
	ELECTRIC VEHICLE CHARGER, TYPE x.
	ELECTRIC VEHICLE CHARGER ISOLATION SWITCH.
	METER TYPE x.
	CIRCUIT BREAKER C/W SHUNT TRIP.
	FUSE.
	SINGLE PHASE.
	THREE PHASE.
	CURRENT TRANSFORMER C/W REMOVABLE LINK.
	FUSE LINK.
	COMBINED FUSE SWITCH.
	CIRCUIT BREAKER.
	ISOLATOR.
	RESIDUAL CURRENT DEVICE.
	CONTACTOR - NORMALLY OPEN.
	CONTACTOR - NORMALLY CLOSED.
	REFER TO DETAIL NOTED FOR THE AREA SHOWN HATCHED. ADDITIONAL OUTLETS & FITTINGS MAY BE SHOWN ON DETAIL.

LEGEND

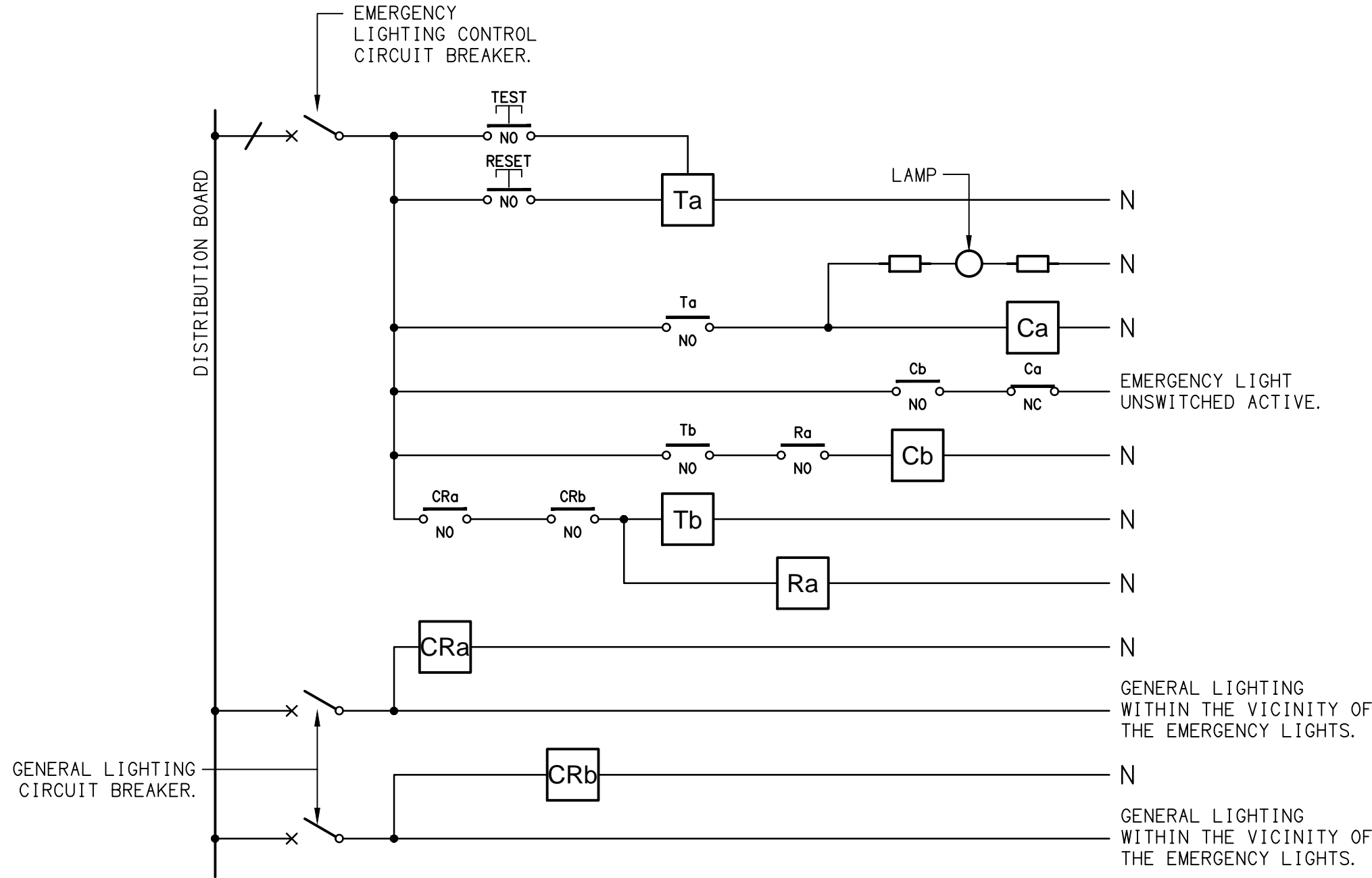
E1	E1: GENERAL LED EMERGENCY LIGHT , WHITE.
EX	EX: EMERGENCY LED EXIT LIGHT, WHITE.
L1	L1: RECESSED DOWNLIGHT, WHITE.
L2	L2: RECESSED DOWNLIGHT, WHITE.
L3	L3: RECESSED DOWNLIGHT, WHITE.
L4	L4: RECESSED DOWNLIGHT, WHITE.
L5	L5: 1200 x 300 PANEL LIGHT C/W SURFACE MOUNTING KIT, WHITE.
L6	L6: RECESSED DOWNLIGHT, WHITE.

