



ELECTRICAL DESIGN GROUP

ELECTRICAL BUILDING SERVICES CONSULTANTS

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C3859a - 342 WICKHAM STREET, FORTITUDE VALLEY

C3859a-0001(B).xls

ELECTRICAL SERVICES CONTRACT DOCUMENT SCHEDULE

REVISION B - 23 OCTOBER 2026

ISSUING INFORMATION				DATE OF ISSUE							
	DAY	09	23								
	MONTH	10	10								
	YEAR	26	26								
	REASON FOR ISSUE	T	T								
A = APPROVAL C = CONSTRUCTION N = COORDINATION P = PRELIMINARY T = TENDER											

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DOCUMENTS				REVISION							
C3859a-E01.dwg	LEGEND & NOTES			A	B						
C3859a-E02.dwg	GROUND LEVEL AND LEVEL 1 PLANS			A	B						
C3859a-E03.dwg	MSB SCHEMATIC AND DETAILS			A							
C3859a-0001.xls	CONTRACT DOCUMENT SCHEDULE			A	B						

LEGEND

MSB	MODIFY THE EXISTING MAIN SWITCHBOARD AS PER THE SCHEMATICS AND ELEVATIONS. THE MAIN SWITCHBOARD MODIFICATIONS DO NOT NEED TO COMPLY WITH AS61349. AFTER THE EXISTING ISOLATOR, FUSES AND DB-M HAVE BEEN REMOVED PROVIDE NEW MOUNTINGS AND A NEW ESCUTCHEON TO FACILITATE THE NEW MCCB AND MCBS. UPDATE THE LABELS ACCORDINGLY.
DB-M	REMOVE THE EXISTING DISTRIBUTION CHASSIS WITHIN THE MAIN SWITCHBOARD. RESUPPLY ALL EXISTING COMMUNAL CIRCUITS THAT REMAIN FROM DB-C WITH NEW AS3000 COMPLIANT SWITCH GEAR. RESUPPLY ALL EXISTING GROUND FLOOR TENANCY CIRCUITS THAT REMAIN FROM DB-G WITH NEW AS3000 COMPLIANT SWITCH GEAR. RESUPPLY ALL EXISTING LEVEL 1 TENANCY CIRCUITS THAT REMAIN FROM DB-1 WITH NEW AS3000 COMPLIANT SWITCH GEAR.
DB-C	PROVIDE A NEW 6KA RMS 1 SEC WALL MOUNTED 60 POLE, 250AMP THREE PHASE, LOCKABLE PANEL BOARD C/W 160 AMP MAIN SWITCH, A PRIVATE ENERGY CONSUMPTION METER, AN AS2293 TEST FACILITY AND ALL NECESSARY SWITCHGEAR TO FACILITATE THE RESUPPLY ALL EXISTING COMMUNAL CIRCUITS THAT REMAIN AND ALL NEW COMMUNAL CIRCUITS.
DB-G	PROVIDE A NEW 6KA RMS 1 SEC WALL MOUNTED 60 POLE, 250AMP THREE PHASE, LOCKABLE PANEL BOARD C/W 160 AMP MAIN SWITCH, A PRIVATE ENERGY CONSUMPTION METER, AN AS2293 TEST FACILITY AND ALL NECESSARY SWITCHGEAR TO FACILITATE THE RESUPPLY ALL EXISTING GROUND FLOOR TENANCY CIRCUITS THAT REMAIN AND ALL NEW GROUND FLOOR TENANCY CIRCUITS.
DB-1	PROVIDE A NEW 6KA RMS 1 SEC WALL MOUNTED 60 POLE, 250AMP THREE PHASE, LOCKABLE PANEL BOARD C/W 160 AMP MAIN SWITCH, A PRIVATE ENERGY CONSUMPTION METER, AN AS2293 TEST FACILITY AND ALL NECESSARY SWITCHGEAR TO FACILITATE THE RESUPPLY ALL EXISTING LEVEL 1 TENANCY CIRCUITS THAT REMAIN AND ALL NEW LEVEL 1 TENANCY CIRCUITS.
ENERGEX CFS	ENERGEX COMBINED FUSE SWITCH TO REMAIN AS IS.
FTP	EXISTING TELSTRA FIBRE TERMINATION PANEL TO REMAIN AS IS.
NTDG	PROVIDE A NBN COMPLIANT 50MM CONDUIT FROM THE FTP TO A POSITION TO ALLOW THE TENANT TO PROVIDE A NBN NETWORK TERMINATION PANEL.
NTD1	PROVIDE A NBN COMPLIANT 50MM CONDUIT FROM THE FTP TO A POSITION TO ALLOW THE TENANT TO PROVIDE A NBN NETWORK TERMINATION PANEL.
SECURITY	SECURITY RACK AND CONTROLLERS TO REMAIN AS IS.
M	EXISTING SUPPLY AUTHORITY METER TO REMAIN AS IS.
	FUSE.
	SINGLE PHASE.
	THREE PHASE.
	CURRENT TRANSFORMER C/W LINK TO REMAIN AS IS.
	LINK TO REMAIN AS IS.
	COMBINED FUSE SWITCH.
	CIRCUIT BREAKER.
	ISOLATOR.
E1	E1: SURFACE MOUNTED NON-MAINTAINED EMERGENCY EVACUATION FITTING. AS2293 CLASSIFICATION CO – D40 C90 – D40 EQUAL TO CLEVERTRONICS LLIFE-SM
E2	E2: SURFACE MOUNTED NON-MAINTAINED EMERGENCY EVACUATION 1200 LONG BATTEN. AS2293 CLASSIFICATION CO – D50 C90 – D32 EQUAL TO CLEVERTRONICS ARGO-1200-EM
EX	EX: EMERGENCY EXIT LIGHT. MAINTAINED EXIT LUMINAIRE C/W 24m VIEWING DISTANCE LOGO AND DIRECTIONAL ARROWS AS SHOWN. MOUNT BETWEEN 2100 AND 2700 AFFL OR DIRECTLY ABOVE THE DOOR. AS2293 CLASSIFICATION CO – E2 C90 – E2 EQUAL TO CLEVERTRONICS LCFLED.
Ø	SINGLE PHASE ISOLATOR CURRENT RATING AS NOTED. CONFIRM THE LOCATION ON SITE WITH THE MECHANICAL CONTRACTOR.
⊘	THREE PHASE ISOLATOR CURRENT RATING AS NOTED. CONFIRM THE LOCATION ON SITE WITH THE MECHANICAL CONTRACTOR.

