

ELECTRICAL SERVICE DRAWINGS

16 STATION AVE,
GAYTHORNE, QLD 4051

PROJECT No. 24-0540

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ELECTRICAL POWER SYMBOLS

SYMBOL	DESCRIPTION
	ELECTRICAL DISTRIBUTION BOARD DB = ELECTRICAL DISTRIBUTION BOARD MSB = MAIN SWITCHBOARD
	SINGLE 240VAC GENERAL PURPOSE OUTLET (GPO). MOUNT AT 300mm ABOVE FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE.
	DOUBLE 240VAC GENERAL PURPOSE OUTLET (DPOG). MOUNT AT 300mm ABOVE FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE. WP DENOTES WEATHERPROOF. USB DENOTES DGPO C/W USB PORTS
	SINGLE-PHASE PERMANENT CONNECTION, PROVIDE ISOLATOR, EXTERNAL ISOLATORS SHALL BE WEATHER PROOF
	THREE-PHASE PERMANENT CONNECTION, PROVIDE ISOLATOR, EXTERNAL ISOLATORS SHALL BE WEATHER PROOF

ELECTRICAL UNDERGROUND LEGEND

ID	DESCRIPTION
	INGROUND NEW CABLE PITS, REFER TO WIRING NOTES
	1ST FIGURE E= ELECTRICAL PIT C= COMMUNICATIONS PIT
	2ND FIGURE PX= PIT NON STANDARD P3= 575x350x520DEEP P4= 700x400x810DEEP P5= 705x450x635DEEP P7= 1030x570x1130DEEP
	ROUTE OF CONDUITS, SIZE AND TYPE AS INDICATED: 1ST FIGURE = CONDUIT DIAMETER IN mm 2ND FIGURE = CONDUIT DUTY RATING: HD = HEAVY DUTY PVC TO AS3000 (ELECTRICAL - ORANGE) 3RD FIGURE = TYPE OF CABLE TO BE USED COMMS = COMMUNICATIONS/DATA WIRING LV = LOW VOLTAGE ELECTRICAL LV SP = SPARE CONDUIT RESERVED FOR FUTURE ELECTRICAL SL = EXTERIOR LIGHTING

SCHEMATICS LEGEND

SYMBOL	DESCRIPTION
	SINGLE PHASE
	THREE PHASE
	CIRCUIT BREAKER
	COMBINED RESIDUAL CURRENT DEVICE/CIRCUIT BREAKER (30mA SENSITIVITY U.N.O.)
	HRC FUSE BASE CARTRIDGE
	CONTACTOR
	RELAY
	TIME SWITCH
	ENERGY RETAILER METER
	EARTH
	CURRENT TRANSFORMERS (CT'S)

FIRE ALARM LEGEND

SYMBOL	DESCRIPTION
	AS3786 SMOKE ALARM, CONNECTED TO UNIT LIGHTING CIRCUIT AND INTERCONNECTED WITH OTHER SMOKE ALARMS WITHIN THE UNIT TO SOUND IN UNISON WHENEVER ONE OF THE SMOKE ALARMS ACTIVATES AS REQUIRED BY THE BUILDING CODE OF AUSTRALIA.

FIRE SERVICES LEGEND

SYMBOL	DESCRIPTION
	FIRE DETECTION, COMMUNICATION AND INDICATING EQUIPMENT TO AS1670 WITH INTEGRAL AS2220 TONE GENERATOR AND AMPLIFIER, BATTERY BACKUP
	MULTI-CRITERIA DETECTOR TO AS1670
	HEAT DETECTOR EXPOSED OR CEILING MOUNTED TO AS1670
	FIRE SERVICES SPEAKER WITH MATCHING GRILLE, 100V LINE, MATCHING TRANSFORMER, AS 1670 MONITORED
	SURFACE MOUNTED 10W HORN TYPE SPEAKER, EVACUATE TONE, 100V LINE TRANSFORMER, MONITORED.
	SIREN/STROBE INDICATOR

SECURITY / INTERCOM LEGEND

I.D.	DESCRIPTION
	SECURITY CONTROL PANEL - INTEGRITY AND AIPHONE SYSTEM FOR ACCESS CONTROL AND INTERCOM
	INTERCOM - FRONT DOOR STATION
	INTERCOM - APARTMENT STATION
	SECURITY CARD READER
	ELECTRIC STRIKE
	CCTV CAMERA LOCATION, IP BASED PROVIDE CAT6 CABLE TO EACH CAMERA. FINAL LOCATION TO BE CONFIRMED BEFORE INSTALLATION.

CABLING SYMBOLS

SYMBOL	DESCRIPTION
	PROPOSED UNDERGROUND CONDUIT
	OVERHEAD CABLES
	ELECTRIC CABLE TRAY
	COMMUNICATIONS CABLE TRAY

COMMUNICATIONS LEGEND

SYMBOL	DESCRIPTION
	NBN NETWORK TERMINATION DEVICE
	NBN PREMISE CONNECTION DEVICE

WIRING RULES

ALL WORKS SHALL COMPLY WITH THE FOLLOWING CURRENT EDITIONS OF STANDARDS AND PUBLICATIONS AND ALL CURRENT AUSTRALIAN STANDARDS:
AS 3000 SAA WIRING RULES
AS 3008.1.1 SELECTION OF CABLES
AS 2293.1 EMERGENCY LIGHTING
AS1670 SMOKE DETECTION AND ALARM SYSTEM
BCA BUILDING CODE OF AUSTRALIA

WIRING NOTES

1. ALL WIRING SHALL BE RUN CONCEALED IN CONCRETE WALLS AND FLOORS, MASONRY WALLS, VOID WALLS AND CEILING VOIDS.
SUB MAINS SHALL BE RUN ON CABLE TRAYS OR UNDERGROUND IN CONDUIT.
SUBCIRCUITS SHALL BE RUN GENERALLY IN TRUNK ROUTES WITH A MAXIMUM OF 4 CABLES PER BUNCH AND SUPPORTED TO BUILDING STRUCTURE OR ON CABLE TRAYS.
WHERE MORE THAN 6 CABLES FOLLOW A COMMON ROUTE THEY SHALL BE SUPPORTED ON CABLE TRAY.
CONDUITS THAT RUN IN A MULTILAYER REINFORCED FLOOR SLAB SHALL RUN BETWEEN THE LAYERS OF REINFORCEMENT.
CONDUITS THAT RUN IN A SINGLE LAYER REINFORCED FLOOR SLAB SHALL RUN ALONG THE UNDERSIDE OF THE REINFORCEMENT.
THE MAXIMUM SIZE CONDUIT RUN IN A SLAB SHALL BE 32 O.D. SPACED A MINIMUM OF 100mm BETWEEN ADJACENT CONDUITS. IN-SLAB SERVICES OR OTHER OBSTRUCTIONS WHICH PROHIBIT THE FREE FLOW OF CONCRETE DURING THE POUR.
STRUCTURAL ENGINEER'S APPROVAL IS REQUIRED FOR ANY INSTALLATION WHICH DOES NOT COMPLY WITH THE ABOVE REQUIREMENTS.

2. WHERE WIRING CANNOT BE RUN CONCEALED AND IS EXPOSED TO VIEW IT SHALL BE RUN IN CONDUIT. ALL CONDUITS EXPOSED TO VIEW OR SUNLIGHT SHALL BE PAINTED WITH UV RESISTANT PAINT TO MATCH THE SURROUNDINGS.

3. ALL FIXINGS AND BRACKETS SHALL BE NON-CORRODING TYPE GALVANISED OR EQUAL. ALL SCREWS AND NAILS USED IN EXTERIOR OR WET AREAS SHALL BE STAINLESS STEEL. ALL TOP HAT SECTIONS HELD ONTO A MASONRY SURFACE SHALL BE HELD IN PLACE WITH MINIMUM M6 DIAMETER 316 STAINLESS STEEL LIXONS OR BOLTS.

4. ALL ELECTRIC CABLES SHALL BE STRANDED COPPER V75 PVC/PVC OR PVC INSULATED IN CONDUIT UNLESS NOTED OTHERWISE.

5. RIGID PVC CONDUIT SHALL BE USED IN EVERY INSTANCE WHERE POSSIBLE. CORRUGATED CONDUIT SHALL BE ONLY USED IN SLABS OR WALLS AND NOT EXPOSED ON SURFACE.

6. ALL SWITCH AND OUTLET ACCESSORIES SHALL BE MOUNTED IN WALL BOXES IN MASONRY AND CONCRETE CAST WALLS.
PROVIDE MANUFACTURERS MOUNTING BRACKETS IN VOID WALLS.

7. CIRCUIT IDENTIFICATION - ALL SWITCHES AND OUTLETS SHALL BE IDENTIFIED USING A MANUFACTURERS STANDARD LABELLING/MARKING MACHINE EQUAL TO BROTHER ADHESIVE TAPE MARKING SYSTEM, CONCEALED BEHIND COVER SURROUND. NOMINATE THE SWITCHBOARD OF ORIGIN AND CIRCUIT NUMBER. SWITCHBOARD CIRCUIT SCHEDULES SHALL BE TYPED.

8. ACCESSORIES -
ACCESSORIES GENERALLY SHALL BE HPM XL SERIES OR EQUIVALENT SERIES. PROVIDE MANUFACTURERS MOUNTING ACCESSORIES FOR ALL OUTLETS.
ALL ACCESSORIES RECESSED MOUNTED ON PARTITIONS AND FIRE RATED WALLS SHALL BE COMPLETE WITH ACOUSTICALLY FIRE RATED WALL BOXES AS MANUFACTURED BY CLIPSAL, HPM etc.
SAMPLES MUST BE PROVIDED FOR APPROVAL PRIOR TO ORDERING.
ALL ACCESSORIES MOUNTED IN EXTERIOR AREAS OR EXPOSED TO WEATHER SHALL BE WEATHERPROOF RATED IP56.

9. ALL LIGHT POINTS AND OUTLET LOCATIONS SHALL BE CONFIRMED BEFORE INSTALLATION.

10. ALL LIGHTING AND GENERAL PURPOSE OUTLETS CIRCUITS SHALL BE RCD PROTECTED EXCEPT WHERE INDICATED OTHERWISE. GPOs WITHOUT RCD PROTECTION SHALL BE LABELLED "NO RCD PROTECTION" IN 10mm BLOCK LETTERING WITH A LAMINATED PVC ENGRAVED LABEL MECHANICALLY SECURED TO WALL ABOVE OUTLET. RED LETTERING ON WHITE BACKGROUND.
ALL THREE PHASE OUTLETS UP TO 20A RATING SHALL BE RCD PROTECTED ADJACENT THE OUTLET UNLESS NOTED OTHERWISE.

11. ALL DIMMERS SHALL BE ELECTRONIC AND SHALL COMPLY WITH THE EMC STANDARDS APPLICABLE IN AUSTRALIA. LED DIMMING - THE LED DIMMER TENDERER SHALL CONFIRM THE SPECIFICS OF THE DIMMING REQUIREMENTS FROM THE LUMINAIRE SUPPLIER AND INCLUDE ALL NECESSARY CONTROL GEAR BOTH IN THE LUMINAIRE AND DIMMER SYSTEM EQUIPMENT TO ACHIEVE THE SPECIFIED OUTCOME IN THE TENDER PRICE.

12. FAN CONTROLLERS SHALL BE MOUNTED ON A COMMON ACCESSORY PLATE WITH LIGHTING. PROVIDE A MAXIMUM OF TWO FAN CONTROL MECHANISM PER STANDARD WALL ACCESSORY PLATE.

13. CEILING FANS SHALL BE MOUNTED FROM ROOF TRUSSES OR CEILING SLAB USING MANUFACTURERS RECOMMENDED MOUNTING ACCESSORIES. PROVIDE EXTENSION RODS TO MEET SPECIFIED MOUNTING HEIGHTS. ANY CEILING FAN FOUND TO BE NOISY OR WOBBLING SHALL BE REPLACED AT NO EXTRA CHARGE DURING THE MAINTENANCE PERIOD.

14. PROVIDE FOLDED GALVANISED STEEL TOP HAT COVERS OVER SURFACE CONDUITS/CABLES ABOVE AND BELOW SWITCHBOARDS, COMMUNICATIONS ENCLOSURES AND THE LIKE TO GROUND/FLOOR LEVEL. MINIMUM 2mm GAUGE INDOORS AND 3mm GAUGE OUTDOOR AREAS. FIX WITH STAINLESS STEEL ANCHOR BOLTS M6 MINIMUM SIZE. PAINT ALL COVERS TO MATCH WALLS. COVERS ARE NOT REQUIRED INSIDE SWITCH ROOMS, COMMS ROOMS OR RISER CUPBOARDS (UNO). ALL CABLES IN THESE AREAS SHALL BE FIXED TO CABLE TRAYS.

15. UNDERGROUND WIRING SYSTEMS.

a) ALL TRENCH ROUTES SHALL BE CONFIRMED PRIOR TO EXCAVATION COMMENCING.

b) EXISTING UNDERGROUND SERVICES SHALL BE LOCATED BY THE CONTRACTOR AND SHALL BE AVOIDED AND PROTECTED TO PREVENT DAMAGE. ALL DAMAGE TO EXISTING SERVICES SHALL BE IMMEDIATELY REPAIRED TO ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.

c) UNLESS NOTED OTHERWISE ALL ELECTRICAL AND COMMUNICATIONS SERVICES SHALL BE ENCLOSED IN CONDUIT AND ALL SPARE CONDUITS SHALL BE COMPLETE WITH 10mm DIAMETER NYLON DRAW ROPES.

d) ALL TRENCHES SHALL BE KEPT AS STRAIGHT AS POSSIBLE AND ON THE NOMINATED ALIGNMENT WHERE INDICATED. THE DEPTH OF TRENCHES SHALL BE INCREASED TO ALLOW FOR STACKED CONDUIT RUNS AND BEDDING SAND.

e) ALL TRENCHES SHALL BE COMPLETE WITH A MINIMUM 50mm COVER OF BEDDING SAND ON ALL SIDES OVER CONDUITS AND CABLES AND WARNING TAPES ALONG THE FULL LENGTH (ADDITIONAL PARALLEL WARNING TAPE RUNS ARE REQUIRED OF EACH 300mm WIDTH OF

TRENCH).

f) BACKFILLING MATERIAL SHALL BE FREE FROM ROCKS AND GRAVEL AND SHALL BE SIEVED OR REPLACED WITH CLEAN FILL WHERE REQUIRED.

g) ROAD CROSSING AND EXISTING PAVED AREA TRENCH RUNS SHALL BE SAW CUT UNLESS NOTED OTHERWISE. CLEAN BACK FILLING SHALL BE USED AND MECHANICALLY COMPACTED. THE SURFACE TREATMENT REINSTATED TO MATCH EXISTING.

h) UNLESS SPECIFIED OTHERWISE, UNDERGROUND CABLE JOINTS SHALL BE CRIMP LINKED AND INSULATED WITH RESIN FILLED HEAT SHRINK PROPRIETARY JOINTING KIT (RAYCHEM OR EQUAL)

16. CABLE/LADDER TRAYS - ALL CABLE/LADDER TRAYS SHALL BE GALVANISED DEFORMED RIB LADDER TYPE WITH GALVANISED PROPRIETARY RADIUS AND JOINING ACCESSORIES - UNISTRUT OR EQUAL - EXCEPT WHERE A HIGHER STANDARD IS SPECIFIED. MONOTRAY OR "BULLHORN" TRAY IS ACCEPTABLE ONLY IN CEILING VOIDS WITH RIBS EVERY 150mm AND SHALL BE GALVANISED WITH GALVANISED PROPRIETARY RADIUS AND JOINING ACCESSORIES.

ALL TRAYS SHALL BE RUN PARALLEL AND PLUMB WITH THE BUILDING STRUCTURE SUSPENDED/SUPPORTED WITH UNISTRUT BRACKETS SPACED AT MANUFACTURERS RECOMMENDED SPACINGS TO ACHIEVE A MAXIMUM DEFLECTION/SPAN RATIO OF 1/200. CABLE TRAYS SHALL BE RUN HORIZONTAL WITH CABLES FIXED ON TOP AT 1m CENTERS MINIMUM. CLEARANCE FROM UNDERSIDE OF SOFFIT SHALL EQUAL WIDTH OF TRAY OR GREATER UNLESS APPROVED OTHERWISE. TRAYS MAY ONLY BE RUN INVERTED WHERE ACCESS WILL BE RESTRICTED AND WHERE APPROVAL IS GRANTED.
WHERE CABLE TRAYS RUN IN A BASEMENT/UNDERCROFT OR IN OTHER AREAS WHERE MECHANICAL DAMAGE MAY OCCUR, A HEAVY DUTY LADDER HOT DIPPED GALVANISED TRAY SHALL BE USED.