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.



SCHEMATIC
RJ45 PINOUT CONFIGURATION
NOT TO SCALE

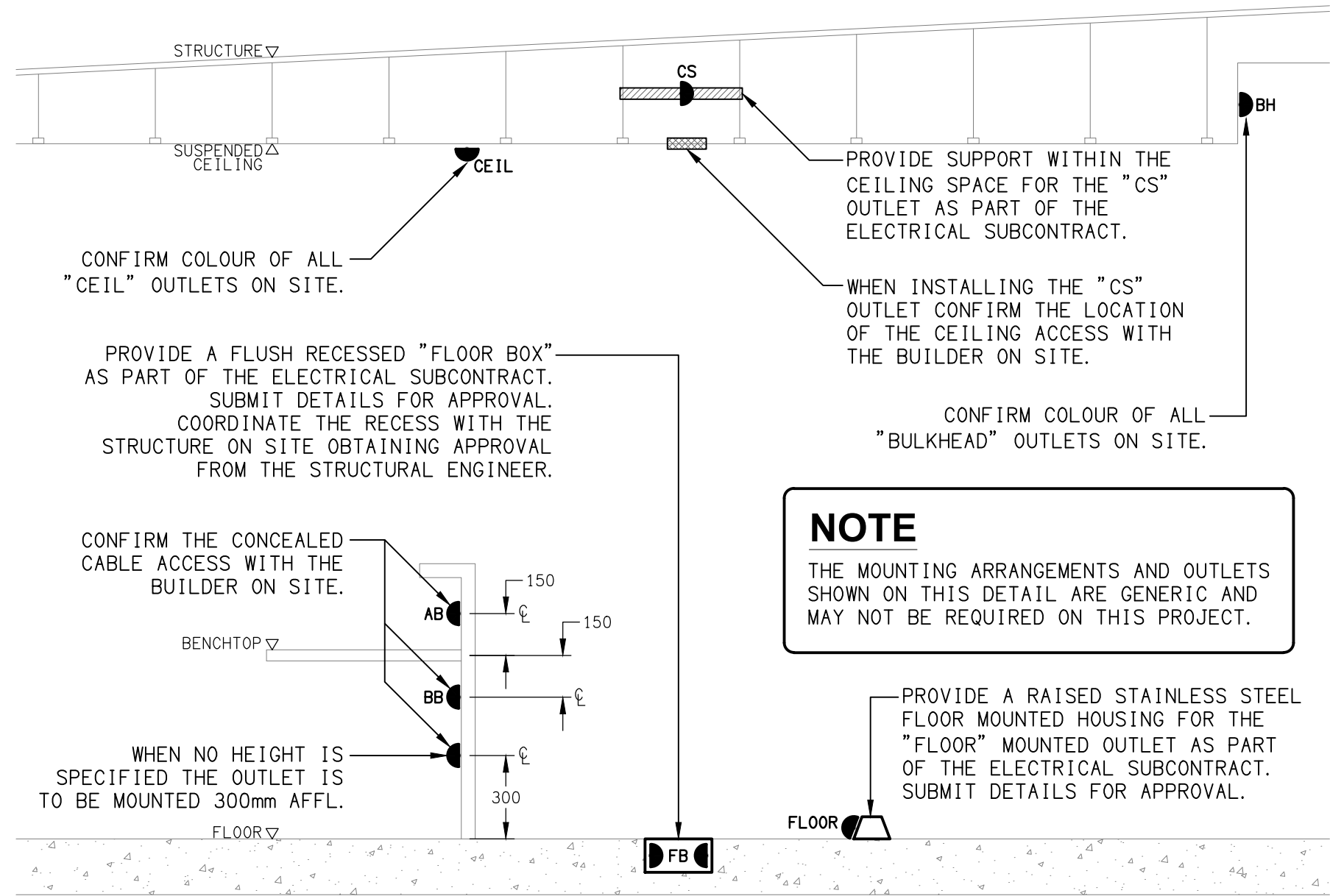


NOTES

- THE EMERGENCY LIGHT UNSWITCHED ACTIVE / GENERAL LIGHTING SWITCHED ACTIVE CIRCUIT ARRANGEMENT AND CONTROL IS TYPICAL FOR ALL CIRCUITS SUPPLYING EMERGENCY LIGHTS.
- 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