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.
- CABLING, CABLE SUPPORT SYSTEMS AND ACCESS.
- POWER DISTRIBUTION.
- EMERGENCY EXIT LIGHTING.
- NBN CONDUITS.

THE EXISTING SECURITY SERVICES ARE TO REMAIN AS IS .

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.

WERE PRACTICAL CONCEAL ALL WIRING AND CONDUITS. 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.
- AS/NZS3000.
- AS3008.
- 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.

NOTES

6. POWER DISTRIBUTION

THE EXISTING ENERGEX SUPPLY, ENERGEX CFS AND METERING IS TO REMAIN AS IS. THE EXISTING DISTRIBUTION SECTION WITHIN THE MSB (DB-M) IS TO BE REMOVED AND REPLACED WITH A MAIN CIRCUIT BREAKER AND THREE OUTGOING CIRCUIT BREAKERS. NMI COMPLIANT PRIVATE ENERGY METERING IS TO BE PROVIDED IN THE NEW DISTRIBUTION BOARDS.

PROVIDE A NEW COMMUNAL DISTRIBUTION BOARD (DB-C) SUPPLIED FROM ONE OF THE NEW MCBS IN THE MSB VIA A NEW SUBMAIN. RESUPPLY ALL EXISTING COMMUNAL CIRCUITS THAT REMAIN AND ALL NEW COMMUNAL CIRCUITS INCLUDING THE COMMUNAL MECHANICAL SERVICES CIRCUITS FROM DB-C.

PROVIDE A NEW GROUND FLOOR TENANCY DISTRIBUTION BOARD (DB-G) SUPPLIED FROM ONE OF THE NEW MCBS IN THE MSB VIA A NEW SUBMAIN. RESUPPLY ALL EXISTING GROUND FLOOR TENANCY CIRCUITS THAT REMAIN AND ALL NEW GROUND FLOOR TENANCY CIRCUITS INCLUDING THE GROUND FLOOR TENANCY MECHANICAL SERVICES CIRCUITS FROM DB-G.

PROVIDE A NEW LEVEL 1 TENANCY DISTRIBUTION BOARD (DB-1) SUPPLIED FROM ONE OF THE NEW MCBS IN THE MSB VIA A NEW SUBMAIN. RESUPPLY ALL EXISTING LEVEL 1 FLOOR TENANCY CIRCUITS THAT REMAIN AND ALL NEW LEVEL 1 TENANCY CIRCUITS INCLUDING THE LEVEL 1 TENANCY MECHANICAL SERVICES CIRCUITS FROM DB-G.

7. LIGHTING

RECONNECT ALL OF THE EXISTING LIGHTING THAT REMAINS TO THE ASSOCIATED DISTRIBUTION BOARD.

PROVIDE THE COMMUNAL SPACE, GROUND FLOOR TENANCY AND LEVEL 1 TENANCY EACH WITH 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.

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.