17. CABLE SIZES (UNLESS NOTED OTHERWISE)
FOR COPPER PVC AND PVC/PVC CONDUCTORS

10A C/B	- 1.5mm ²
16A C/B	- 2.5mm ²
20A C/B	- 4.0mm ²
32A C/B	- 6.0mm ²
40A C/B	- 10.0mm ²
50A C/B	- 10.0mm ²
63A C/B	- 16.0mm ²

NOTE: REFER TO AS3008 DERATING FACTORS FOR METHODS OF INSTALLATION IN THERMAL INSULATION AND THE LIKE WHICH SHALL OVERRIDE THE ABOVE.

18. MOVEMENT SENSORS PIR DETECTORS

MOVEMENT SENSORS SHALL BE SELECTED TO SUIT THE RESPECTIVE RANGE/ARC OF DETECTION/MOUNTING HEIGHT RATIOS APPLICABLE AND AT NO TIME SHALL IT EXCEED 80% OF THE MANUFACTURERS NOMINATED RANGE.

EXTERIOR MOVEMENT SENSORS SHALL BE IP54 OR BETTER RATING AND INCORPORATE DAYLIGHT LUX LEVEL ADJUSTMENT (2-2500 LUX).
ALL DETECTORS SHALL HAVE ADJUSTABLE TIME SETTING (0-10 MINS., OR LONGER DEPENDING ON APPLICATION).
ALL DETECTORS SHALL HAVE VOLT FREE RELAY CONTACTS SUITABLE FOR CONNECTED LOAD AND SUITABLE FOR PARALLEL OPERATION WITH ADDITIONAL DETECTORS CONTROLLING A COMMON SWITCH GROUP. MOVEMENT SENSORS SHALL BE CLIPSAL INFRA SCAN RANGE OR B.E.G. LUXO MAT RANGE.

19. LABELLING (MISCELLANEOUS)

- UNLESS OTHERWISE NOTED, LABELS SHALL BE ENGRAVED LAMINATED PVC IN INTERIOR AREAS AND MARINE GRADE ALUMINIUM ENGRAVED AND PAINT FILLED IN EXTERIOR AREAS.
- LETTERING SHALL BE BLOCK TYPE IN CAPITALS ONLY.
- LETTER HEIGHTS SHALL BE 6mm MINIMUM FOR SMALL INSTRUCTIVE LABELS, 10mm FOR APPLIANCE ID OR WARNINGS IN INTERIOR SITUATIONS, 20mm FOR APPLIANCE ID OR WARNING IN EXTERIOR SITUATIONS.
- ALL LABELS SHALL BE MECHANICALLY FIXED. ADHESIVE ONLY FIXING IS NOT ACCEPTABLE.
- LABELLING SUB-STRATE SHALL BE SELECTED TO WITHSTAND LIKELY CONDITIONS WHERE THE LABEL IS INSTALLED, WITHOUT FADING, DISTORTING, BENDING OR BUCKELLING. ELONGATED AND OVERSIZED HOLES MAY BE USED TO OVERCOME LABEL DISTORTION WHERE APPROVED.
- ALL LABELLING TEXT SHALL BE APPROVED PRIOR TO INSTALLATION. CHANGES TO LABEL TEXT SHALL MEAN REPLACING THE LABEL COMPLETELY AND MAKING GOOD ANY DAMAGE AT THE CONTRACTORS EXPENSE.
- ALL REJECTED NON APPROVED LABELLING TEXT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

AS BUILT DRAWINGS AND MAINTENANCE MANUALS

"AS BUILT" DRAWINGS AND OPERATING/MAINTENANCE MANUALS SHALL BE PREPARED AND SUBMITTED TO THE CLIENTS REPRESENTATIVE FOR APPROVAL TWO WEEKS PRIOR TO THE GRANTING OF PRACTICAL COMPLETION, WITH THE FINAL ISSUE WITHIN FOUR WEEKS AFTER PRACTICAL COMPLETION. HARD BACKED MANUALS AND "AS BUILT" DRAWINGS SHALL BE PROVIDED IN TRIPPLICATE TOGETHER WITH AN AUTO CAD (LATEST VERSION) DISK COPY OF DRAWINGS IN EACH HARD BACKED MANUAL.

MAINTENANCE MANUALS SHALL BE WITHIN A HARD BACKED THREE RING FOLDER. THE MANUAL SHALL HAVE: -

- A TITLE SHEET STATING THE NAME OF THE PROJECT, SERVICES COVERED BY THE MANUAL AND THE NAME AND ADDRESS OF THE BUILDER AND THE SUB-CONTACTOR.
- AN INDEX AND HEAVY DUTY DIVIDER TABS
- TECHNICAL DATA SHEETS OF ALL ITEMS OF EQUIPMENT USED IN THE PROJECT I.E. LUMINAIRES, ACCESSORIES, DISTRIBUTION BOARDS, COMMUNICATIONS EQUIP ETC.
- A BRIEF DESCRIPTION OF EACH SYSTEM INSTALLED AND RECOMMENDATIONS REGARDING MAINTENANCE PREFERABLY MANUFACTURER'S RECOMMENDED MAINTENANCE DETAILS.
- ALL AS INSTALLED DRAWINGS PLUS COPIES OF ALL WORKSHOP DRAWINGS ALSO UPDATED TO AS INSTALLED.

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NO.	DESCRIPTION	DATE	BY	CHECKED
C1	CONSTRUCTION ISSUE	SM	25-08-25	
P3	FOR COORDINATION	SM	22-05-25	
P2	PRELIMINARY ISSUE	SM	27-02-25	
P1	PRELIMINARY ISSUE	SM	23-01-25	
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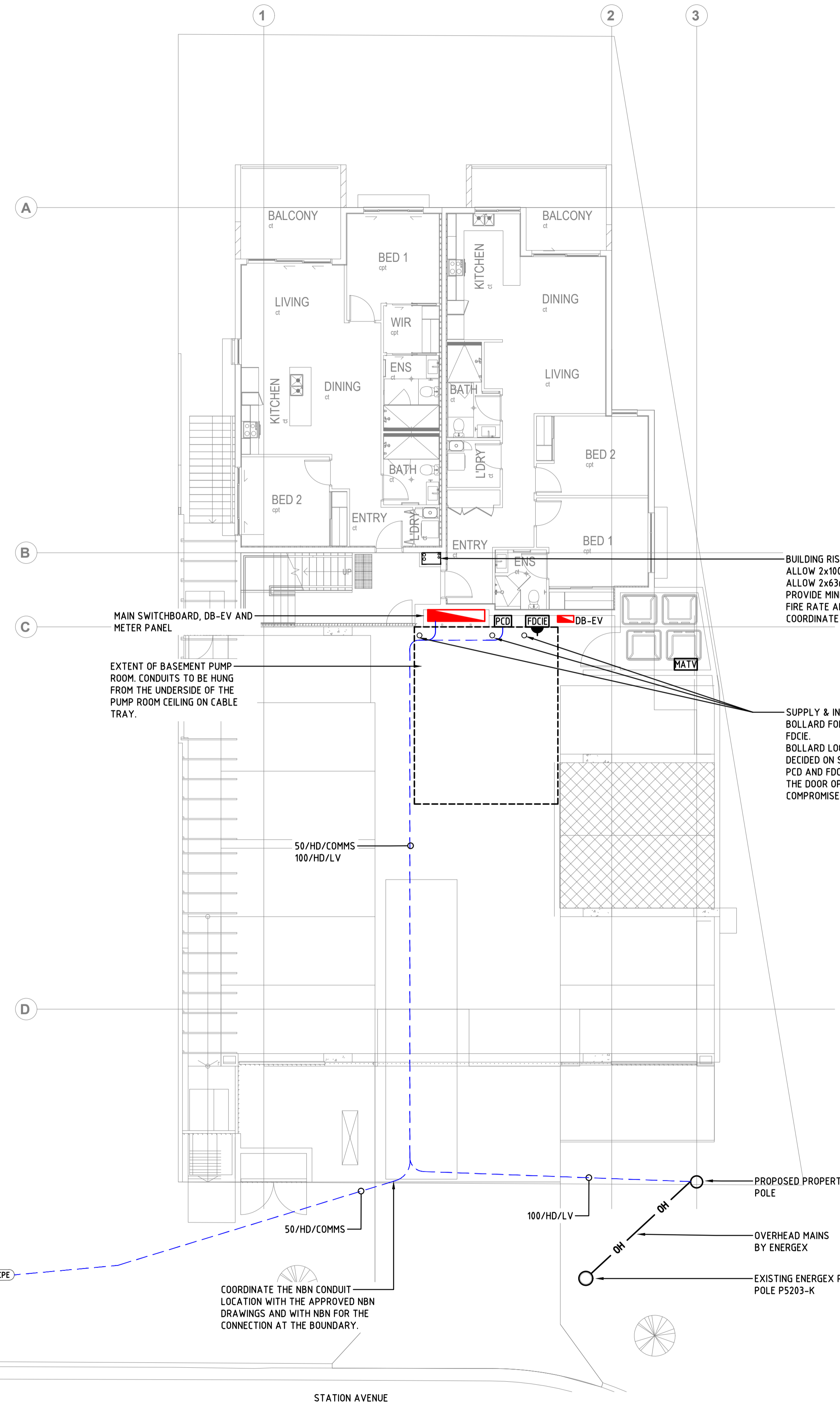
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ELECTRICAL SERVICES LEGEND & NOTES
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C1

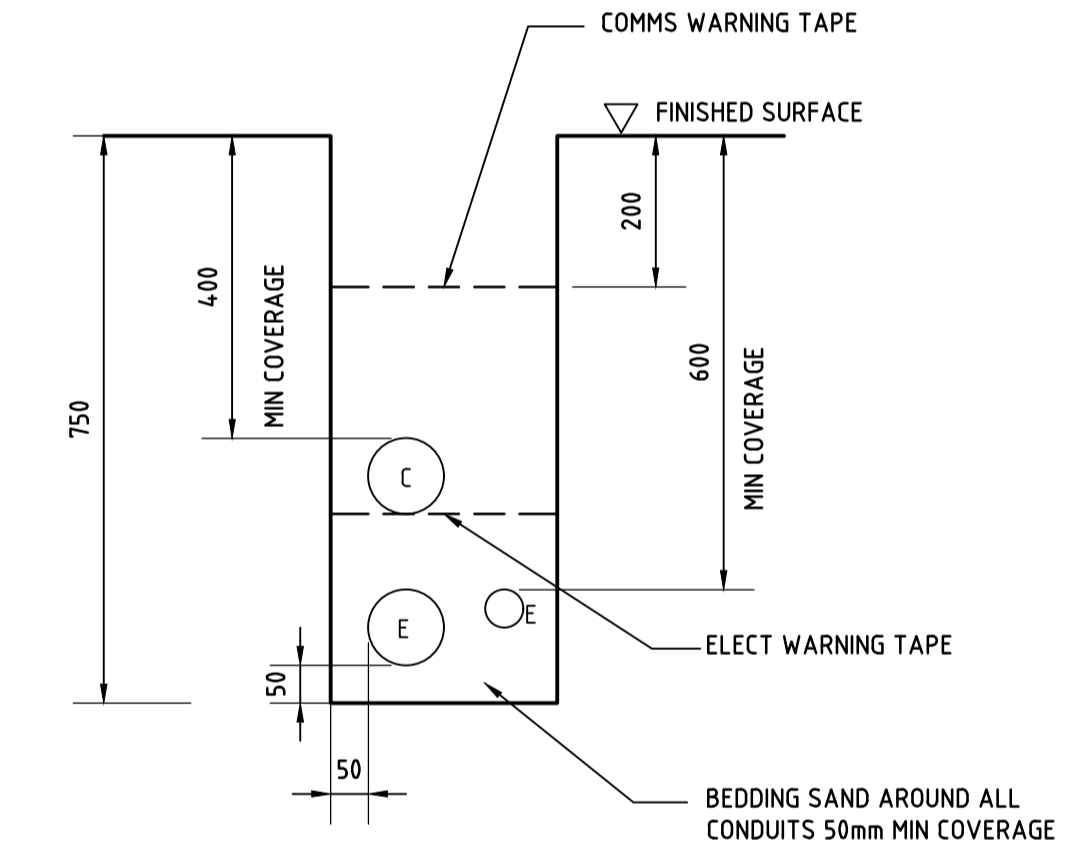
GENERAL NOTES

- SUPPLY AND INSTALL CONDUITS AS SHOWN ON THE DRAWINGS. ALL CONDUIT AND CABLING SHALL BE CONCEALED.
- THE ELECTRICAL CONTRACTOR SHALL CONFIRM THE EARTH BONDING REQUIREMENTS.
- PROVIDE PASSIVE FIRE PROTECTION FOR ALL PENETRATIONS THROUGH FIRE AND SMOKE RATED WALLS. COORDINATE WITH FIRE ENGINEER AND ARCHITECT. PROVIDE AND INSTALL AN APPROVED WATER PROOF SYSTEM AROUND ALL CONDUIT BUILDING ENTRIES. COORDINATE WITH THE BUILDER.
- ALL CONDUITS SHALL BE CEMENTED TOGETHER AND SEALED AT BOTH ENDS TO ENSURE NO WATER & VERMIN INGRESS.
- REFER TO THE NBN DRAWINGS FOR THE PIT AND PIPE LAYOUT.
- COORDINATE THE LOCATIONS OF CABLE TRAY, WITH THE FIRE, SECURITY, COMMUNICATIONS, HYDRAULICS AND MECHANICAL SERVICES. FULL COORDINATION SHALL TAKE PLACE WITH ALL CONTRACTORS ON SITE PRIOR TO ROUGH IN AND INSTALLATION. ALL SERVICES SHALL BE INSTALLED WITH STRAIGHT LINES AND PARALLEL TO BUILDING STRUCTURES AND CURBING.
- ALL CABLING SHALL BE COMPLETELY CONCEALED WHERE POSSIBLE WHICH INCLUDES ALL COMMUNAL OPEN AREAS.
- ENSURE ALL METALLIC AND EXPOSED METALLIC SURFACES AND SERVICES ARE EARTHED AND BONDED AS PER SECTION 5 OF AS/NZS3000:2018.
- REFER TO THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL BUILDING SURFACES AND WALL AND CEILING TYPE AND COLOUR. ALL ELECTRICAL, SECURITY AND COMMUNICATIONS OUTLETS SHALL MATCH THE SURFACE COLOUR THEY ARE INSTALLED (BLACK AND WHITE ONLY). CONFIRM THIS PRIOR TO ORDERING ANY FITTINGS.



BUILDING RISER.
 ALLOW 2x100mm SLAB PENETRATION FOR ELECTRICAL SERVICES.
 ALLOW 2x63mm SLAB PENETRATIONS FOR COMMS & FIRE SERVICES.
 PROVIDE MINIMUM 50mm SEPARATION BETWEEN PENETRATIONS.
 FIRE RATE ALL SLAB PENETRATIONS.
 COORDINATE LOCATIONS WITH OTHER SERVICES.

SUPPLY & INSTALL PROTECTION BOLLARD FOR MSB, PCD AND FDCIE.
 BOLLARD LOCATION TO BE DECIDED ON SITE BASED ON MSB, PCD AND FDCIE ACCESS DOOR, SO THE DOOR OPENING IS NOT COMPROMISED.

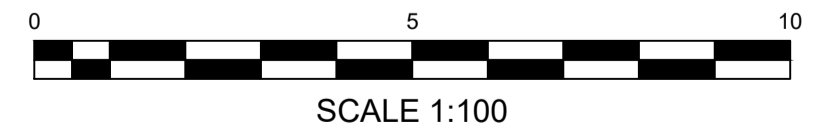


TYPICAL TRENCH CONDUIT GENERAL ARRANGEMENT
 SCALE 1:10

TABLE 3.7
 MINIMUM SEPARATION OF UNDERGROUND SERVICES

Type of service	Minimum separation to low voltage electrical service identified in accordance with Clause 3.11.4.5 and mechanically protected ¹	Minimum separation to low voltage electrical earthing electrode ¹
	(mm)	(mm)
Water service not greater than DN65 ²	100	500
Water service greater than DN65 ²	300	500
Sanitary drainage	100	500
Stormwater drainage	100	600
Gas	100	500
Telecommunications	100	

NOTES:
 1 Authorities, such as water and gas suppliers and electricity distributors, may require their services to be spaced at a greater distance from underground wire systems, also see Figure 3.10
 2 DN = internal diameter of pipe.