DETAIL

TYPICAL OUTLET MOUNTINGS
NOT TO SCALE

<div>ELECTRICAL DESIGN GROUP BRISBANE PTY LTD ACN 092 710 793</div> <div>TRADING AS: ELECTRICAL DESIGN GROUP</div>	<div>THE COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF THE ELECTRICAL DESIGN GROUP.</div>	<div><div><div><div></div></div><div>ELECTRICAL DESIGN GROUP</div></div><div>ELECTRICAL BUILDING SERVICES CONSULTANTS</div><div>BRISBANE GOLD COAST</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>PROJECT: EAGERS BYD CAPALABA</div> <div>104 REDLAND BAY ROAD, CAPALABA, QUEENSLAND</div>	<div>DRAWING: ELECTRICAL SERVICES LEGEND & DETAILS</div>			
	<div>USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.</div>						
	<div>ALL DIMENSIONS TO BE VERIFIED ONSITE.</div>						
				<div>SCALE: NOT TO SCALE AT A1</div>	<div>PROJECT NO: C3665a</div>	<div>DRAWING NO: E01</div>	<div>REVISION: B</div>

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.
- 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.
- 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.

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

PROVIDE A NEW ENERGEX COMPLIANT STEEL PROPERTY POLE WITH NEW 250A CONSUMERS MAINS FROM THE PROPERTY POLE TO THE MAIN SWITCHBOARD. ARRANGE FOR THE NEW 250 AMP ENERGEX OVERHEAD SERVICE TO BE CONNECTED TO THE NEW PROPERTY POLE. THE LOCATION OF THE NEW ENERGEX SUPPLY AND IN TURN THE PROPERTY POLE LOCATION IS DEPENDANT ON THE RESOLUTION OF THE ENERGEX SUPPLY UPGRADE APPLICATION AND AS SUCH IS YET TO BE RESOLVED. THE EXISTING ENERGEX SERVICE AND PROPERTY POLE IS TO BE REMOVED.

RELOCATE THE EXISTING CANTEN TENANCY RETAIL METERING INTO THE NEW MSB. PROVIDE THE CANTEN TENANCY DISTRIBUTION BOARD AND HOT WATER SYSTEM WITH NEW SUPPLIES FROM THE NEW MSB.

ALL EXISTING CIRCUITS THAT REMAIN ARE TO BE RECONNECTED TO DB-A WITH NEW AS3000 COMPLIANT SWITCHGEAR.

PROVIDE THE MAIN SWITCHBOARD (MSB) AS FOLLOWS:

- PLINTH MOUNTED.
- NATIONAL ELECTRICITY MARKET (NEM) COMPLIANT RETAIL METERING.
- PROVIDE A COPY OF THE ENERGEX APPROVAL OF THE MSB.
- IP66 FORM 2A
- LIGHT GREY POWDER COATED ENCLOSURE AND DOORS.
- POWDER COATED GLOSS WHITE ESCUTCHEONS.
- 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.
- ALL COMPONENTS ARE TO BE LABELLED WITH NON-STICK LABELS.

PROVIDE DISTRIBUTION BOARD DB-A AS FOLLOWS:

- WALL MOUNTED.
- IP44 FORM 1.
- LIGHT GREY ENCLOSURE WHITE ESCUTCHEON.
- 92268 KEY LOCKABLE DOOR.
- ALL SWITCHGEAR TO BE SCHNEIDER OR NHP/ TERASAKI.
- PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 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.
 - RETAIL METERING.
 - PROPERTY POLE.
 - CONSUMERS MAINS.
 - MAIN SWITCHBOARD.
 - SUBMAINS.
 - DISTRIBUTION BOARD DB-A.
 - CONNECTION OF THE EXISTING CANTEN TENANCY DB AND HOT WATER.
 - EV CHARGERS.
 - EV CHARGING DEMAND MANAGEMENT SYSTEM.
 - CABLE ACCESS WAYS.
 - CIRCUITS.
 - ISOLATORS AND OUTLETS.
 - TESTING AND COMMISSIONING.
 - THERMOSCAN THE MSB AND 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 AND EXTERNAL LIGHTING.
- EMERGENCY AND EXIT LIGHTING.
- EARTHING OF THE LIGHTING INSTALLATION.
- LIGHTING CONTROL.
- LIGHTING SUBCIRCUITS.
- TESTING AND COMMISSIONING.