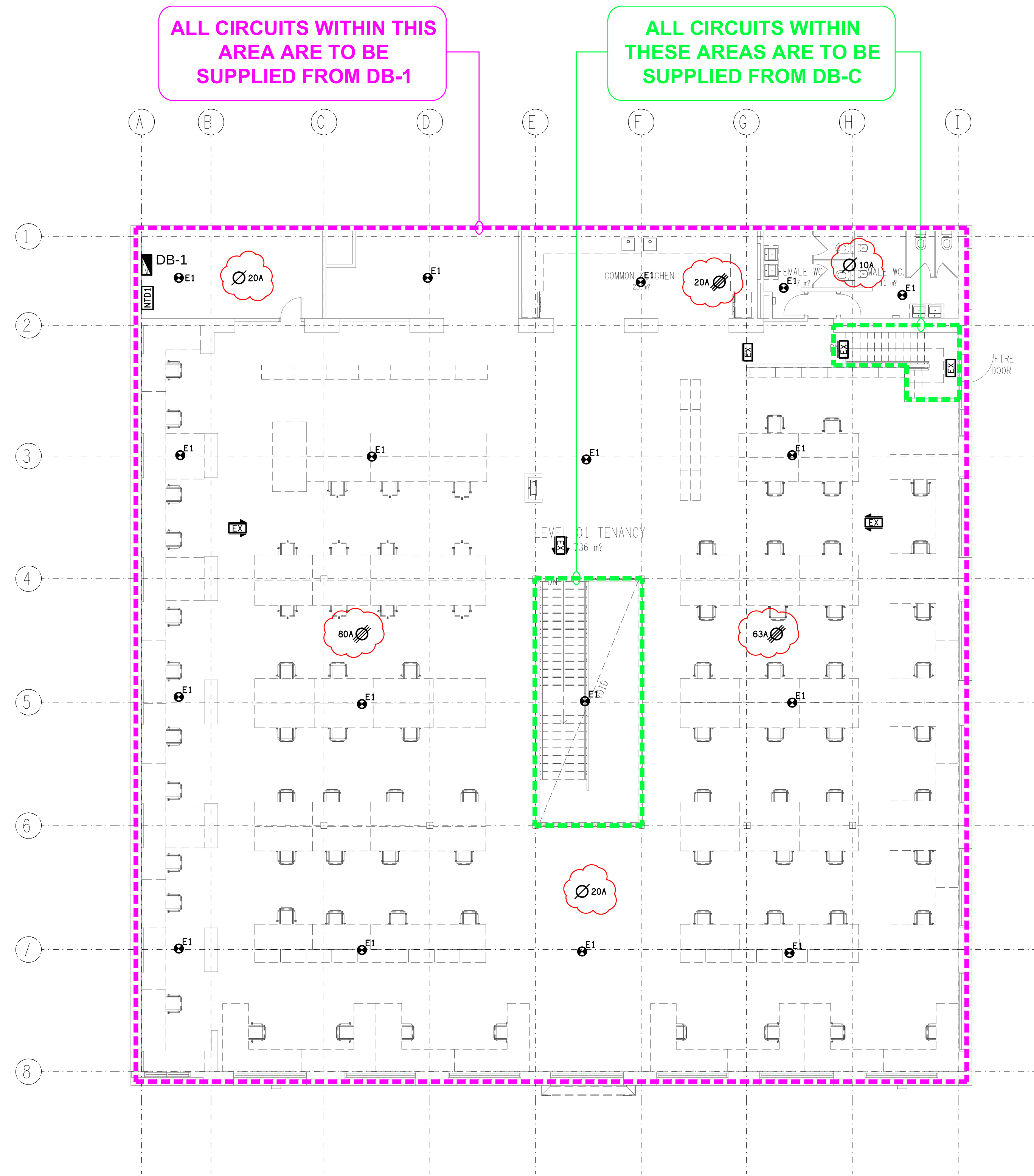
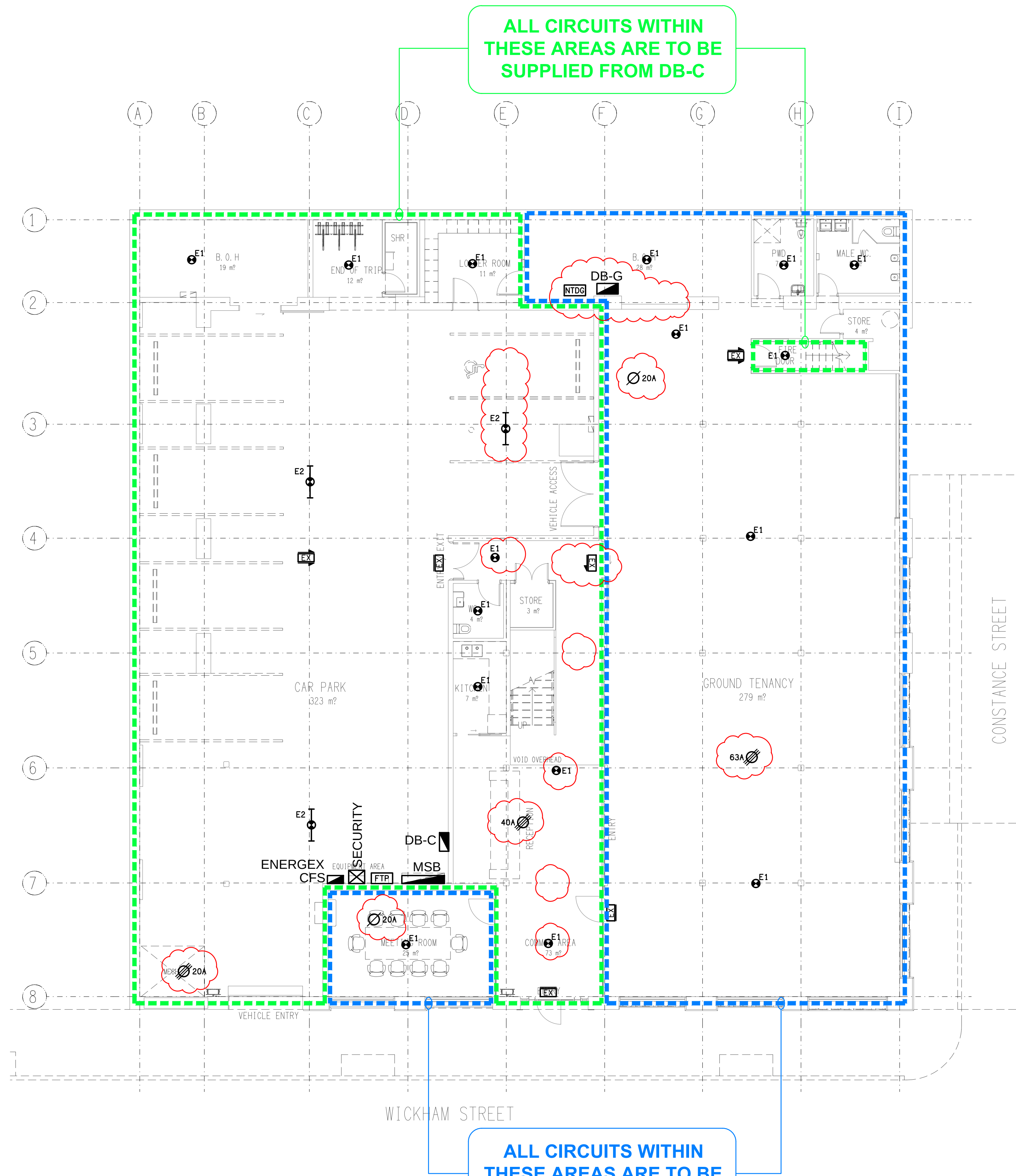
8. NBN CONDUITS