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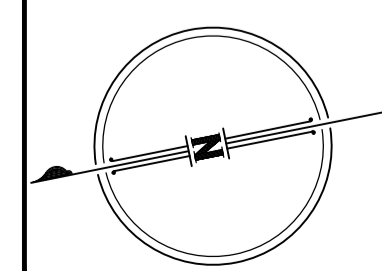
PLOTTED: 25 Aug 2025, P:\2024\BS\24-0540 station avenue gpythorne\3_elec\E002 SITE PLAN.dwg

issue	amendment	checked	date
C1	CONSTRUCTION ISSUE	SM	25-08-25
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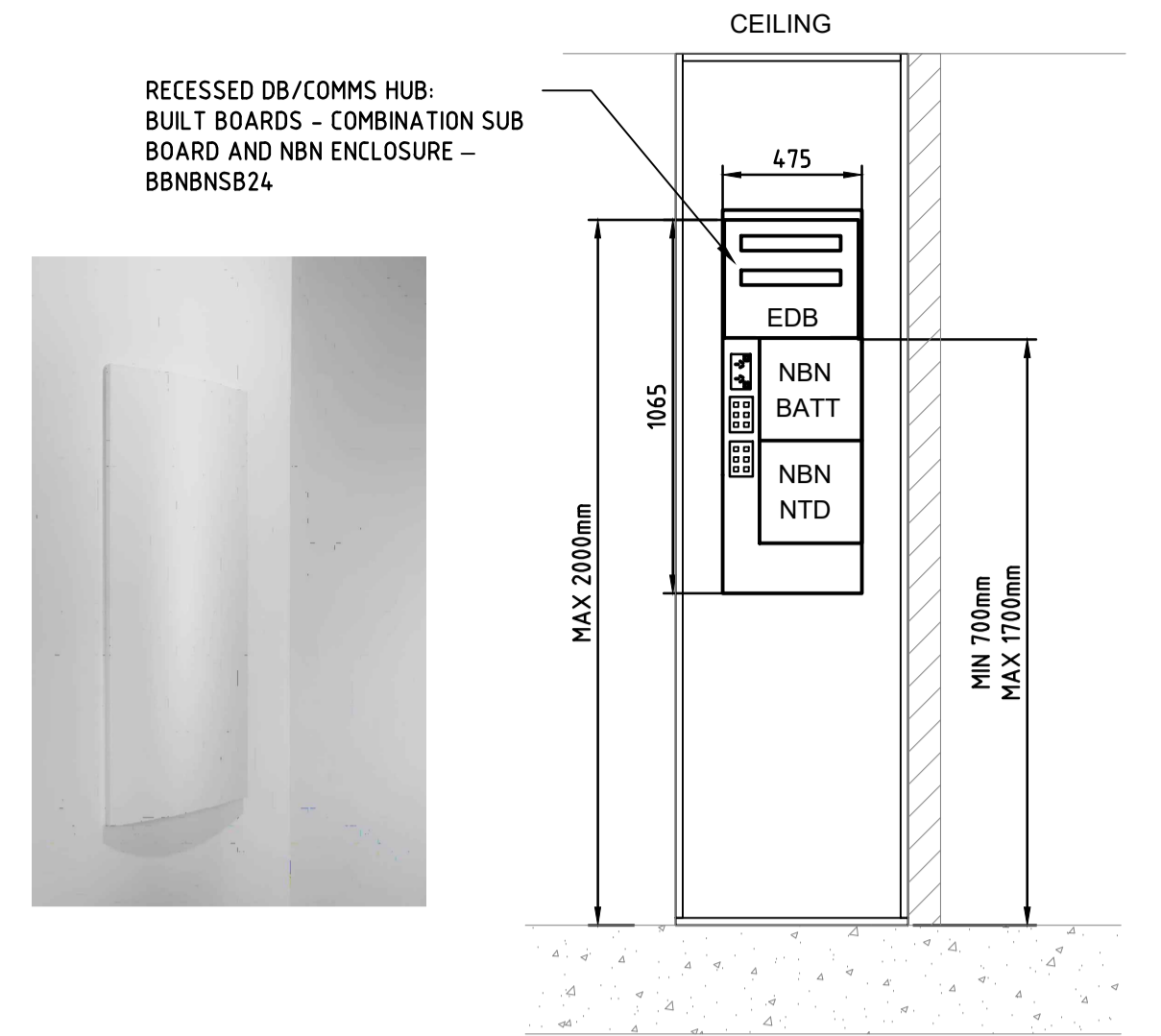
preparator
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 project
STATION AVENUE APARTMENT
 location
16 STATION AVE, GAYTHORNE

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ELECTRICAL SERVICES SITE PLAN
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1:100 @ A1 SHEET SIZE
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TJ JF
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C1

THE INTERNAL LIGHT AND POWER ARE AS PER THE ARCHITECTURAL DRAWINGS AND ARE NOT SHOWN ON THIS DRAWING.

MECHANICAL SERVICE NOTES
THIS DRAWING ONLY

- POWER SUPPLIES FOR OUT DOOR UNIT, FAN COIL UNIT & EXHAUST FAN ARE SHOWN ON UNIT-1 ONLY. REST OF THE UNITS WILL FOLLOW THE SAME LAYOUT. BEFORE INSTALLATION CONFIRM FINAL LOCATION AND RATING WITH MECHANICAL CONTRACTOR. ALLOW CIRCUIT FOR UNITS EXHAUST FAN.



EDB & NBN EQUIPMENT IN EACH UNIT
FRONT ELEVATION



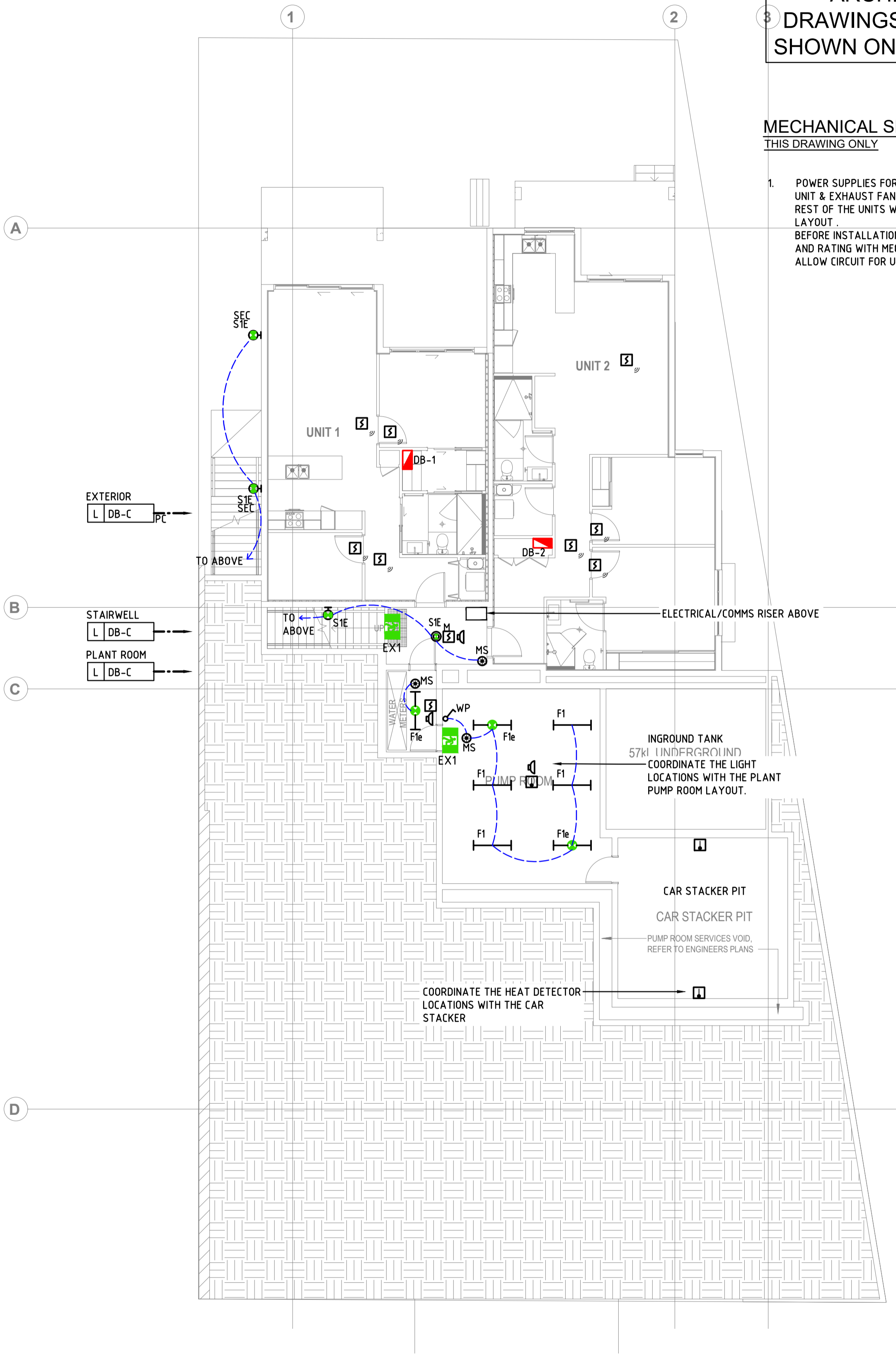
GENERAL NOTES

- REFER TO THE ARCHITECTURAL AND INTERIOR DESIGNERS DRAWINGS FOR THE INTERNAL APARTMENT LIGHTING AND POWER LAYOUTS.
- ALL 24HR LIGHTS SHALL BE CIRCUITED TOGETHER AND HAVE A SWITCH IN THE MSB ROOM. THESE LIGHTS ARE DENOTES AS 24HR OPERATION. ALL OTHER LIGHTING WITHIN THE BASEMENT CARPARK SHALL OPERATE ON ACTIVATION VIA MOTION SENSORS. MOTION SENSOR LOCATIONS SHOWN FOR INTENT. ELECTRICAL CONTRACTOR TO SELECT MOTION SENSORS TO ENSURE THE FULL COVERAGE OF THE CARPARK IS ACHIEVED.
- REFER TO THE ARCHITECTURAL AND INTERIOR DESIGN DRAWINGS FOR INTERNAL APARTMENT ELECTRICAL AND COMMUNICATIONS LAYOUTS.
- FIRE SERVICES CONTRACTOR SHALL ALLOW TO TEST SOUND LEVEL AND PROVIDE SPEAKERS AS REQUIRED TO ACHIEVE STANDARD SOUND LEVELS.
- PROVIDE PASSIVE FIRE PROTECTION FOR ALL PENETRATIONS THROUGH FIRE AND SMOKE RATED SURFACES.
- COORDINATE THE LOCATIONS OF ALL LIGHT FITTINGS, WITH THE FIRE, SECURITY, COMMUNICATIONS, HYDRAULICS AND MECHANICAL SERVICES. ALL SERVICES SHALL BE INSTALLED WITH STRAIGHT LINES.
- ALL CABLING SHALL BE COMPLETELY CONCEALED WHERE POSSIBLE WHICH INCLUDES ALL COMMUNAL OPEN AREAS. CABLES SHALL BE SUPPORTED ON CABLE TRAYS, CATENARY WIRES, TRUNKING AND CONDUIT AND ADEQUATELY SUPPORTED FROM THE STRUCTURE. ALL CABLES SUPPORTED ON CABLE TRAY OR CATENARY WIRE SHALL BE NEATLY GROUPED UTILISING CABLE TIES. NO CABLING SHALL BE UNSUPPORTED, LAID ON TOP OF CEILINGS OR SUPPORTED FROM OTHER SERVICES.
- ENSURE ALL OUTLETS LOCATED WITHIN AREAS EXPOSED TO MOISTURE OR WATER ARE INSTALLED AS PER SECTION 6 OF AS/NZS3000:2018.
- ENSURE ALL METALLIC AND EXPOSED METALLIC SURFACES AND SERVICES ARE EARTHED AND BONDED AS PER SECTION 5 OF AS/NZS3000:2018.
- REFER TO THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL FIRE RATED BUILDING SURFACES AND WALL AND CEILING TYPE AND COLOUR. ALL ELECTRICAL, SECURITY AND COMMUNICATIONS OUTLETS SHALL MATCH THE SURFACE COLOUR THEY ARE INSTALLED (BLACK AND WHITE ONLY).

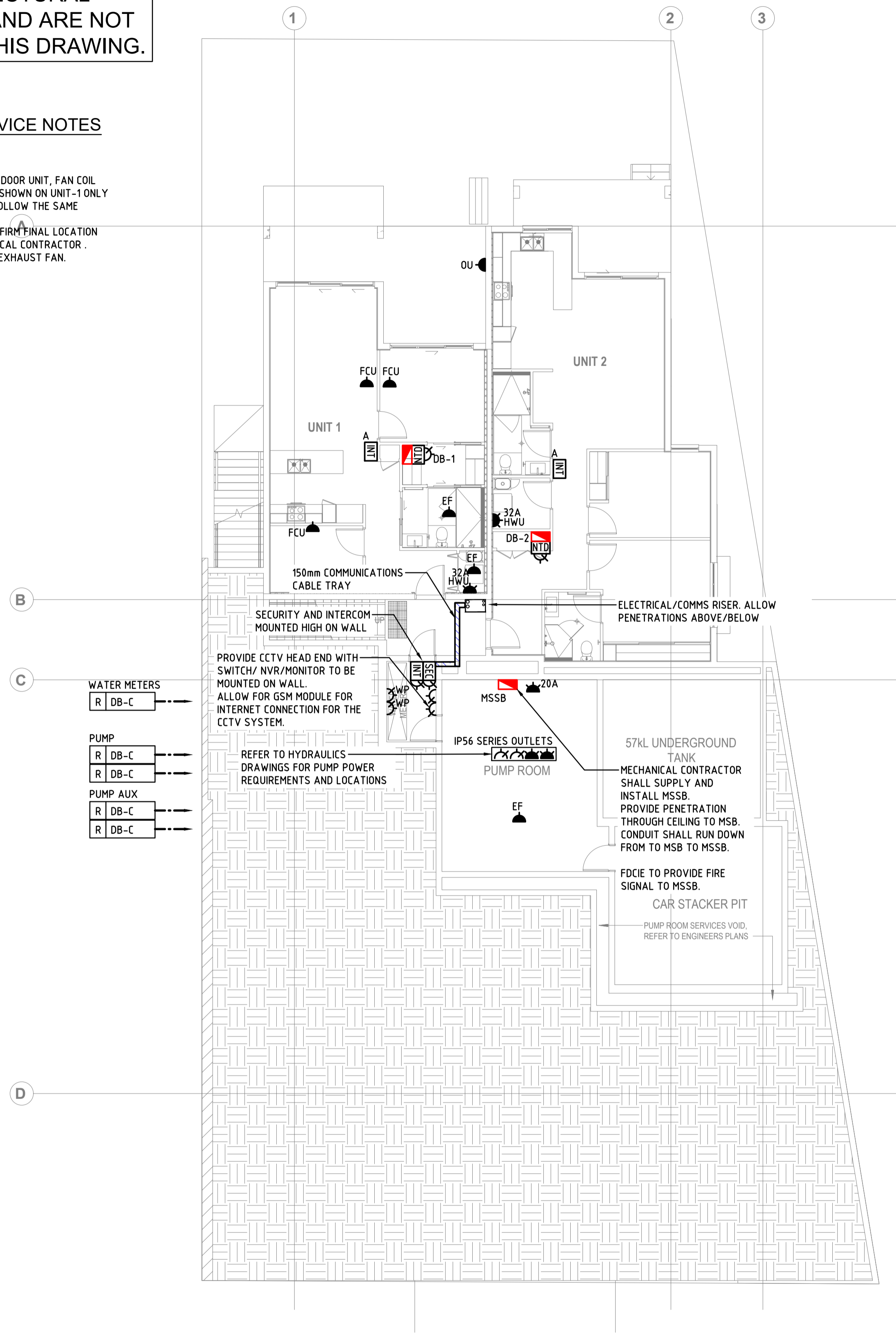
MAXIMUM SWITCHED POWER OUTLETS PER CIRCUIT:

- 12X SINGLE 10A GPO
- 6X DOUBLE 10A GPO
- 2X DOUBLE 10A GPO PER KITCHEN BENCH
- 1X SINGLE 15A GPO OR FIXED WIRED CONNECTION
- 1X SINGLE 20A GPO OR FIXED WIRED CONNECTION
- 1X SINGLE 25A GPO OR FIXED WIRED CONNECTION
- 1X SINGLE 32A GPO OR FIXED WIRED CONNECTION

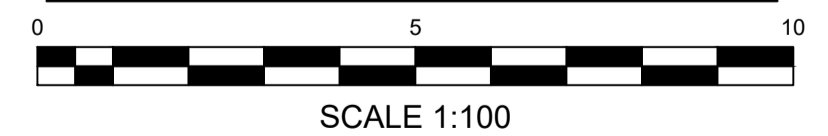
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BASEMENT LIGHTING & FIRE ALARM LAYOUT



BASEMENT POWER LAYOUT

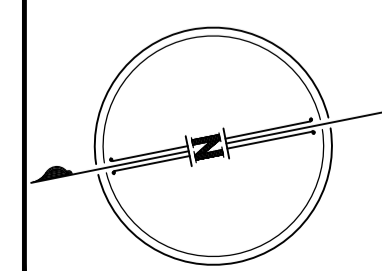


PLOTTED: 25 Aug 2025, P:\2024\BS\24-0540 station avenue gaythorne 3 elec\003 LOWER GROUND - LIGHTING, FIRE & POWER LAYOUT.dwg