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.)

NOTES

7. TELECOMMUNICATIONS SERVICE

THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES THE PROVISION OF A NEW NBN SERVICE TO THE SITE VIA A NEW LEADIN CONDUIT TO A NBN PCD. THE PCD IS TO BE CONNECTED TO A RACK MOUNTED NTD VIA A DROP CONDUIT. ARRANGE FOR THE NBN SERVICES TO BE INSTALLED INCLUDING ALL CABLE ACCESS WAYS AND DOCUMENTATION IN ACCORDANCE WITH THE NBN REQUIREMENTS. PROVIDE A FULL HEIGHT 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. THE COMMUNICATIONS CABLING IS TO BE RUN TO PATCH PANELS WITHIN RACK CR-A.

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

- NBN APPLICATION AND LEADIN SERVICES.
- NBN CABLE ACCESS WAYS INCLUDING THE PCD AND NTDs.
- COMMUNICATIONS RACKS.
- CAT 6 COMMUNICATIONS OUTLETS AND CABLING.
- CAT 6 PATCH PANELS.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

THE EXISTING TELECOMMUNICATIONS SERVICE TO THE CANTEN TENANCY IS TO BE MAINTAINED.

THE EXISTING TELECOMMUNICATIONS MDF IS TO BE MODIFIED AS NECESSARY TO FACILITATE THE INSTALLATION OF THE NEW MSB.

8. ABBREVIATIONS

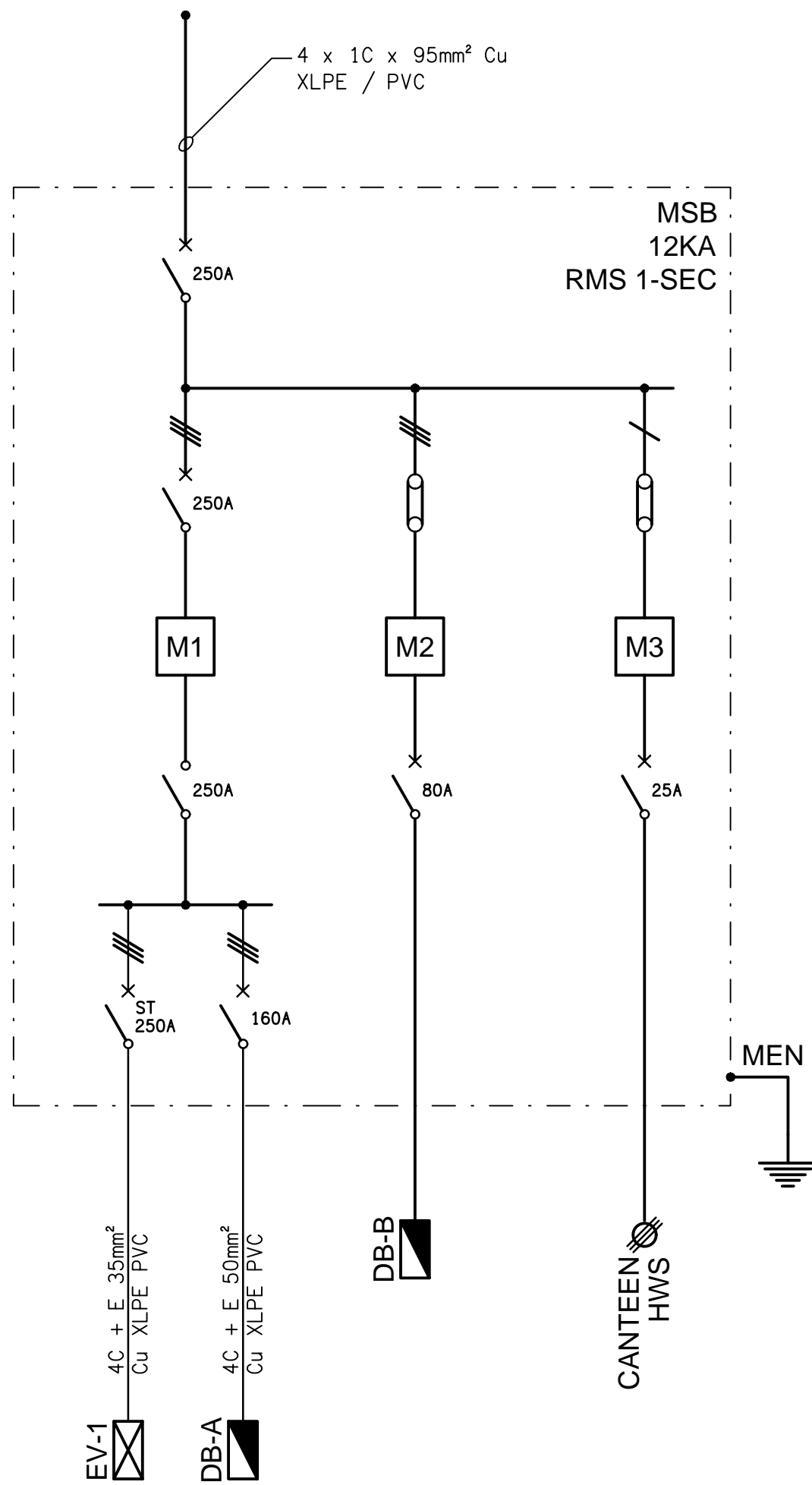
- A - AMP CURRENT RATING
- AB - MOUNT ABOVE BENCH.
- AFFL - ABOVE FINISHED FLOOR LEVEL.
- BB - MOUNT BELOW BENCH.
- BH - MOUNT ON BULKHEAD.
- CEIL - MOUNT ON CEILING.
- CS - MOUNT WITHIN CEILING SPACE.
- C/W - COMPLETE WITH.
- DR - DRYER.
- HWS - HOT WATER SYSTEM.
- MCB - MINATURE CIRCUIT BREAKER.
- MCCB - MOLDED CASE CIRCUIT BREAKER.
- MDB - MAIN DISTRIBUTION BOARD.
- MEN - MULTIPLE EARTH NEUTRAL LINK.
- MSB - MAIN SWITCHBOARD.
- MSSB - MECHANICAL SERVICES SWITCHBOARD.
- MW - MICROWAVE.
- 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.
- WM - WASHING MACHINE.
- WP - WEATHERPROOF TO IP56 UNO.
- 500 - NUMBER DENOTES MOUNTING HEIGHT AFFL.