PROVIDE THE GROUND FLOOR TENANCY AND THE LEVEL 1 TENANCY WITH A NBN COMPLIANT CABLE ACCESS WAY TO ALLOW THE TENANT TO FACILITATE THE INSTALLATION OF A N NBN NETWORK TERMINATION DEVICE.

9. ABBREVIATIONS

A - AMP CURRENT RATING
MCB - MINIATURE CIRCUIT BREAKER.
MCCB - MOLDED CASE CIRCUIT BREAKER.
MSB - MAIN SWITCHBOARD.
NTS - NOT TO SCALE.
RCBO - CIRCUIT PROTECTED VIA A 30ma RESIDUAL CURRENT DEVICE
INTEGRAL TO THE CIRCUIT BREAKER. 3-PHASE ROBO TO BE 4-POLE.
UNO - UNLESS NOTED OTHERWISE.

ELECTRICAL DESIGN GROUP BRISBANE PTY LTD ACN 092 710 793	THE COPYRIGHT OF THIS DRAWING REMAINS THE PROPERTY OF THE ELECTRICAL DESIGN GROUP.	 ELECTRICAL DESIGN GROUP ELECTRICAL BUILDING SERVICES CONSULTANTS BRISBANE GOLD COAST P.O.Box 15, Sherwood Q.4075 Phone: 0418 893 338 Email: brisbane@edg.net.au Web: www.edg.net.au	PROJECT: 342 WICKHAM STREET, FORTITUDE VALLEY BRISBANE, QUEENSLAND	<table><tr><td>B</td><td>TENDER</td><td>23/10/2026</td></tr><tr><td>REV:</td><td>DESCRIPTION:</td><td>DATE:</td></tr></table>	B	TENDER	23/10/2026	REV:	DESCRIPTION:	DATE:	DRAWING: ELECTRICAL SERVICES LEGEND & NOTES
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