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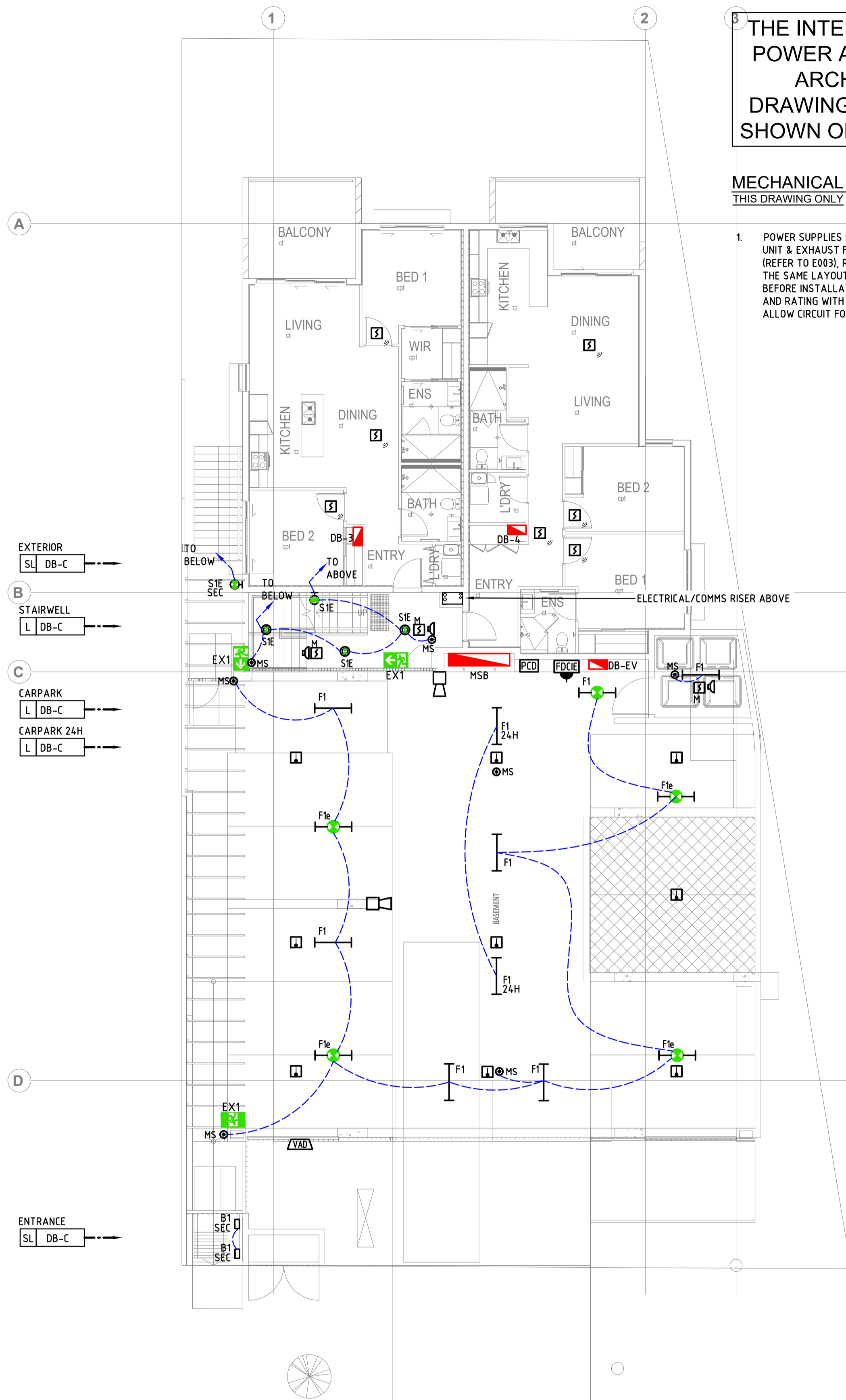
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proprietor: **AUSPACE DEVELOPMENT GORUP PTY LTD**
project: **STATION AVENUE APARTMENT**
location: **16 STATION AVE, GAYTHORNE**

drawing title: **ELECTRICAL SERVICES BASEMENT (LEVEL 0) - LIGHTING, FIRE & POWER LAYOUT**
scale: **1:100 @ A1 SHEET SIZE** date: **JAN '24** design/drawn: **TJ/JF**
drawing number: **24-0540/E003** issue: **C1**

issue	amendment	checked	date
P1	PRELIMINARY ISSUE	SM	23-01-25
P2	PRELIMINARY ISSUE	SM	27-02-25
P3	FOR COORDINATION	SM	22-05-25
C1	CONSTRUCTION ISSUE	SM	25-08-25

PLOTTED: 25 Aug 2025, P:\2024\24-0540 station avenue gpythorne 3_elec\E004_GROUND FLOOR - LIGHTING, FIRE & POWER LAYOUT.dwg



GROUND FLOOR LIGHTING & FIRE ALARM LAYOUT

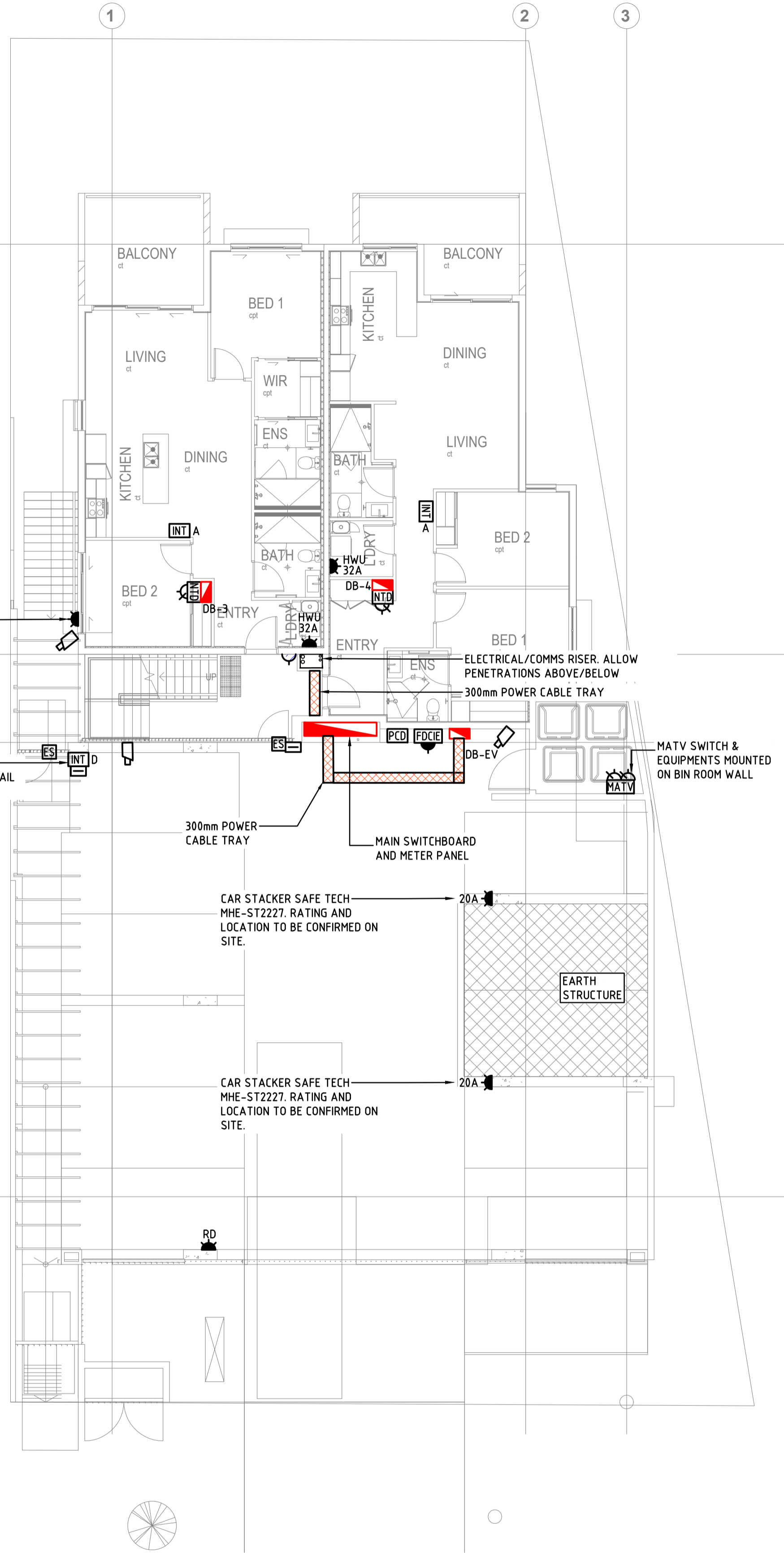


SCALE 1:100

THE INTERNAL LIGHT AND POWER ARE AS PER THE ARCHITECTURAL DRAWINGS AND ARE NOT SHOWN ON THIS DRAWING.

MECHANICAL SERVICE NOTES
THIS DRAWING ONLY

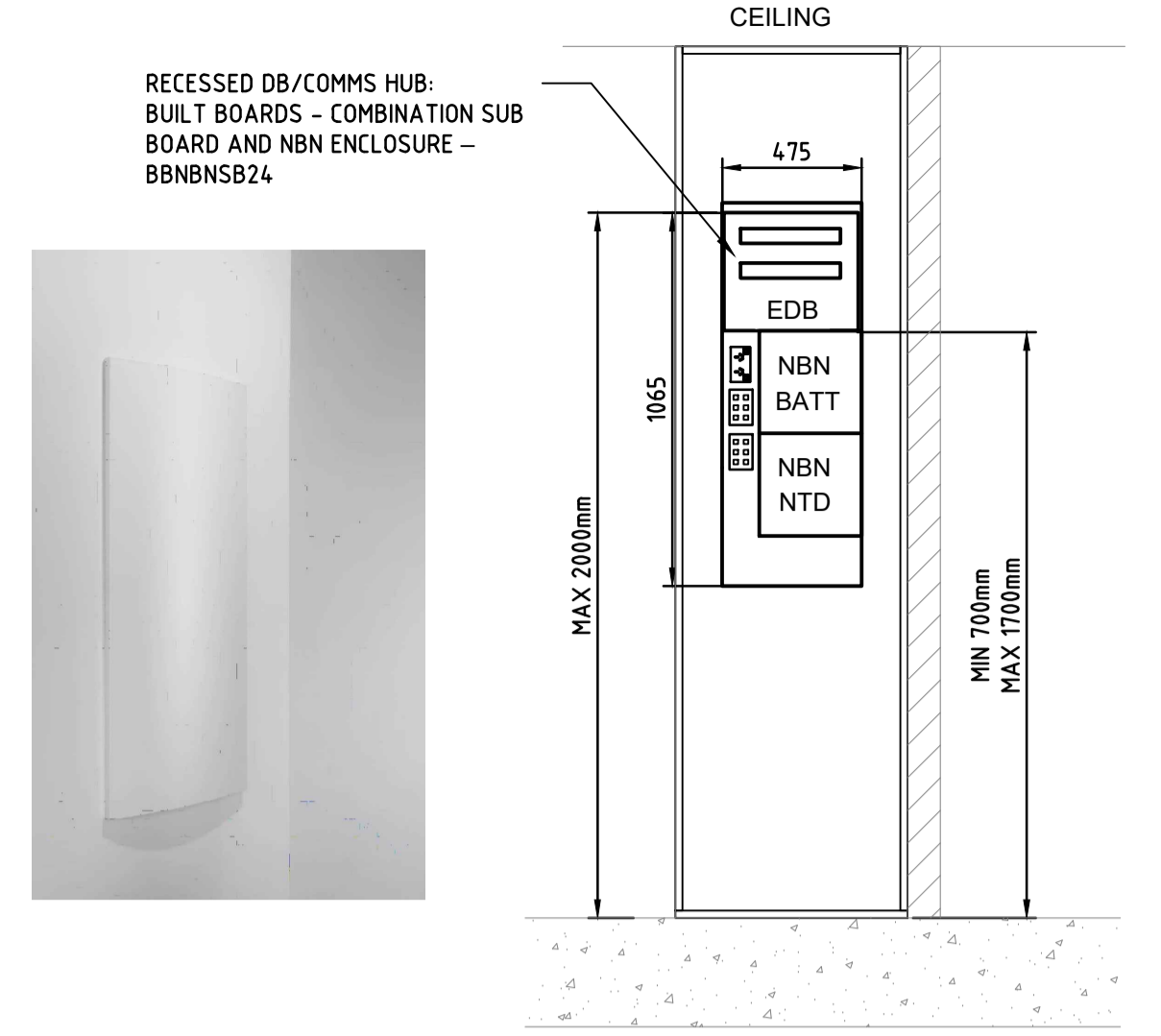
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GROUND FLOOR POWER LAYOUT



SCALE 1:100



EDB & NBN EQUIPMENT IN EACH UNIT
FRONT ELEVATION



SCALE 1:20

GENERAL NOTES

- ALL 24HR LIGHTS SHALL BE CIRCUITED TOGETHER AND HAVE A SWITCH IN THE MSB ROOM. THESE LIGHTS ARE DENOTES AS 24HR OPERATION. ALL OTHER LIGHTING WITHIN THE BASEMENT CARPARK SHALL OPERATE ON ACTIVATION VIA MOTION SENSORS. MOTION SENSOR LOCATIONS SHOWN FOR INTENT. ELECTRICAL CONTRACTOR TO SELECT MOTION SENSORS TO ENSURE THE FULL COVERAGE OF THE CARPARK IS ACHIEVED.
- REFER TO THE ARCHITECTURAL AND INTERIOR DESIGNERS DRAWINGS FOR THE INTERNAL APARTMENT LIGHTING AND POWER LAYOUTS.
- REFER TO THE ARCHITECTURAL AND INTERIOR DESIGN DRAWINGS FOR INTERNAL APARTMENT ELECTRICAL AND COMMUNICATIONS LAYOUTS.
- FIRE SERVICES CONTRACTOR SHALL ALLOW TO TEST SOUND LEVEL AND PROVIDE SPEAKERS AS REQUIRED TO ACHIEVE STANDARD SOUND LEVELS.
- PROVIDE PASSIVE FIRE PROTECTION FOR ALL PENETRATIONS THROUGH FIRE AND SMOKE RATED SURFACES.
- COORDINATE THE LOCATIONS OF ALL LIGHT FITTINGS, WITH THE FIRE, SECURITY, COMMUNICATIONS, HYDRAULICS AND MECHANICAL SERVICES. ALL SERVICES SHALL BE INSTALLED WITH STRAIGHT LINES.
- ALL CABLING SHALL BE COMPLETELY CONCEALED WHERE POSSIBLE WHICH INCLUDES ALL COMMUNAL OPEN AREAS. CABLES SHALL BE SUPPORTED ON CABLE TRAYS, CATENARY WIRES, TRUNKING AND CONDUIT AND ADEQUATELY SUPPORTED FROM THE STRUCTURE. ALL CABLES SUPPORTED ON CABLE TRAY OR CATENARY WIRE SHALL BE NEATLY GROUPED UTILISING CABLE TIES. NO CABLING SHALL BE UNSUPPORTED, LAID ON TOP OF CEILING OR SUPPORTED FROM OTHER SERVICES.
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- REFER TO SCHEMATICS FOR CCTV.