9. MANAGED SOLUTIONS

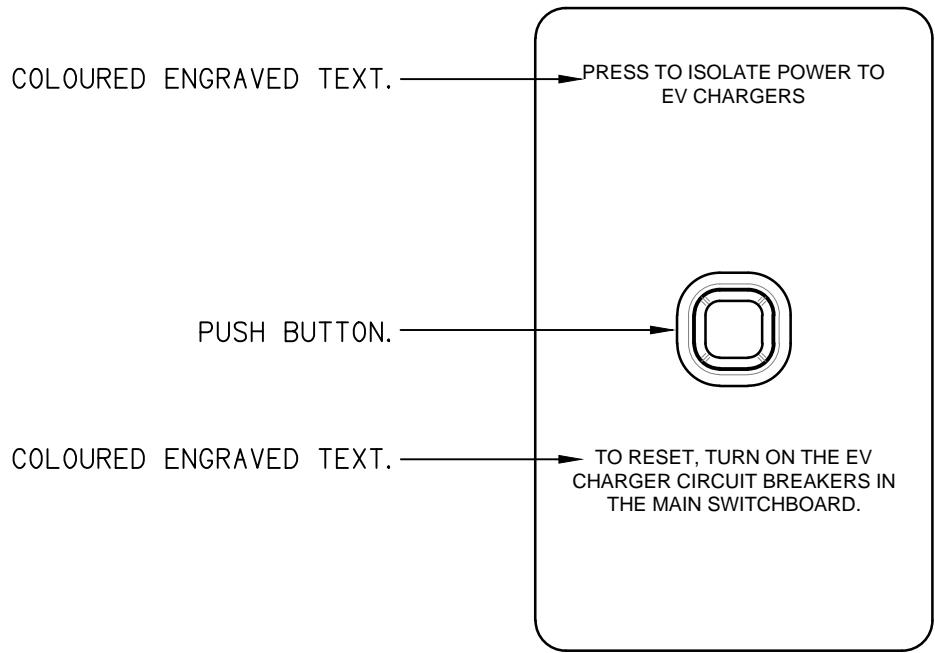
COORDINATE WITH THE TENANTS SPECIALIST CONTRACTOR MANAGED SOLUTIONS WHO WILL BE PROVIDING THE FOLLOWING SYSTEMS AND CABLING DIRECTLY TO THE TENANT:

- CCTV.
- ACTIVE CENTRAL PROCESSING AND RECORDING EQUIPMENT.
- CABLING, OUTLETS AND CAMERAS.
- MONITORS.
- CAMERA HOUSINGS AND MOUNTINGS.
- INTRUDER DETECTION.
- ACTIVE CENTRAL PROCESSING EQUIPMENT.
- CABLING, DETECTORS, KEY PANELS , STROBES AND SIRENS.
- MONITORING.
- ACCESS CONTROL.
- ACTIVE CENTRAL PROCESSING EQUIPMENT.
- CABLING, DOOR CONTROLLERS, STRIKES, AND DOOR HOLDERS.
- CARD READERS AND CARDS.
- BACK GROUND MUSIC.
- ACTIVE CENTRAL SOURCE, CONTROL AND AMPLIFICATION EQUIPMENT.
- CABLING AND SPEAKERS.
- MATV.
- ANTENNA.
- HEADEND AND DISTRIBUTION EQUIPMENT.
- CABLING AND OUTLETS.
- MONITORS.

