Case study
Drift Apartments

| Location | Sydney, Australia |
| Philips Lighting | Philips Dynalite Control System |

PHILIPS

dynalite

Background

Sammut Developments built the luxury Drift Apartment complex in the Sydney beachside suburb of Cronulla, in conjunction with Cameron Jones Architects and Smart Home Solutions. The 11-apartment development is set over six floors, with two apartments per storey and one large penthouse crowning the top level.

All standard apartments feature three bedrooms, a media room and approximately 80 square-meters of balcony space. The building also includes two basement levels of car parking with a double garage for each apartment, plus a further single garage for each apartment to cater for visitors.

Sammut always includes automation systems into their developments to create a point of difference.

The Challenge

The target market for Drift Apartments is for discerning 'empty-nesters' and retirees, many of whom are downsizing from larger homes to maximize their amenities and sense of security, while simplifying their lifestyle. It was understood that many potential residents would already be familiar with home automation systems and would have expectations to match.

The main design criteria for the home automation was for ease of operation, security and consolidation of all integrated systems onto one control platform. The Dynalite platform is second to none in these respects, offering premium levels of integration into the various building systems and services.

The Solution

Philips Dynalite control solutions have delivered a seamlessly intuitive integrated home automation solution for Drift Apartments.
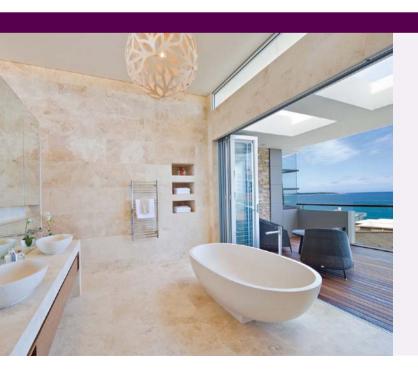
For a visitor arriving by car, an IP-based intercom in the driveway to the basement carpark allows communication with the relevant apartment. When the apartment owner grants access to their guest, the garage door is released and a message is sent to the Dynalite system, which illuminates a pathway to the visitor's garage, opens the garage door and automatically switches on the lights. After parking their car, visitors are directed by lights to the lift, which is then cleared for access to the relevant floor.

The security for the individual apartments is also integrated into the Dynalite control platform.

The Dynalite user interface allows the resident to unlock and release the door without even having to turn a handle. The keyless entry also includes an external concealed fob reader, which saves the resident from fumbling for keys. Once inside, the door operation is disabled once the security system is armed.

Inside the apartments, the home automation has been configured to maximize simplicity while minimizing unnecessary wall or ceiling clutter. As standard, the lights, blinds, under-floor heating, air conditioning, fireplace and AV systems are all controllable through the Dynalite interface. However, residents can individualize their apartment.

As such, each apartment has an extensive structured cabling system in place to allow each owner to decide exactly where they want their TV located, whether they want the AV system to provide music throughout the apartment and exactly how they want their lights to respond. Also optionally available was for an RTI remote control unit to enable wireless control of all integrated systems from anywhere in the apartment.

Fast facts

Project
Drift Apartments

Location
Sydney, Australia

Property Developer
Sammut Developments

Architects
Cameron Jones Architrects

Systems Integrator
Smart Home Solutions

Products
DDLE802 Leading Edge Dimmer Controller, DR2P Revolution Keypads, DUS804C Multifunction Sensors, DDTC001 Timeclock.

As standard, the lights, blinds, under-floor heating, air conditioning, fireplace and AV systems are all controllable

During initial commissioning, standard functions and scenes were programmed into each system, but once the owners had taken up residence, the settings were customized to match their individual expectations. Standard lighting scenes include high, medium and low settings for all areas, but additional modes can also be programmed – such as 'entertaining', 'party' and 'night' – which can be selected from a centralized user interface located in the kitchen. User interfaces comprise a combination of single- and double-column DR2P Revolution keypads.

Multifunction sensors are used to automatically activate lighting in bathrooms, walk-in-robes, pantries and hallways when somebody is present. An inbuilt system timeclock also allows functions to occur at specified times or relative to sunrise and sunset times.

Each of the ten main apartments has 24 dimmed lighting circuits and 32 relay channels for blind control, access control, heating, cooling and AV systems. Each apartment is treated as an entirely separate standalone network, with a twelfth network covering the common and outdoor areas. DLight II was used to commission the apartments.

Benefits

From the pre-construction design stage through to final handover and beyond, the close working relationship between the developers, the architect and the integrator enabled the creation of a cost-effective, high-performing solution worthy of the caliber of this luxury development. This was reflected when the development won the prestigious Australia-wide HIA Australian Apartment Project of the Year in 2012.

Using a Dynalite solution as the basis for the integration for this development delivers the best functionality and value for money.

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