MAXIMUM SWITCHED POWER OUTLETS PER CIRCUIT:

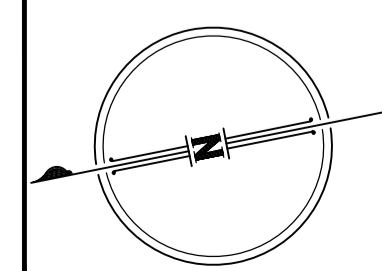
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preparator: **AUSPACE DEVELOPMENT GORUP PTY LTD**
project: **STATION AVENUE APARTMENT**
location: **16 STATION AVE, GAYTHORNE**

drawing title: **ELECTRICAL SERVICES GROUND FLOOR (LEVEL ONE) - LIGHTING, FIRE & POWER LAYOUT**
scale: **1:100 @ A1 SHEET SIZE** date: **JAN '24** design/drawn: **TJ/JF**
drawing number: **24-0540/E004** issue: **C1**

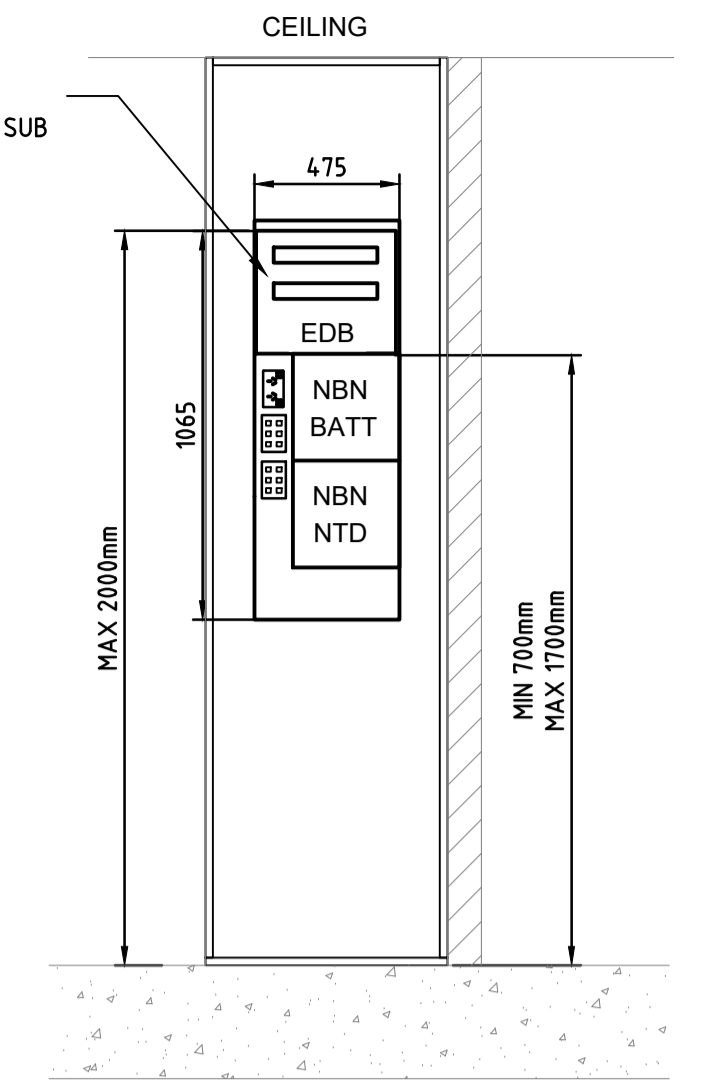
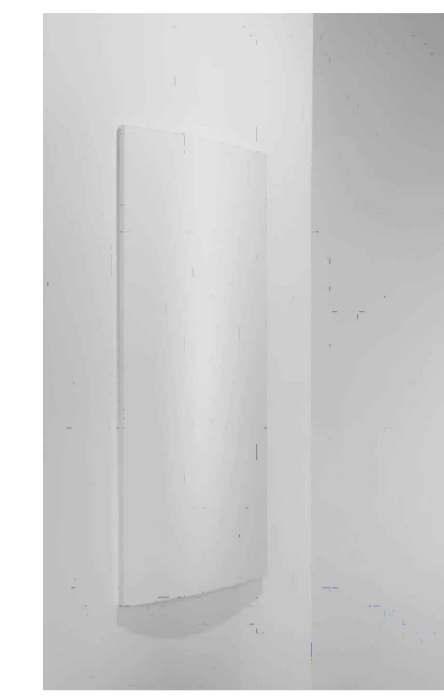
issue	amendment	checked	date
C1	CONSTRUCTION ISSUE	SM	25-08-25
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RECESSED DB/COMMS HUB: BUILT BOARDS - COMBINATION SUB BOARD AND NBN ENCLOSURE - BBNBSB24



EDB & NBN EQUIPMENT IN EACH UNIT
FRONT ELEVATION



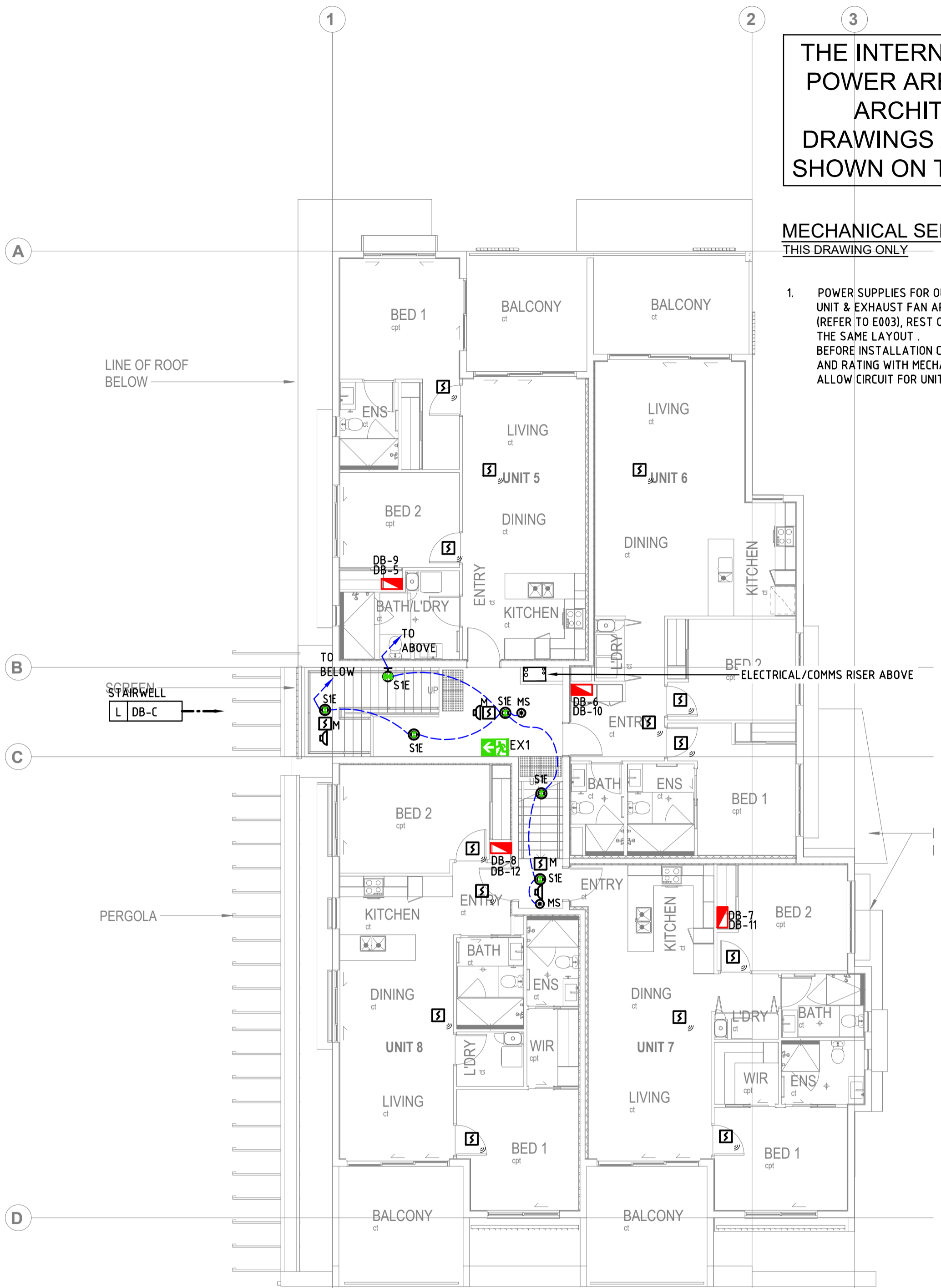
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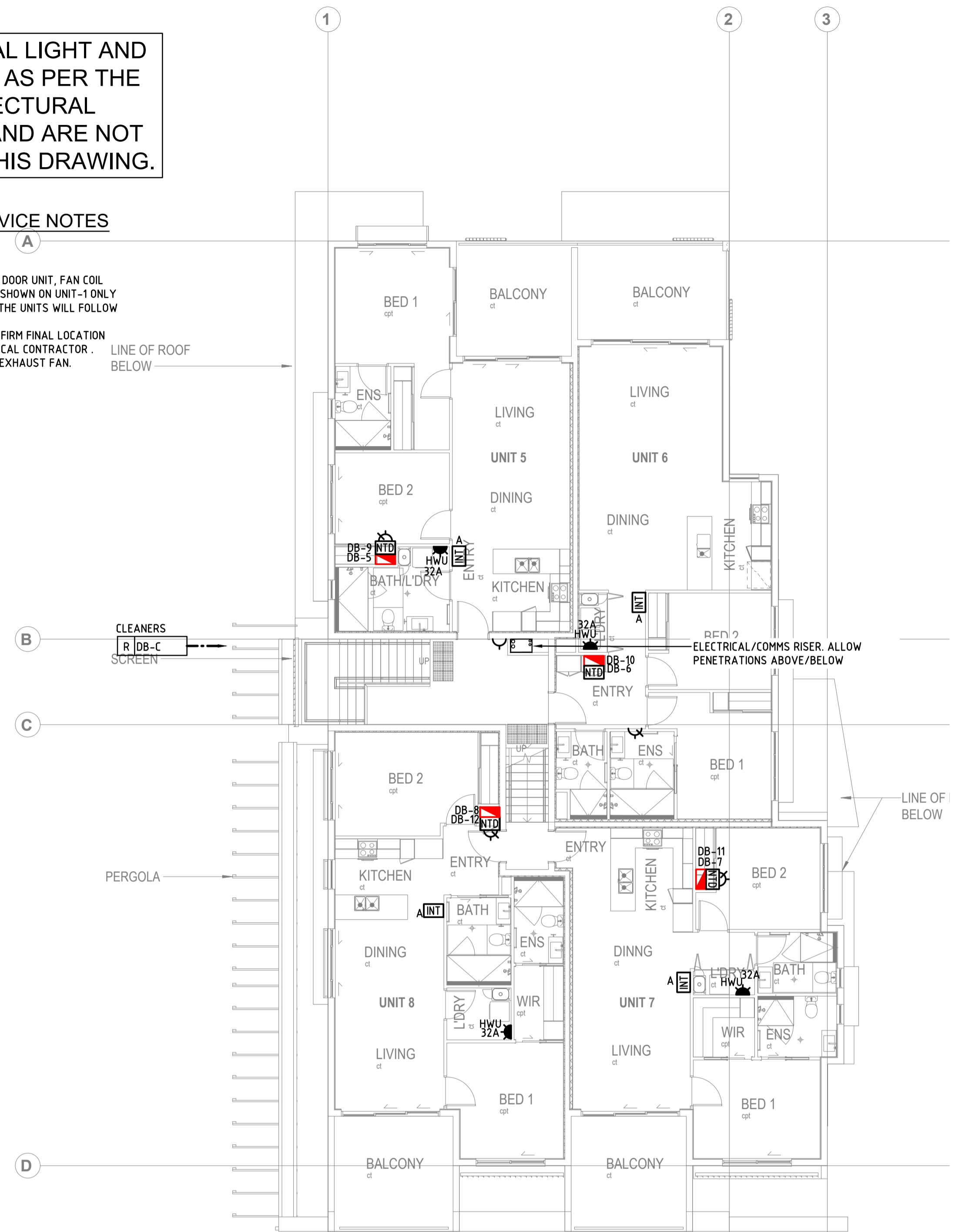
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LEVEL 2 & 3 LIGHTING & FIRE ALARM LAYOUT



SCALE 1:100



LEVEL 2 & 3 POWER LAYOUT



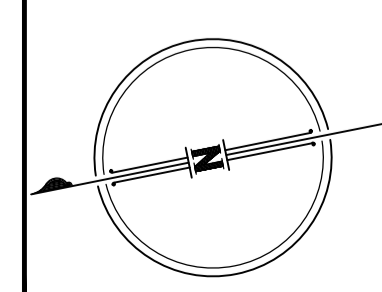
SCALE 1:100

PLOTTED: 25 Aug 2025 P:\2024\B5\24-0540-station avenue gaythorne\3_elec\E005 LEVEL 2 & 3 - LIGHTING, FIRE & POWER LAYOUT.dwg

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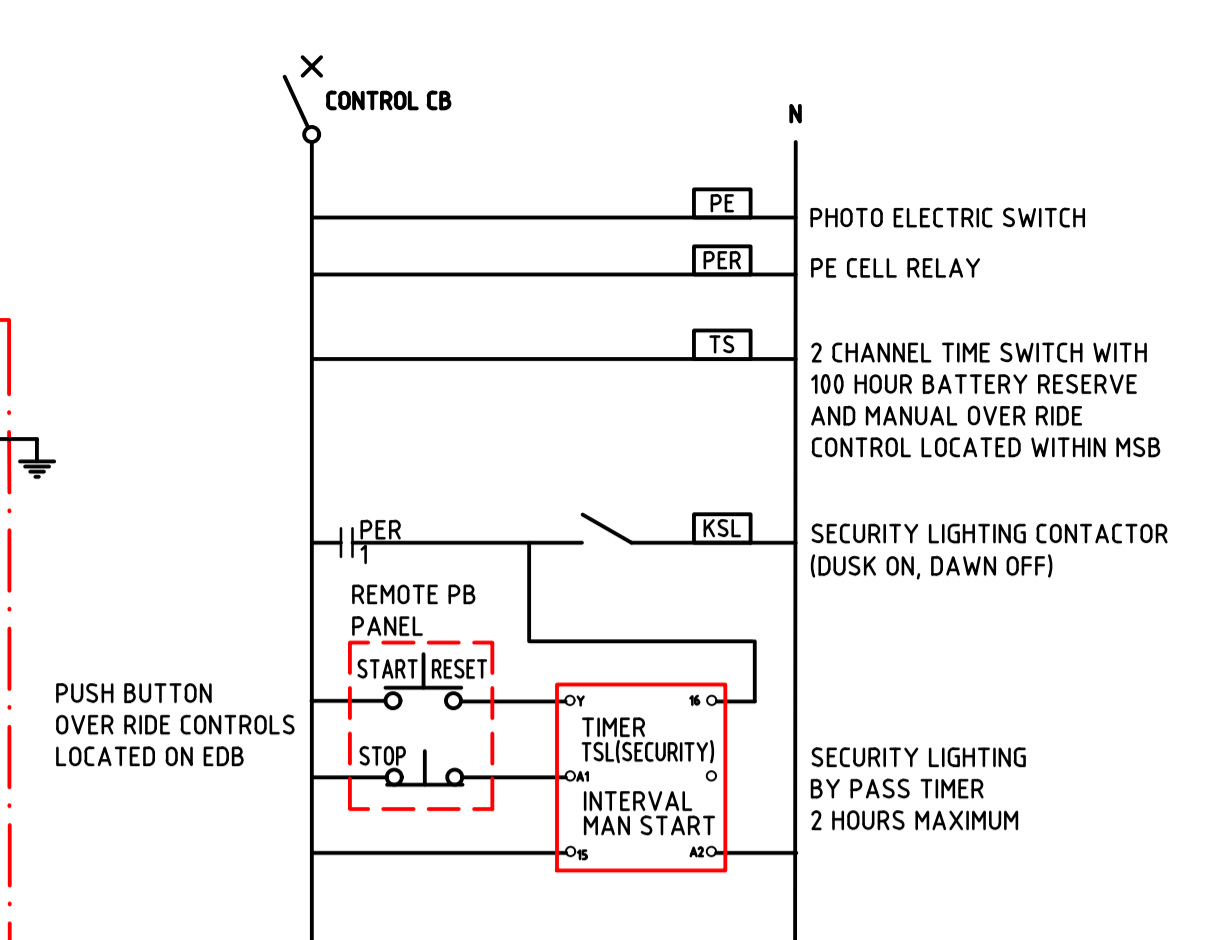
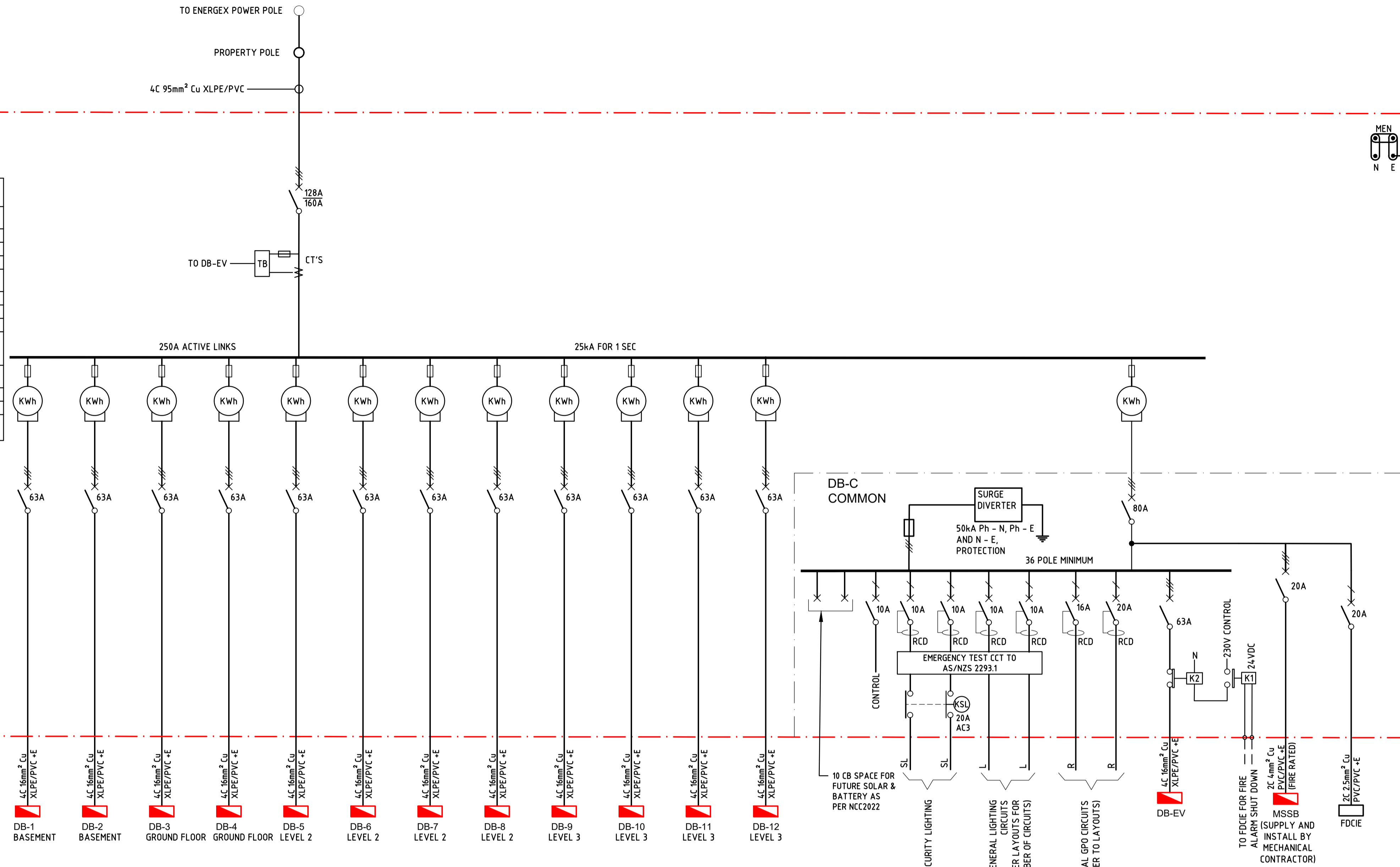
proprietor: **AUSPACE DEVELOPMENT GORUP PTY LTD**
project: **STATION AVENUE APARTMENT**
location: **16 STATION AVE, GAYTHORNE**

