The BIG Easy

DRIFT APARTMENTS — A NEW COASTAL DEVELOPMENT IN THE NSW SEASIDE SUBURB OF CRONULLA — SHOW JUST HOW CLEVERLY SPACE, LIGHT AND DESIGN INTEGRATE AND INTERACT WITH THE INSTALLATION OF TOP-END AUDIOVISUAL AND HOME AUTOMATION TECHNOLOGY. BRANKO MILETIC
It was paramount that the new purchaser would easily derive the immediate full benefit of the automation and audiovisual systems contained within the development, as well as the provision for future upgrades and add-ons as new technology becomes available.
This waterfront development comprises four stunning luxury apartments, each occupying an entire floor with individual plunge pools and all with uninterrupted views over the Pacific Ocean.

A recent (2008) winner of the MBA (Master Builders Association) award for Home Unit Construction 1M & over, the design and implement of an automation, security and audio visual package to each individual apartment “provided an exceptional level of integration for the owner with an emphasis on ‘ease of use’ and concealment of technology that complemented the clean and minimalist design and finishes”, according to the main installer, Smart Home Solutions and its Operations Manager and Projects Coordinator, Frank Gergelifi.

Along with this, the client required a comprehensive access control system covering vehicular and pedestrian access from both street front and waterfront and the automation of lighting to common areas both internally and externally that would ensure a minimum of user intervention to operate and maintain.

“All this had to be achieved at realistic cost whilst maintaining the integrity of the design and the quality of the inclusions,” says Gergelifi.

Gergelifi notes that this particular client brief was satisfied though a “carefully engineered design where the features of each individual system were maximised to their fullest giving the client the maximum ‘bang for their bucks’ — at the end of the day it was paramount that the new purchaser would easily derive the immediate full benefit of the automation and audiovisual systems contained within the development, as well as the provision for future upgrades and add-ons as new technology becomes available,” he says.

Automation/System integration
Each apartment is fitted out with a Dynalite lighting control system. This system facilitates the control of all lighting, blinds, air conditioning, exhaust fans and floor heating, and was chosen for its exceptional capability to integrate into the other systems contained in the project.

Overlying this Dynalite system is a Crestron control system encompassing total home control including lighting, automation, access control, camera viewing, house music control and audio video control. The user interface to this Crestron system was a 5.7” touch screen located in each apartment.

Audiovisual Systems
Each apartment included a designated media room. The package contained within this space includes a 50” Pioneer Plasma screen; an Integra home theatre receiver driving Sonance ceiling-mounted speakers (5.1) and a Sonance sub woofer (concealed within joinery).

All equipment contained within the media room is controlled via an RTI T3 portable touch screen remote controller. This is interfaced into the main Crestron Control processor giving the user, via the remote controller, access to the control of house music, lighting, blinds and all other automated systems, even to the point where the owner can release the front door to visitors without leaving the comfort of the lounge, attesting to the benefits of having all systems seamlessly integrated together.
With good design, engineering and project management problems were kept to a bare minimum throughout the duration of the project.
There are a number of other TV locations throughout the apartment, including a 42” plasma located in the retreat, and a wall-mounted LCD in both the master bedroom and kitchen. These are all fed from the main AV location along with Fox decoders and DVDs that are shared amongst the viewing panels.

Future TV locations were included in all the sub bedrooms.

All locations containing a viewing panel included an RTI remote control with the very same ability to control all the other systems contained within the apartment.

**House Music**

A 4-zone Multi Room music system was included with each apartment. An Axium multi-zone amp driving Sonance speakers provided coverage to the master bedroom, ensuite, main living area and to the external plunge pool and BBQ area.

Base source inclusions were an AMC tuner and Onkyo 6-CD player.

Control is via the Dynalite wall panels, RTI remotes and a global control panel on the Crestron touch screen.

“The selection of products was driven by their ability to integrate to the other systems and their control capabilities,” says Gergelfi.

**Summary**

“One very important consideration for the client,” says Gergelfi, “was that they wanted one provider for all aspects of the property, to provide the comprehensive customised package solution to the developer. The success of this project has fostered an exciting ongoing relationship between the developer and Smart Home Solutions where this formula and expertise are now being utilised on new projects.”

“The strength of this project came from the carefully engineered design and the project management carried out through the duration of the project to ensure the base design was adhered to,” he says, adding that problems during the install were kept to a minimum.

“With good design, engineering and project management problems were kept to a bare minimum throughout the duration of the project,” he says.

However, Gergelfi says that there were a few hiccups along the way. “Probably the biggest hurdle to overcome, and this was not until after completion, was the discovery that AM radio reception within the apartments was extremely poor. As luck would have it, the majority of the new owners deemed AM radio as an important requirement of the audiovisual systems. Though what may appear a minor issue in the grand scale of this project it was important and it needed to be resolved, which in the end, it was by installing a custom-designed AM antenna concealed in the roof.

“The quality of inclusions throughout this development, including the package Smart Home Solutions provided, and the reputation of both the developer and Smart Home Solutions, ensured that all apartments sold ‘off the plan’ and attained record prices for the area,” says Gergelfi.

For more information, go to www.smarthomes.com.au.

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**THE SYSTEM**

**EACH APARTMENT TYPICALLY HAD THE FOLLOWING INCLUSIONS:**

1. Full structured cabling system with distribution for:
   - 1.1. Data
   - 1.2. Telephony
   - 1.3. Free to Air TV
   - 1.4. Pay TV services

2. Dynalite control system w/-
   - 2.1. 40 x Dimmed channels
   - 2.2. 40 x Switched channels
   - 2.3. 11 x Dynalite DRP series White Glass panels (single column)
   - 2.4. 4 Dynalite DRP series White Glass panels (double column — incorporating house music control)
   - 2.5. 2 x Dynalite Ceiling Sensors

3. Nx Security System with 12 zones of security including integrated monitoring of individual basement garages and storage rooms

4. Crestron Control System
   - 4.1. MCZW processor
   - 4.2. Isys Matrix Compact wall-mounted touch screen

4.3. Crestron Wireless gateways

5. Audiovisual package containing:
   - 5.1. 4-zone Axium house music system driving Sonance speakers
   - 5.2. AMC tuner
   - 5.3. Onkyo 6-CD player
   - 5.4. Integra Home Theatre receiver driving Sonance speakers
   - 5.5. Pioneer Plasma Screens
   - 5.6. Panasonic Plasma Screens
   - 5.7. Pioneer DVD Player
   - 5.8. Nextwave Digital Set-Top Boxes

6. Remote Control package:
   - 6.1. 2 x RTI T3 Remote controllers
   - 6.2. 2 x RTI T1 remote controllers

7. BPT intercom and access control system incorporating:
   - 7.1. KeyFob and Keyless (swipe)
   - 7.2. Keyless entry to all apartments
   - 7.3. Multiple visitor entry points

7.4. Intercom integration into individual apartment Crestron touch screen and phone system

8. Automated Dynalite Lighting Control system utilising timer and sensor-driven lighting throughout all common areas, both internally and externally
   - 8.1. 24 x Switched relay circuits
   - 8.2. 8 x Dimmed circuits
   - 8.3. 11 x Dynalite wall and ceiling sensors

The distribution for all the incoming services (such as Foxtel for example) was also handled by Smart Home Solutions via a basement mainframe MDF and services distribution.

**PROJECT PARTNERS**

Sammut Developments (Developer and Builder)
www.sammutdevelopments.com.au

Dynalite

BPT Asia Pacific

Direct Alarm Supplies

Audio Works

Pioneer

Crestron Control Solutions

RTI Controls