

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.
- FIRE ALARM SYSTEM.
- 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 THE VENUE 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

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.
- QLD GOVERNMENT, DIVISION OF WORKPLACE, HEALTH AND SAFETY.
- QLD FIRE AND EMERGENCY SERVICES.

NOTES

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 2.5mm<sup>2</sup> 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 UPGRADING DB-G WITH AN ADDITIONAL CUBICAL TO ACCOMMODATE THE ADDITIONAL CIRCUITS. ALL OF THE EXISTING SWITCHBOARDS, CIRCUITS, CABLING AND OUTLETS THAT BECOME REDUNDANT ARE TO BE REMOVED. ANY INTERRUPTION TO THE POWER SUPPLY TO ANY SERVICES OUTSIDE OF THE AREA OF WORKS MUST BE RESTRICTED TO OUTSIDE OF THE VENUES OPERATING HOURS AND MUST BE ADVISED TO THE OPERATOR IN WRITING AT LEAST ONE WEEK PRIOR.

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

- POWER DISTRIBUTION.
- NEW DB-G CUBICAL AND SWITCHGEAR.
- CABLE ACCESS WAYS.
- CIRCUITS.
- ISOLATORS AND OUTLETS.
- TESTING AND COMMISSIONING.
- REMOVAL OF ALL EXISTING REDUNDANT SERVICES.
- RECONNECTION OF ALL EXISTING SERVICES THAT REMAIN.

REFER TO THE DB-G DISTRIBUTION BOARD SCHEDULE FOR ADDITIONAL REQUIREMENTS AND THE DB-G CIRCUIT DETAILS. THE ADDITIONAL DB-K CIRCUIT DETAILS ARE NOTED IN THE EQUIPMENT SCHEDULE.

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.

7. LIGHTING

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.
- CEILING FANS.
- LIGHT FITTINGS AND ACCESSORIES.
- EMERGENCY AND EXIT LIGHTING.
- EARTHING OF THE LIGHTING INSTALLATION.
- LIGHTING CONTROL.
- PHILIPS DYNALITE LIGHTING CONTROL SYSTEM.
- LIGHTING SUBCIRCUITS.
- TESTING AND COMMISSIONING.
- RECONNECTION OF THE EXISTING LIGHTING THAT REMAINS.
- REMOVAL OF ALL EXISTING REDUNDANT LIGHTING SERVICES INCLUDING THE REDUNDANT LIGHTING CONTROL SYSTEM.

INTERFACE THE NEW PHILIPS DYNALITE CONTROLS INTO THE EXISTING SYSTEM AND REPROGRAM THE EXISTING SWITCH PANELS TO CONTROL THE NEW LIGHTING.

COMMISSION THE LIGHTING CONTROL AT PRACTICAL COMPLETION AND AGAIN THREE TIMES DURING THE DEFECTS AND LIABILITY PERIOD TO THE SATISFACTION OF THE OPERATOR.

DALI TO PHASE DIMMING CONVERTERS ARE NOT ACCEPTABLE.

8. EMERGENCY AND EXIT LIGHTING

TEST THE EXISTING EMERGENCY AND EXIT LIGHTING TEST FACILITY AND CONFIRM COMPLIANCE WITH AS2293.1. ENSURE ALL OF THE EXISTING EMERGENCY AND EXIT LIGHTING IS CONTROLLED VIA THE TEST FACILITY AND CONFIGURED IN ACCORDANCE WITH AS2293.1. UTILISE THE EXISTING EMERGENCY AND EXIT LIGHTING TEST FACILITY TO SUPPLY THE NEW EMERGENCY AND EXIT LIGHTING.

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.)

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.

NOTES

9. COMMUNICATIONS

THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES THE REMOVAL OF THE GAMING COMMUNICATIONS RACK CR-E AND THE ESTABLISHMENT OF A NEW GAMING COMMUNICATIONS RACK CR-G. THE EXISTING SERVICES TO CR-E THAT REMAIN INCLUDING THE LEAD-IN SERVICES AND TIE CABLES ARE TO BE REPLACED / REDIRECTED TO CR-G. THE GAMING ROOM IS TO BE PROVIDED WITH NEW FIBRE CABLING AND CAT 6 UTP CABLING TO CR-G. THE GENERAL COMMUNICATIONS CABLE ARE TO BE RUN BACK TO CR-C. ALL REDUNDANT COMMUNICATIONS CABLING IS TO BE REMOVED AND THE PATCH PANEL PORT LABELS UPDATED ACCORDINGLY.

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

- NEW GAMING COMMUNICATIONS RACK CR-G.
- REMOVAL OF THE EXISTING GAMING COMMUNICATIONS RACK CR-E.
- GAMING OPTICAL FIBRE CABLE.
- GAMING CAT6 UTP OUTLETS.
- GENERAL CAT6 UTP COMMUNICATIONS OUTLETS.
- LABELLING.
- TESTING AND COMMISSIONING.
- REMOVAL OF ALL REDUNDANT COMMUNICATIONS CABLING.

10. FIRE ALARM SYSTEM.

THE FIRE ALARM SYSTEM COMPONENT OF THIS CONTRACT INCLUDES THE MODIFICATION OF THE ENTIRE EXISTING FIRE ALARM SYSTEM TO ACCOMMODATE THE PROPOSED RENOVATION.

THE FIRE ALARM SYSTEM COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- UPGRADE / MODIFY THE FIRE INDICATOR PANEL INCORPORATING AN FDCIE AND EWCIE AS NECESSARY.
- HORNS AND SPEAKERS.
- SMOKE DETECTORS.
- THERMAL DETECTORS.
- CONCEALED SPACE DETECTORS.
- CONCEALED SPACE DETECTOR ACCESS.
- UPDATED WALL MOUNTED ENGRAVED ZONE PLAN ADJACENT THE FIP.
- CABLING.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

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.  
MCB - MINIATURE CIRCUIT BREAKER.  
MDB - MAIN DISTRIBUTION SWITCHBOARD.  
MSSB - MECHANICAL SERVICES SWITCHBOARD.  
N - NEON / LED INDICATOR WHEN ON.  
NTS - NOT TO SCALE.  
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.

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|---|--|--|--|---|--|---------------------------|--|
| ELECTRICAL DESIGN GROUP BRISBANE PTY LTD<br>ACN 092 710 793   |  | THE COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF THE ELECTRICAL DESIGN GROUP. |  | PROJECT: EDEN BREWHOUSE, REDBANK PLAINS |  | B TENDER 16/05/2025       |  |
| TRADING AS:<br>ELECTRICAL DESIGN GROUP  |  | USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.                                     |  | DRAWING: ELECTRICAL SERVICES NOTES      |  | REV: DESCRIPTION: DATE:   |  |
| ALL DIMENSIONS TO BE VERIFIED ONSITE.   |  | ELECTRICAL BUILDING SERVICES CONSULTANTS<br>BRISBANE GOLD COAST                    |  | 381 REDBANK PLAINS ROAD, REDBANK PLAINS |  | SCALE: NOT TO SCALE AT A1 |  |
| P.O.Box 15, Sherwood Q.4075<br>Phone: (07) 3278 4375<br>Email: brisbane@edg.net.au<br>Web: www.edg.net.au |  | PROJECT NO: C3413a   |  | DRAWING NO: E02                         |  | REVISION: B               |  |