drawing title: **ELECTRICAL SERVICES LEVEL THREE & FOUR - LIGHTING, FIRE & POWER LAYOUT**
scale: 1:100 @ A1 SHEET SIZE date: JAN '24 design: JT issue: JF
drawing number: 24-0540/E005

issue	amendment	checked	date
C1	CONSTRUCTION ISSUE	SM	25-08-25
P3	FOR COORDINATION	SM	22-05-25
P2	PRELIMINARY ISSUE	SM	27-02-25
P1	PRELIMINARY ISSUE	SM	23-01-25

**MAIN SWITCHBOARD/
METER PANEL**

MSB (DB-C1 internal)	
REQUIREMENT	DESCRIPTION
ENCLOSURE	IP56
SEGREGATION	FORM 2b
MOUNTING	FLOOR MOUNTED
CABLE	BOTTOM ENTRY, TOP EXIT
MATERIAL	STAINLESS STEEL
FINISH	POWDER COAT
COLOUR	TO BE ADVISED
LABELLING	LAMINATED PVC SCREW FIXED. REFER WIRING NOTES.
DOOR	SIDE HINGED WITH CONSUMER/SUPPLY AUTHORITY LOCK
MAIN SWITCH	AS SHOWN
BUS BARS	AS SHOWN
CIRCUIT BREAKER FAULT RATING	10kA MINIMUM



NOTE:
ALL CONTACTORS SHALL BE 20A/AC3 RATED

**SECURITY LIGHTING CONTROL
DIAGRAM INCORPORATED IN DB-C**

- EMERGENCY LIGHTING TEST FACILITY NOTES:**
1. PROVIDE EMERGENCY LIGHTING TEST FACILITY ON ALL SWITCHBOARDS SUPPLYING EMERGENCY & EXIT LIGHTS ACCORDING TO AS2293.
 2. PROVIDE ALL CONTACTORS AND TIMER AS REQUIRED. TIMER AND CONTACTORS SHALL BE MOUNTED WITHIN SWITCHBOARDS.
 3. TIMER CONTROL TO BE ACCESSIBLE WITHOUT OPENING SWITCHBOARD ESCUTCHEONS.
 4. PROVIDE WARNING LABELS IN ACCORDANCE WITH AS 2293 TO ALL CIRCUIT BREAKERS SUPPLYING EMERGENCY LIGHTING AS SHOWN: "INTERRUPTING SUPPLY WILL DISCHARGE EMERGENCY LIGHTING BATTERIES"
 5. PROVIDE LABEL TO TIMER AS FOLLOWS: "EMERGENCY LIGHTING TEST FACILITY"
 6. PUSH BUTTON LEGENDS FOR START & STOP/RESET SHALL BE CLEARLY IDENTIFIED. SWITCHGEAR MANUFACTURER STANDARD LABELS ARE ACCEPTABLE

SWITCHBOARDS - GENERAL NOTES

HOLD POINT!
APPROVAL OF SWITCHBOARD WORKSHOP DRAWINGS IS REQUIRED PRIOR TO MANUFACTURING OF SWITCHBOARDS.

ALL SWITCHBOARDS SHALL BE DESIGNED AND MANUFACTURED BY RECOGNISED SWITCHBOARD BUILDER WITH PROVEN CAPABILITY AND 10 YEARS MINIMUM EXPERIENCE PLUS ACCREDITATION FROM THE RESPECTIVE EQUIPMENT MANUFACTURERS FOR INSTALLED SWITCHGEAR AND COMPONENTS TO MAINTAIN THE WARRANTY PROVIDED BY THE RESPECTIVE MANUFACTURER IN THE COMPLETED SWITCHBOARD ASSEMBLY.

MINIMUM WARRANTY PERIOD FOR THE COMPLETED SWITCHBOARD ASSEMBLY IS 12 MONTHS AFTER PRACTICAL COMPLETION. INCLUDE ALL COSTS TO EXTEND WARRANTY IF NECESSARY TO MEET THIS REQUIREMENT.

CUBICLE IP RATINGS - IP42 FOR INTERNAL LOCATIONS AND IP56 FOR EXTERNAL LOCATIONS UNO.

SEGREGATION: (AS 61439) FORM 1 UP TO MAXIMUM 400A CURRENT RATING, FORM 2 GREATER THAN 400A UP TO A MAXIMUM 800A, FORM 3 FULLY SEGREGATED TYPE TESTED GREATER THAN 800A. UNO.

MATERIAL: CUBICLES SHALL BE ANNEALED SHEET STEEL INTERNAL AREAS AND 316 STAINLESS STEEL IN EXTERNAL AREAS UNO.

TYPE TESTED SWITCHBOARDS SHALL BE MANUFACTURED BY HOLDERS OF A CURRENT NATA TEST CERTIFICATION FOR THE SPECIFIED FAULT LEVELS.

CUBICLE SHALL HAVE MOUNTING HOLES AND/OR BRACKETS DRILLED PRIOR TO PAINTING OR POWDER COATING.

PROVIDE REMOVABLE ANCHOR EYEBOLTS FOR ALL SWITCHBOARDS WITH ANY DIMENSION GREATER THAN 18m.

MAXIMUM HEIGHT FOR WALL MOUNTED CUBICLES SHALL BE 1.6m. MINIMUM HEIGHT OF BASE MOUNTED SWITCHBOARDS 18m TO TOP. BASE MOUNTED CUBICLES FIXED AGAINST WALL IN INTERNAL

LOCATIONS SHALL HAVE A MINIMUM GAUGE OF 1.6mm.

MINIMUM SHEET METAL GAUGES (U.N.O.) SHALL BE:
 • WALL MOUNTED CUBICLES 1.6mm ZINC ANNEALED STEEL.
 • WALL MOUNTED CUBICLES 1.2mm STAINLESS SHEET STEEL 316.
 • FREE STANDING CUBICLES 2.0mm ZINC ANNEALED STEEL.
 • FREE STANDING CUBICLES 1.6mm STAINLESS SHEET STEEL 316.

ALL METAL WORKS SHALL BE FOLDED, SEAM WELDED AT JOINTS (MONOCOQUE TECHNIQUE). NON-WELDED RIVETED OR SCREWED TOGETHER CUBICLE ASSEMBLIES ARE NOT ACCEPTABLE. FULLY WELDED CUBICLES BOLTED TOGETHER ARE ACCEPTABLE MOUNTED ON A COMMON CHANNEL PLINTH OR OTHER APPROVED RIGID ALIGNMENT FRAME.

PROVIDE 75mm HIGH HD GALV PLINTH UNDER FREE STANDING CUBICLES AND CUBICLES BASE MOUNTED AGAINST WALLS UNLESS NOTED OTHERWISE.

DOORS LARGER THAN 0.5m SQ. IN AREA SHALL BE STIFFENED WITH TOP HAT SECTIONS.

DOORS GREATER THAN 1m IN HEIGHT SHALL BE FITTED WITH 3 POINT LOCKING SYSTEM. COLOUR ELECTRICAL ORANGE WITHIN CUPBOARDS AND PLANT ROOMS OR TO MATCH WALL WHERE EXPOSED TO VIEW.

EXTERIOR DOORS GREATER THAN 0.5m² AREA SHALL BE FITTED WITH DOOR RETENTION STAY BAR DEVICES.

PROVIDE METAL FOLDED EDGE SCHEDULE HOLDERS, NEATLY TYPED CARD IN EACH DOOR AND HEAVY DUTY CLEAR PLASTIC WINDOW. (MOULDED CLEAR PLASTIC CLIP-IN HOLDERS ARE NOT ACCEPTABLE).

CUBICLES SHALL BE FINISHED WITH BAKED ENAMEL PAINT ON THERMOSET POWDER COATING TO AS 4506.

DOORS IN INTERNAL LOCATIONS SHALL BE FITTED WITH KEY LOCKING FLUSH/KNOB LATCH. KEY SHALL BE LOWE & FLETCHER 92268 OR EQUIVALENT.

DOORS IN EXTERIOR LOCATIONS SHALL BE FITTED WITH LOCKABLE T HANDLES AND 3 POINT LOCKING SYSTEMS FOR DOORS 1m OR GREATER. L&F 92268 KEY OR EQUIVALENT.

DOOR SEALS SHALL BE CLOSED CELL NEOPRENE AND ALIGNED AGAINST DOOR RETURN EDGE. SECURE WITH DOOR SEAL MANUFACTURER RECOMMENDED ADHESIVE AND RETENTION CLIPS/ANGLES SUITABLE FOR PROPOSED SWITCHBOARD LOCATION AND TEMPERATURE EXPOSURE.

ALL SWITCHBOARDS MOUNTED IN CUPBOARD OR THE LIKE SHALL BE FULLY ACCESSIBLE WITH DOORS OPENING OPERATION UNIMPEDED. CONFIRM ALL CUPBOARD DOOR HEIGHTS AND WIDTHS PRIOR TO SUBMITTING WORKSHOP DRAWINGS.

ALL SWITCHBOARDS SHALL HAVE CAPTIVE SCREWS ON ESCUTCHEON PANELS WITH CHROME "D" HANDLES. ESCUTCHEONS GREATER THAN 1m IN HEIGHT SHALL BE HINGED AND REMOVABLE. PROVIDE POLE FILLERS TO ALL SPARE ESCUTCHEON CUTOUTS.

PROVIDE GLAND PLATES TOP AND BOTTOM, SLOTTED PVC WIRING DUCTS AND CABLE ENTRY ROOM TOP & BOTTOM.

BUSBAR CHASSIS SHALL BE COPPER AND INSULATED AND HAVE 50% SPARE POLE SPACES UNO.

PROVIDE DEAD FRONT METAL ESCUTCHEON IN FRONT OF ALL CIRCUIT BREAKER CHASSIS.

ALL POWER TERMINATIONS SHALL BE LUGGED. TUNNEL TERMINATIONS UP TO 16mm SQ. ARE ACCEPTABLE.

ALL CONTROL WIRING SHALL BE LUGGED AND NUMBERED.

UNLESS NOTED OTHERWISE ALL ELECTRICAL BOARDS AND CONTROL PANELS SHALL HAVE WORKSHOP DRAWINGS SUBMITTED FOR APPROVAL. WORKSHOP DRAWINGS SHALL INCLUDE THE FOLLOWING:
 • BE DRAWN ON COMPUTER AIDED DRAFTING (CAD) PROGRAM.
 • DETAIL LAYOUTS FOR SEGREGATION, DIMENSIONS, CONSTRUCTION, FINISHES AND FITOUT.
 • EXTERNAL FRONT ELEVATIONS WITH AND WITHOUT

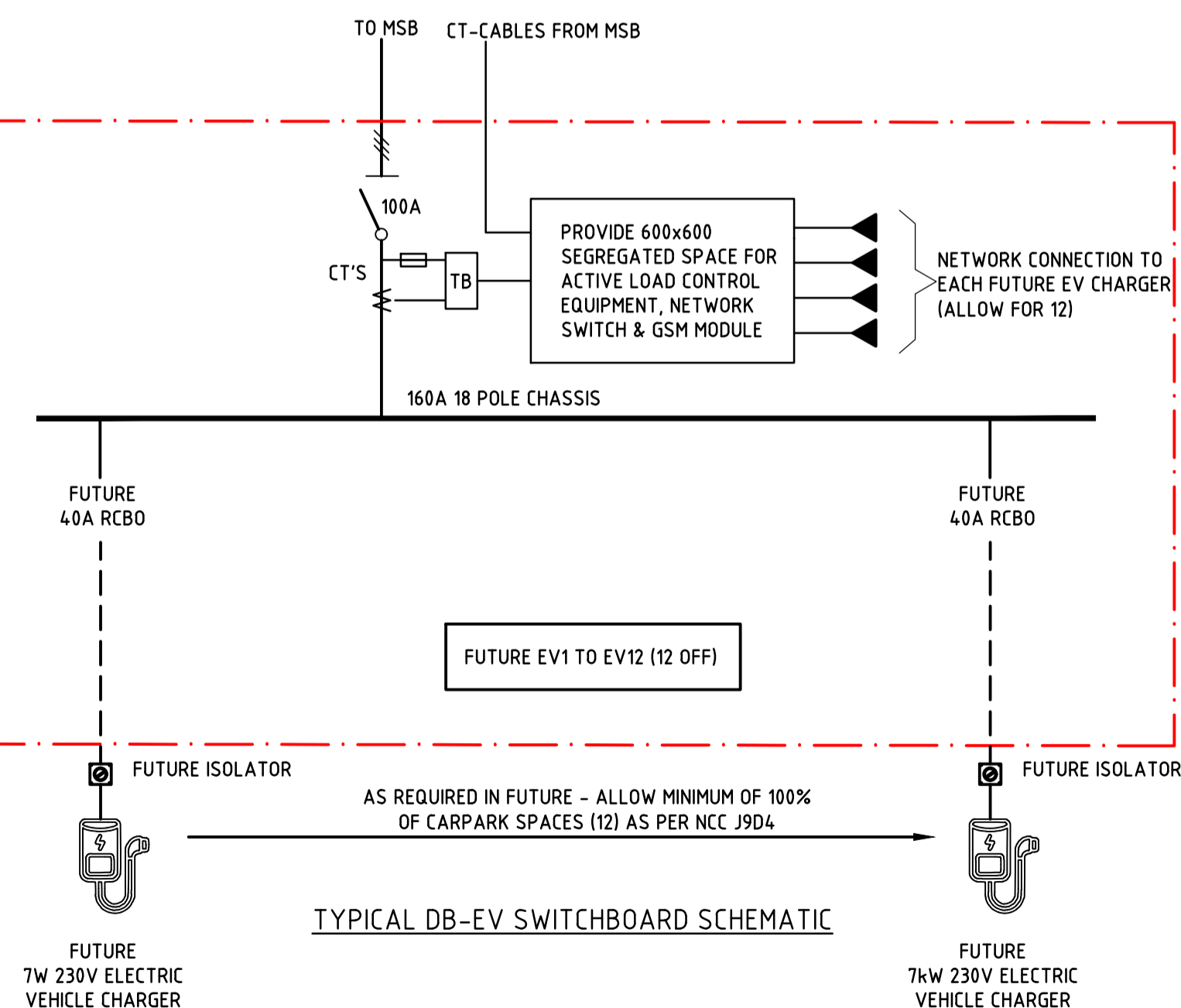
DOORS:
 • CROSS SECTION FOR EACH COMPARTMENT.
 • DETAILS OF DOOR SEALS AND CABINET ACCESSORY

MOUNTINGS:
 • CUBICLE CONSTRUCTION DETAILS SCHEDULE.
 • EQUIPMENT SCHEDULE.
 • LABELLING SCHEDULE INCLUDING LETTER HEIGHTS.
 • SINGLE LINE & CONTROL DIAGRAMS (THE TOTAL NUMBER OF POLES IS TO BE DETERMINED BY THE CONTRACTOR BASED ON THE NUMBER OF CIRCUITS AND SPARE POLE CAPACITY REQUIRED).