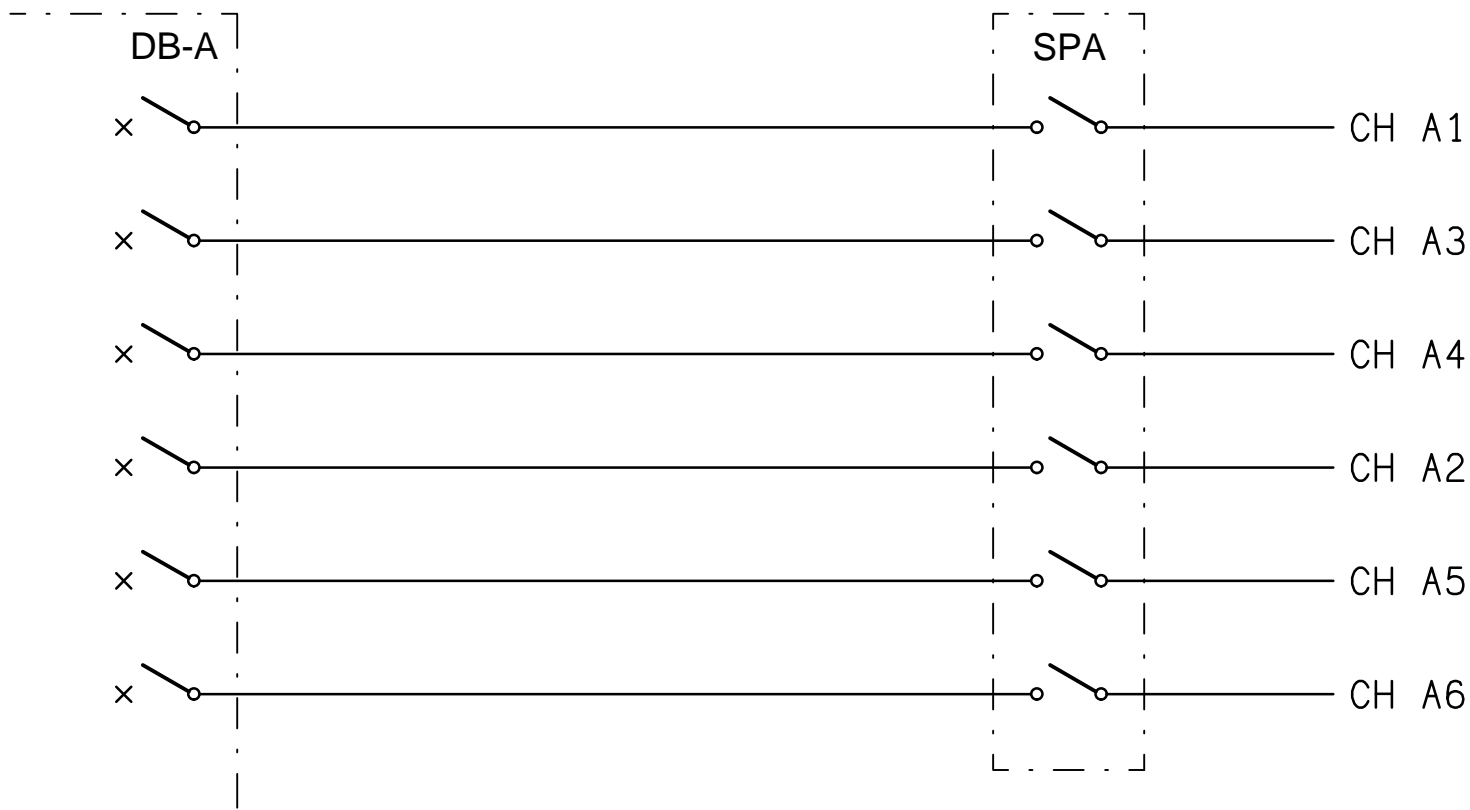
ELECTRICAL DESIGN GROUP BRISBANE PTY LTD ACN 092 710 793		THE COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF THE ELECTRICAL DESIGN GROUP.		PROJECT: EAGERS BYD CAPALABA		B TENDER 06/02/2026	
TRADING AS: ELECTRICAL DESIGN GROUP		USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.		DRAWING: EAGERS BYD CAPALABA		REV: DESCRIPTION: DATE:	
		ALL DIMENSIONS TO BE VERIFIED ONSITE.		ELECTRICAL DESIGN GROUP ELECTRICAL BUILDING SERVICES CONSULTANTS BRISBANE GOLD COAST		DRAWING: EAGERS BYD CAPALABA	
		P.O.Box 15, Sherwood Q.4075 Phone: (07) 3278 4375 Email: brisbane@edg.net.au Web: www.edg.net.au		104 REDLAND BAY ROAD, CAPALABA, QUEENSLAND		SCALE: NOT TO SCALE AT A1	
						PROJECT NO: C3665a	
						DRAWING NO: E02	
						REVISION: B	