WHERE TIME SWITCHES OR TIMER CONTROLS ARE USED, THE INSTRUCTIONS SHALL BE LAMINATED AND INSERTED INTO THE SCHEDULE HOLDER.

SWITCHBOARD LABELLING:
 ALL SWITCHBOARDS SHALL BE LABELLED.
 INTERIOR LOCATIONS:
 ENGRAVED LAMINATED PVC SCREW FIXED. LETTERING SHALL BE 6mm BLOCK LETTERING FOR MINOR EQUIPMENT AND 10mm BLOCK LETTERING FOR MAJOR EQUIPMENT. WARNING AND EMERGENCY EQUIPMENT LABELS SHALL BE WHITE LETTERS ON RED BACKGROUND. STANDARD LABELS SHALL BE BLACK LETTERS ON WHITE BACKGROUND.
 EXTERIOR LOCATIONS:
 ETCHED ALUMINIUM WITH 20mm MINIMUM HEIGHT BLOCK LETTERS, MECHANICAL FIXING. COLOURS AS FOR INTERIOR LABELS, UV RESISTANT TREATMENT.
 SUBMIT FULL DETAILS OF PROPOSED TEXT PLUS MANUFACTURING DETAILS FOR ALL LABELS ON WORKSHOP DRAWINGS.
 MANDATORY LABELS ON ALL SWITCHBOARDS SHALL INCLUDE:
 • MAIN SWITCH/ISOLATOR - RATING AND FRAME SIZE.
 • SUBMAIN CONTROLS - DESTINATION, RATING AND FRAME SIZE.
 • INCOMING CABLE - SOURCE, SIZE AND TYPE
 • MAIN SWITCHBOARD MANUFACTURERS SPECIFICATION DETAILS LABEL.

DB-EV	
REQUIREMENT	DESCRIPTION
ENCLOSURE	IP56
SEGREGATION	FORM 2
MOUNTING	WALL MOUNTED
CABLE	TOP ENTRY, TOP EXIT
MATERIAL	STAINLESS STEEL
FINISH	POWDER COAT
COLOUR	TO BE ADVISED
LABELLING	LAMINATED PVC SCREW FIXED. REFER WIRING NOTES.
DOOR	SIDE HINGED WITH CONSUMER/SUPPLY AUTHORITY LOCK
MAIN SWITCH	AS SHOWN
BUS BARS	AS SHOWN
CIRCUIT BREAKER FAULT RATING	10kA MINIMUM



**BCC DS
RECEIVED**
08/04/2026
APPLICATION REF
A006997590

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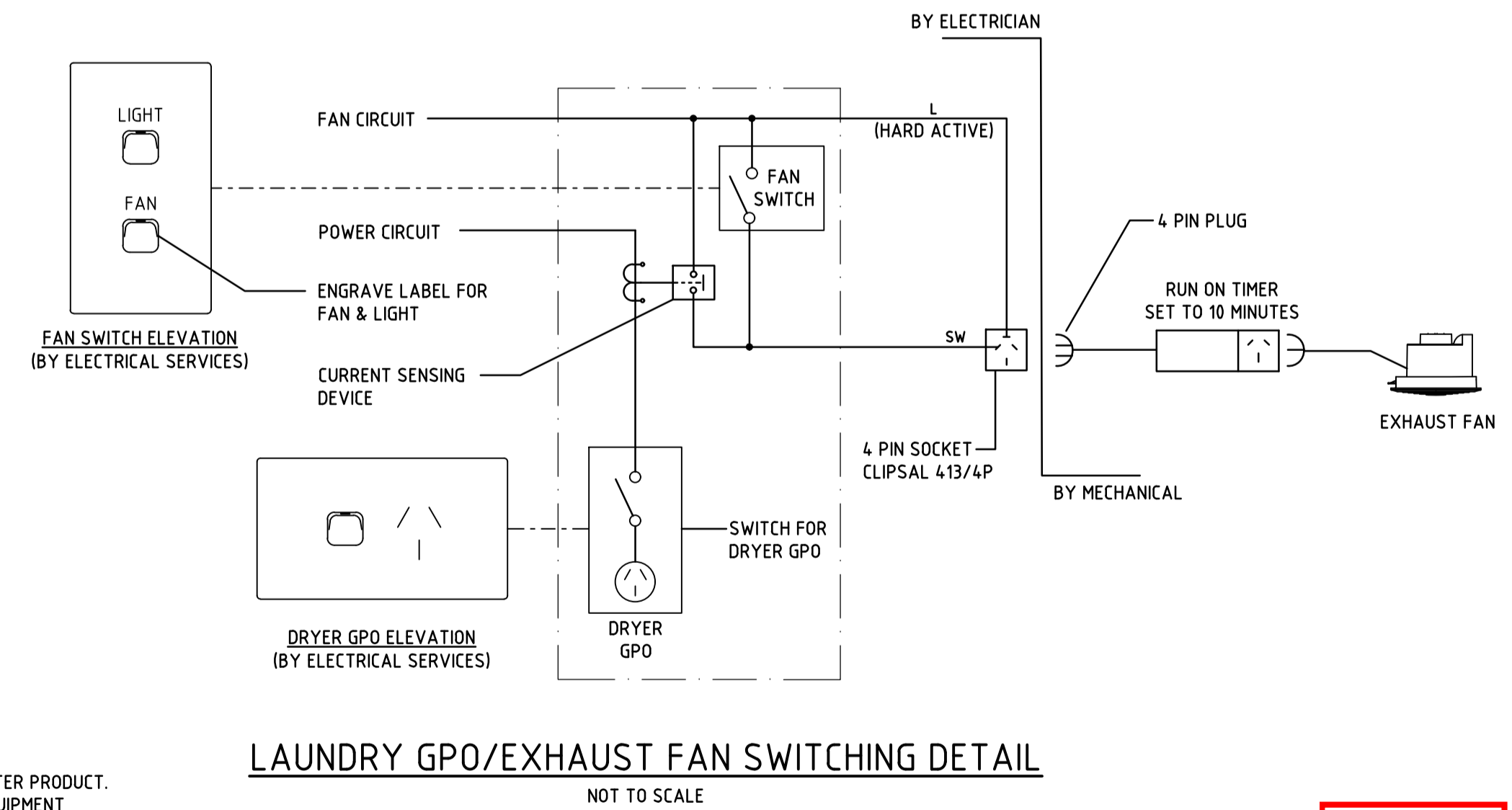
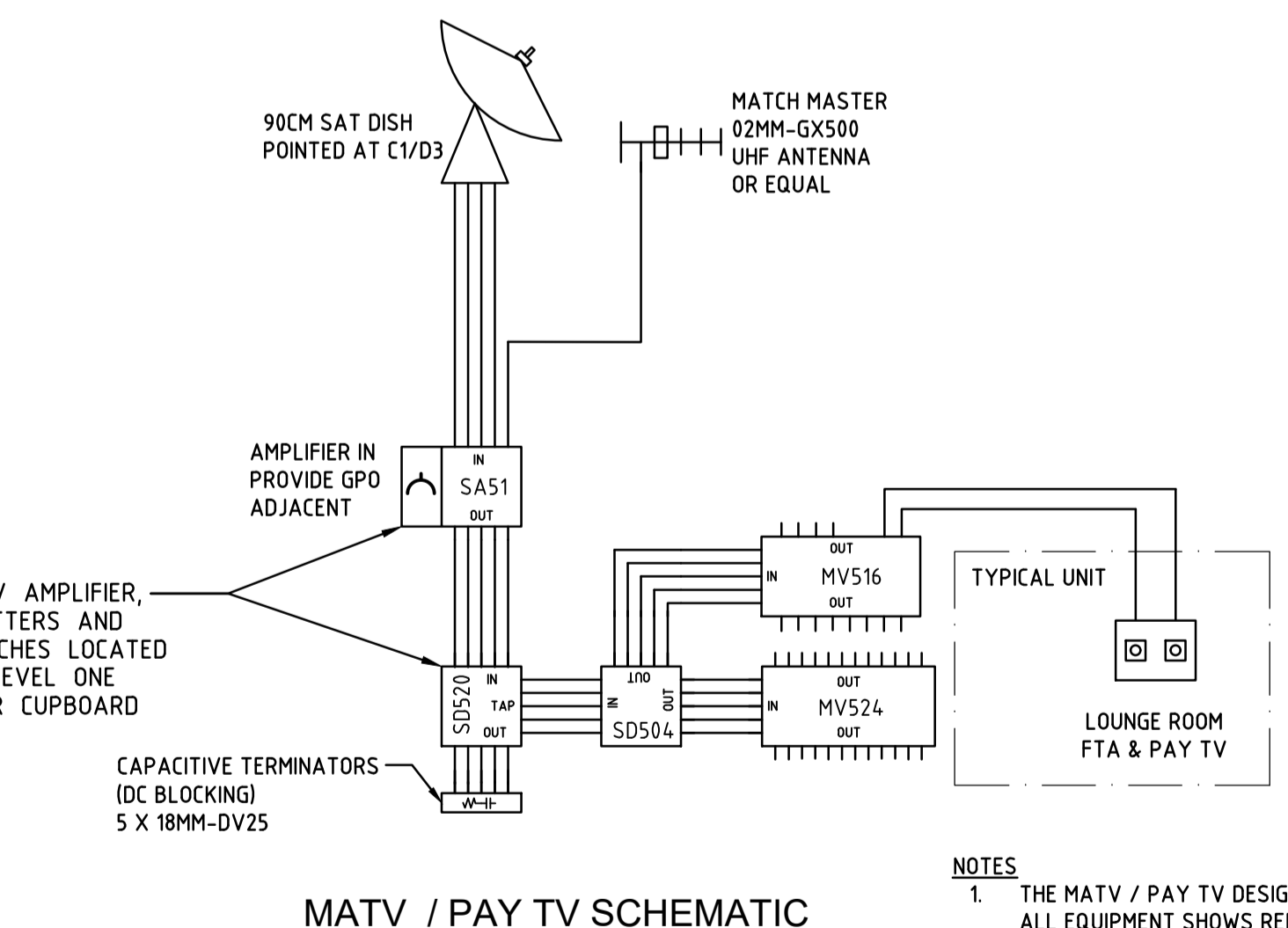
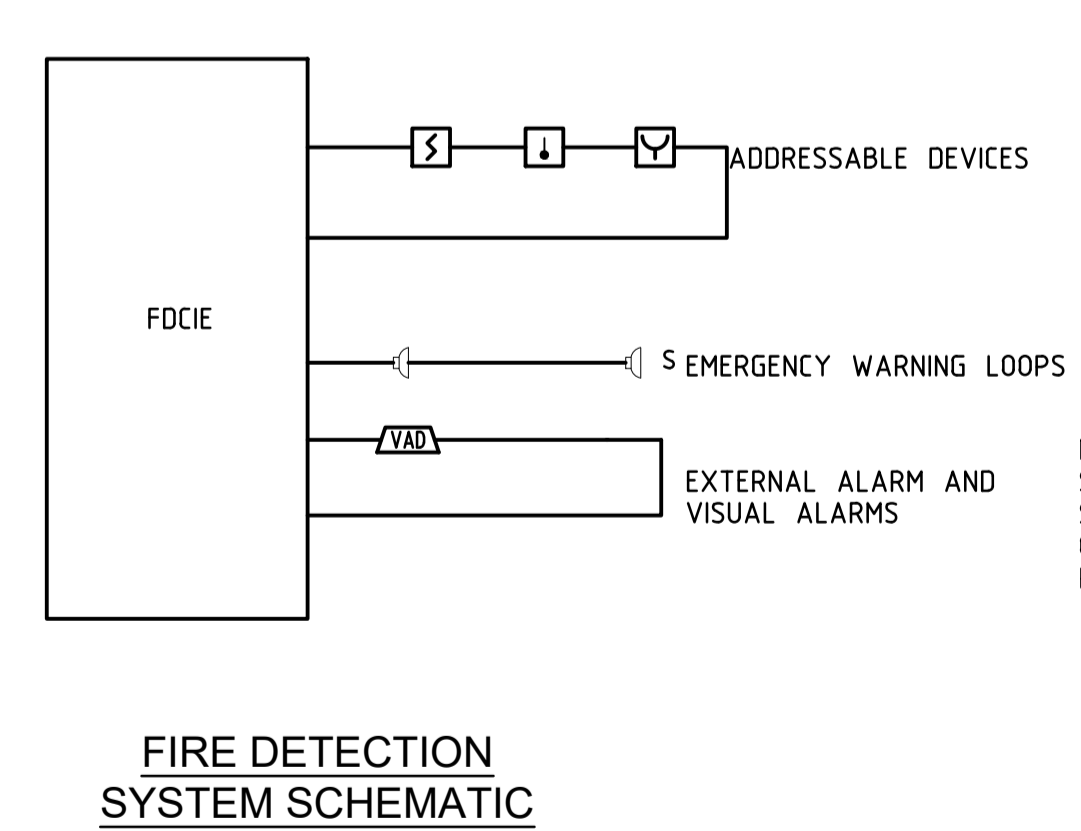
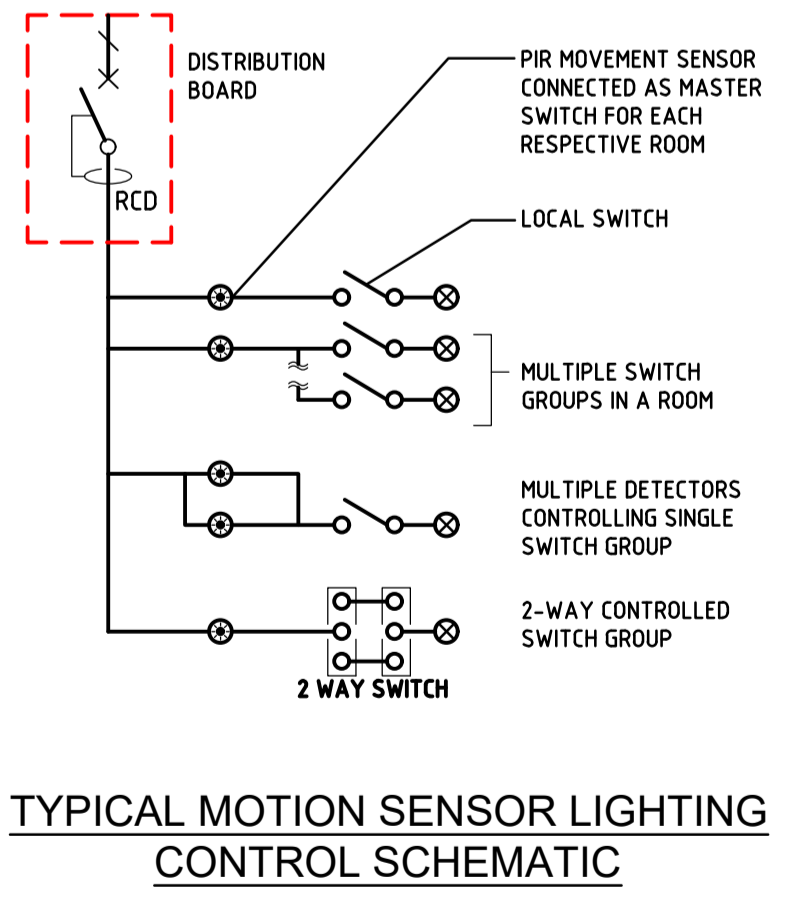
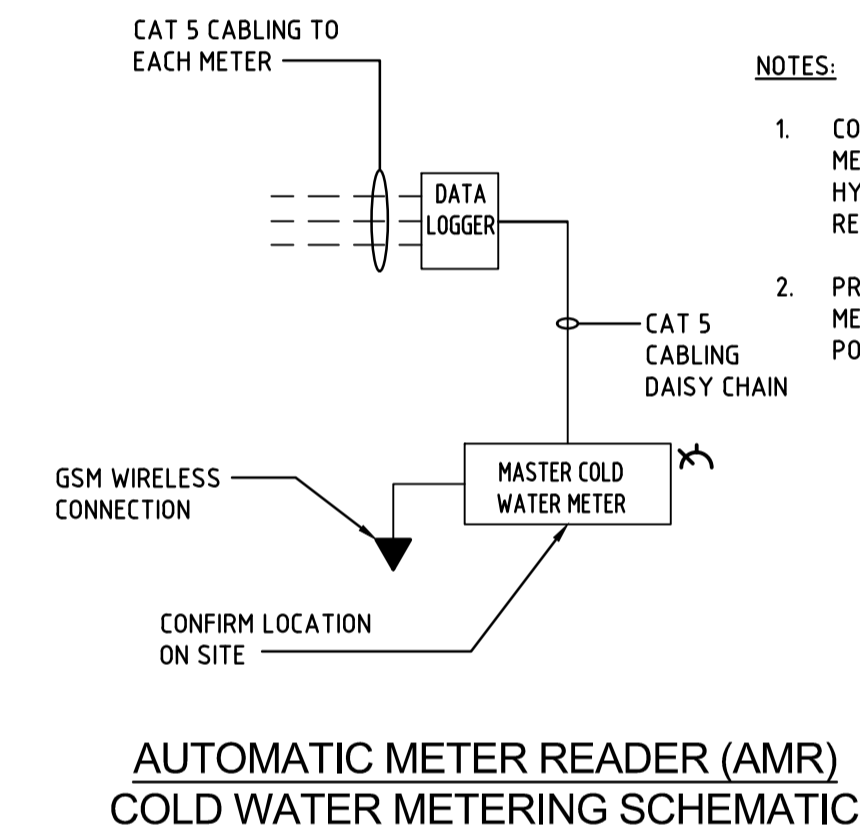
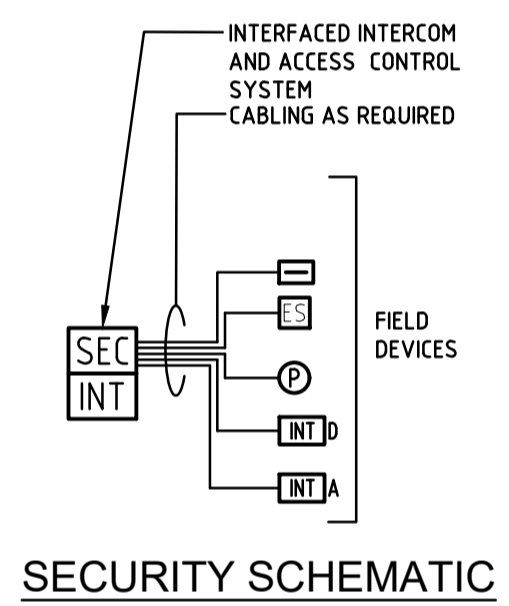
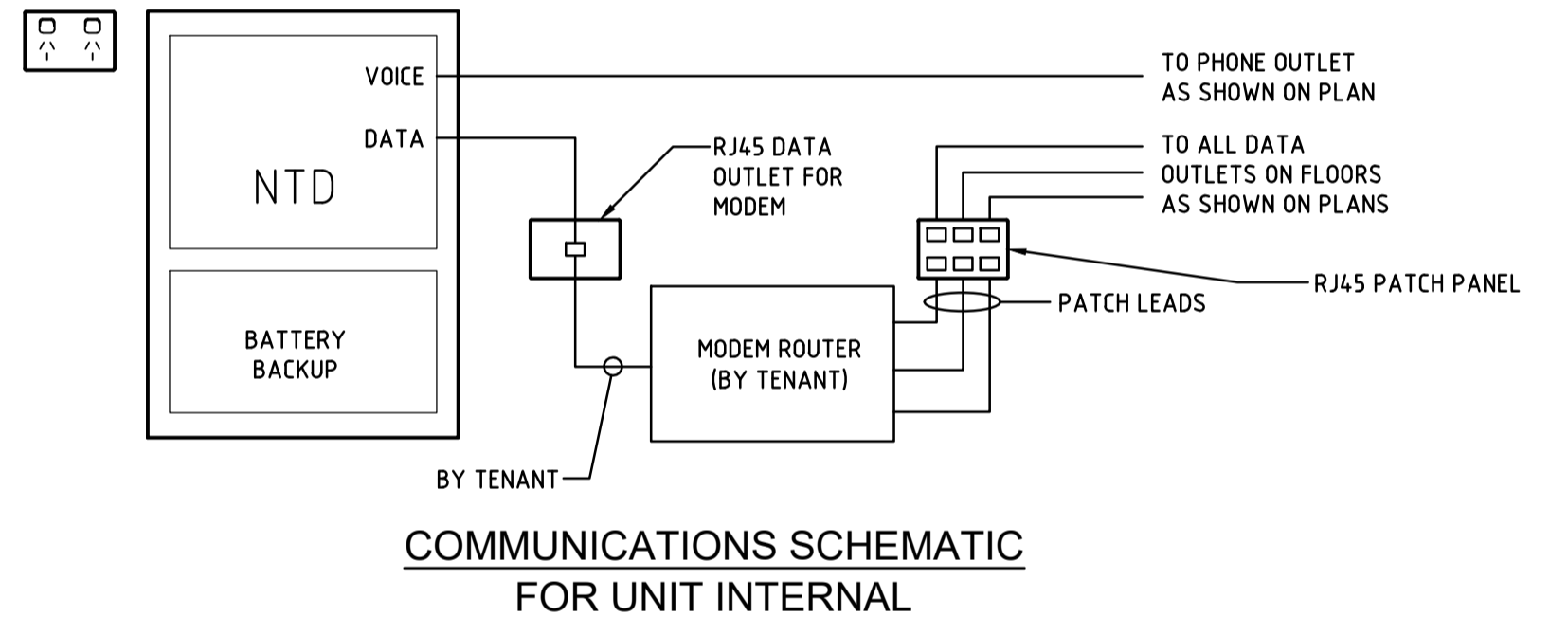
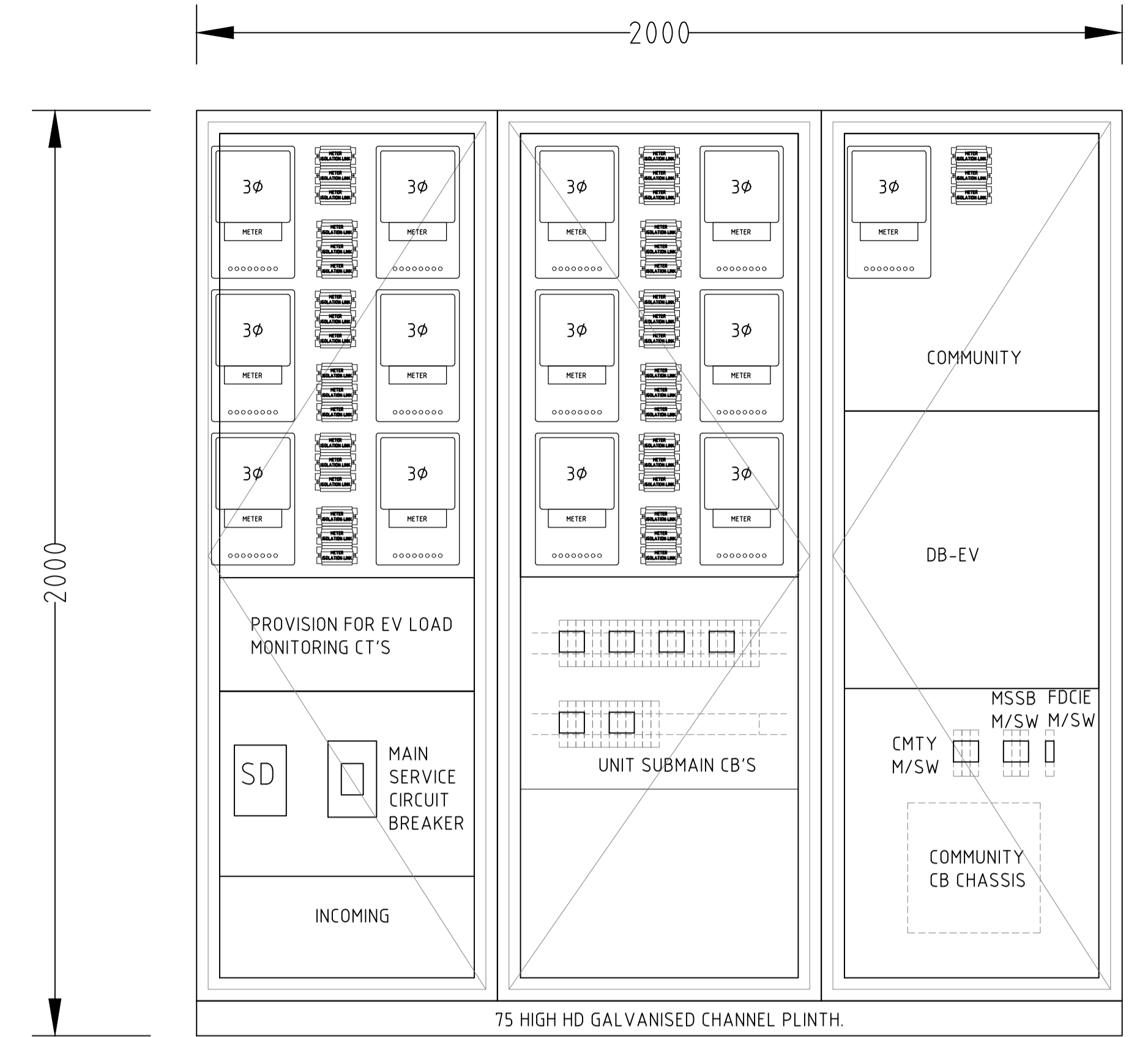
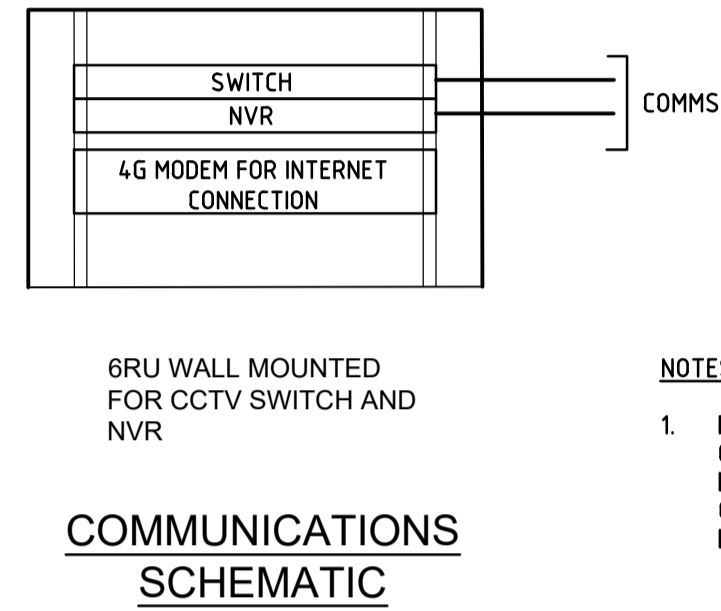
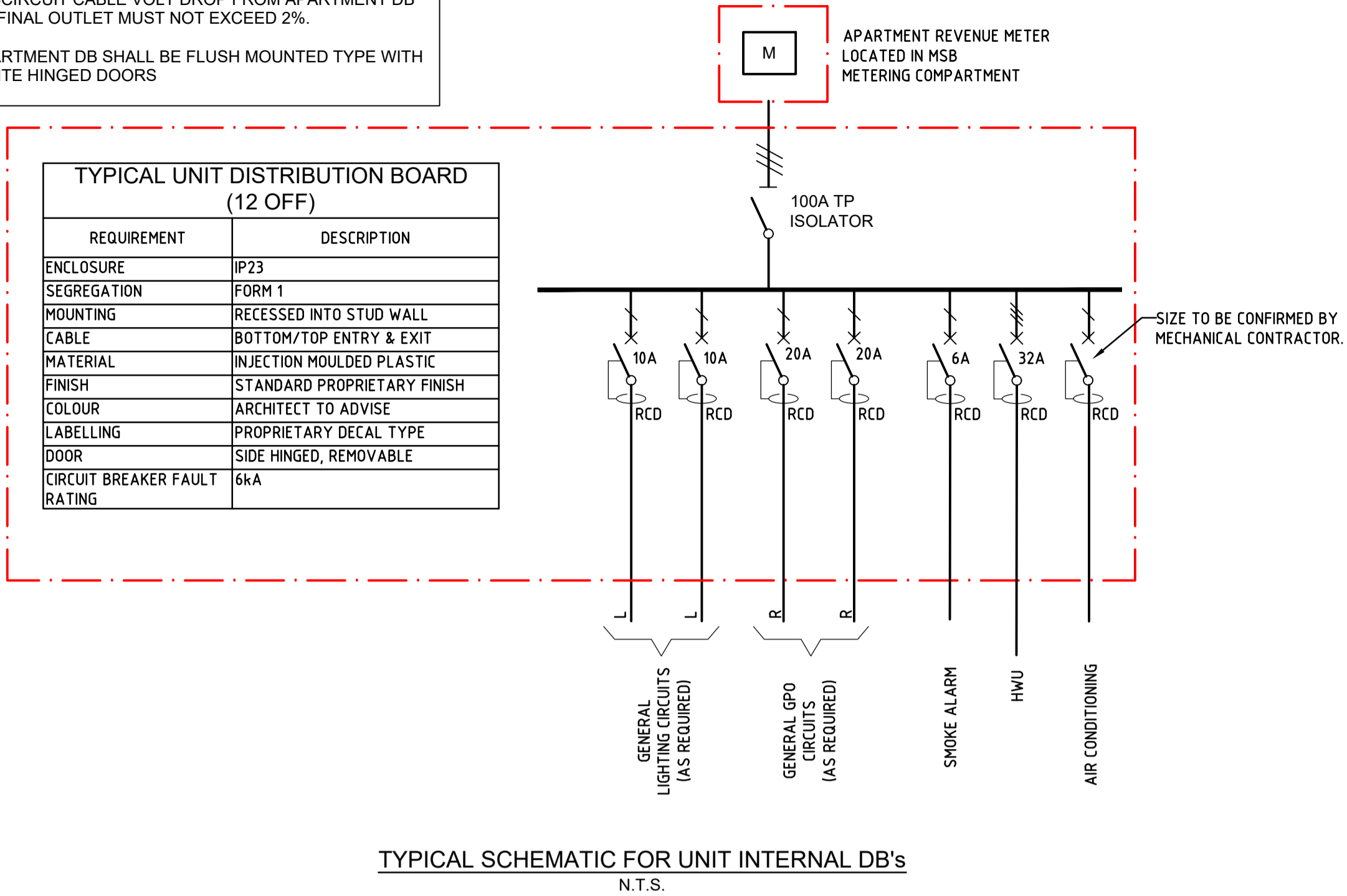
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preparator
AUSPACE DEVELOPMENT GORUP PTY LTD
 project
STATION AVENUE APARTMENT
 location
16 STATION AVE, GAYTHORNE

drawing title
ELECTRICAL SERVICES SCHEMATICS SHEET 1
 scale
N.T.S @ A1 SHEET SIZE
 date
JAN '24
 design/drawn
TJ/JF
 issue
1
 drawing number
24-0540/E006
 sheet
C1

PLOTTED: 25 Aug 2025, P:\2024\BS\24-0540 station avenue gaythorne\3_elec\E006 SCHEMATICS SHEET 1.dwg

- NOTES:**
1. SUBCIRCUIT CABLE VOLT DROP FROM APARTMENT DB TO FINAL OUTLET MUST NOT EXCEED 2%.
 2. APARTMENT DB SHALL BE FLUSH MOUNTED TYPE WITH WHITE HINGED DOORS



- NOTES:**
1. THE MATV / PAY TV DESIGN IS BASED ON MATCH MASTER PRODUCT. ALL EQUIPMENT SHOWS RELEVANT MATCH MASTER EQUIPMENT SPECIFICATION. PAY TV MAY NOT BE REQUIRED, MODIFY WIRING TO SUIT ONLY MATV.
 2. ALL CABLES RG60 UNLESS OTHERWISE NOTED.
 3. ALL COMPONENTS TO BE EARTHED.
 4. ALL CONNECTORS TO BE FOXTEL APPROVED COMPRESSION F TYPE.
 5. DIRECT JOINERS USED BETWEEN TAP & MULTISWITCH.
 6. TERMINATE ALL UNUSED PORTS WITH 75 OHM LOAD.

ELECTRICAL CONTRACTOR SHALL PROVIDE GPO & SWITCH PLATE. EXHAUST FAN MUST OPERATE WHEN POWER IS SWITCHED ON TO DRYER REGARDLESS OF SWITCH POSITION. EXHAUST FAN MUST OPERATE WHEN WALL FAN SWITCH IS IN ON POSITION REGARDLESS OF DRYER OPERATION.

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PLOTTED: 25 Aug 2025, P:\2024BS\24-0540 station avenue gaythorne 3 - elec\E007 SCHEMATICS SHEET 2.dwg

issue	amendment	checked	date
C1	CONSTRUCTION ISSUE	SM	25-08-25
P3	FOR COORDINATION	SM	22-05-25
P2	PRELIMINARY ISSUE	SM	27-02-25
P1	PRELIMINARY ISSUE	SM	23-01-25

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