SCHEMATIC
MSB-A CONFIGURATION
NOT TO SCALE



DETAIL
ELECTRIC VEHICLE CHARGING ISOLATION SWITCH (CIS)
NOT TO SCALE

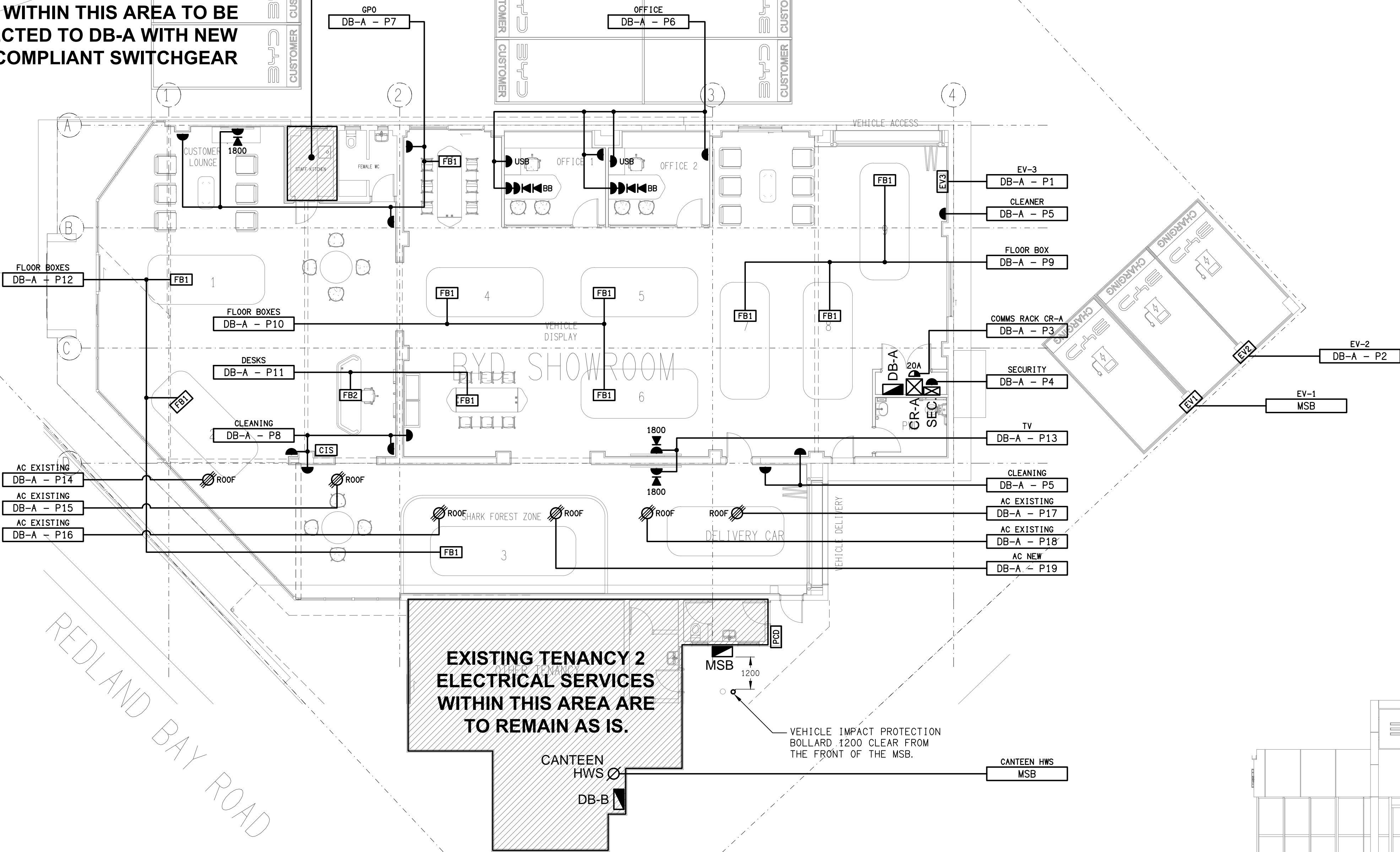


SCHEMATIC
LIGHTING CONTROL
NOT TO SCALE

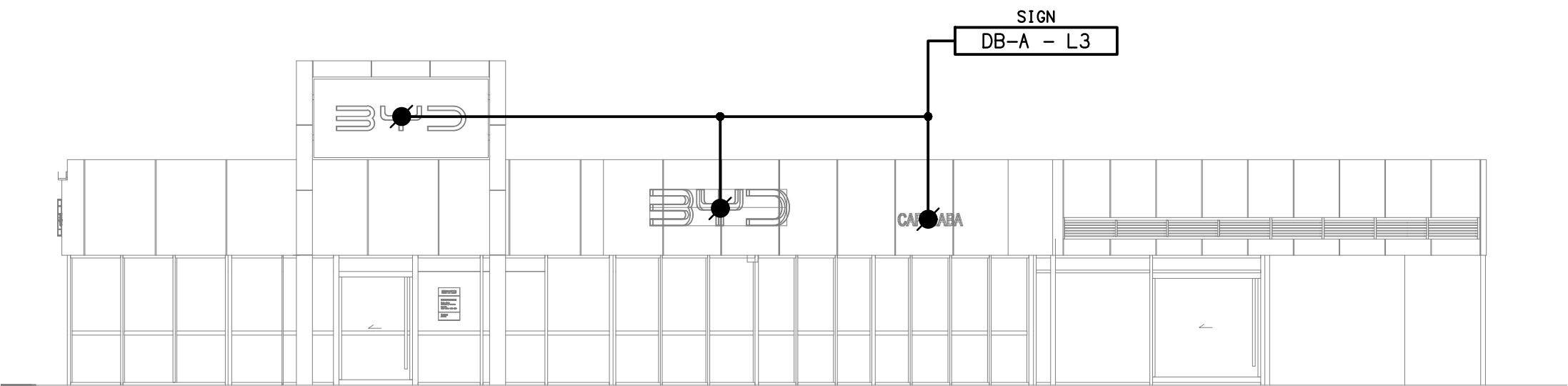
SMITH STREET

PROPOSED BOUNDARY

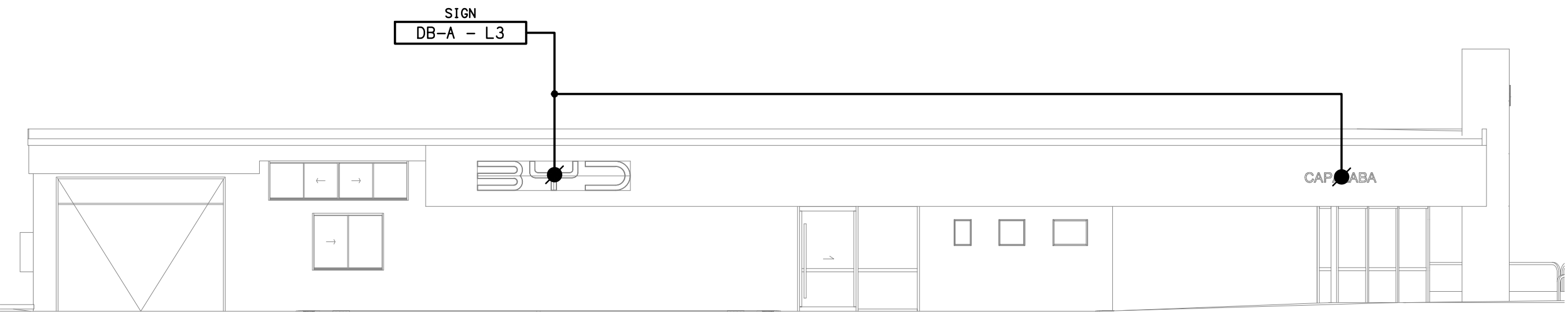
EXISTING ELECTRICAL CIRCUITS
WITHIN THIS AREA TO BE
RECONNECTED TO DB-A WITH NEW
AS3000 COMPLIANT SWITCHGEAR



FLOOR PLAN
BYD TENANCY WORKS
SCALE 1:100



REDLAND BAY ROAD
EXTERNAL BUILDING ELEVATION
SCALE 1:100



SMITH STREET
EXTERNAL BUILDING ELEVATION
SCALE 1:100

