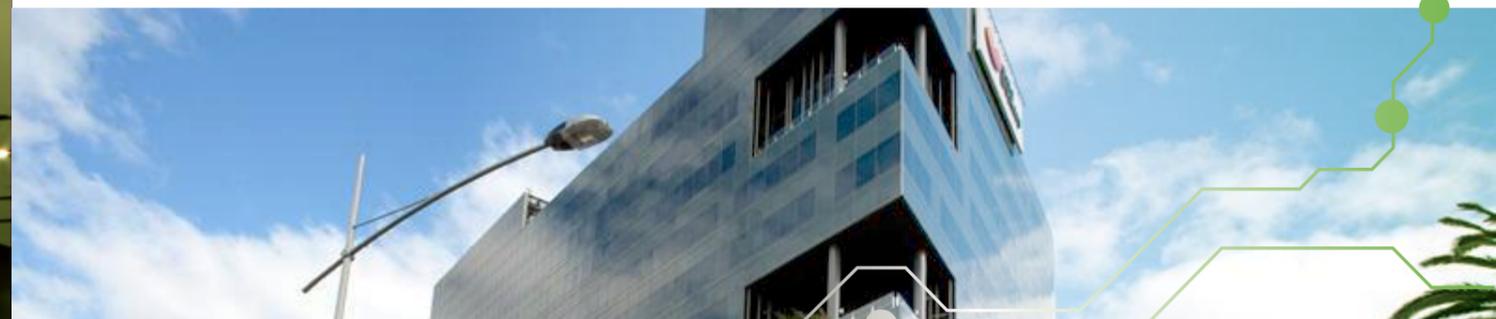




**ONE MCNAB AVENUE**  
Footscray Central Activities District

# ONE MCNAB AVENUE FOOTSCRAY CENTRAL ACTIVITIES DISTRICT



## PROJECT DETAILS:

Location	Footscray, Melbourne Victoria, Australia
Type of Building	Commercial Offices
Architect	Hassell
Developer	Grocon
Managing Agent	Jones Lang LaSalle
Electrical Consultant	Wood & Grieve Engineers
Electrical Contractors	Apps Electrical

## ABOUT THE BUILDING

Long known as one of Melbourne's iconic western suburbs Footscray is currently undergoing an enormous transformation.

In 2008 the State Government designated Footscray as one of six Central Activities Districts and was given planning rules that would result in vibrant mixed use CBD-like environments. A key component of the Footscray Central Activities District is the McNab Avenue Redevelopment.

This \$350 million project is being developed on surplus land adjacent to the Footscray railway station by Grocon

working closely with the Victorian State Government. On completion it will consist of over 500 residential apartments along with commercial, retail and community based functions including childcare, a community kitchen, a gymnasium and flexible living and working spaces.

The first building completed under this significant urban renewal project is the 14-storey One McNab Avenue which houses State Trustees, the Department of Treasury and Finance and City West Water.

At 18,000m<sup>2</sup> One McNab Avenue has been awarded a 5-Star Green Star - Office Design V3 rating and is targeting a 4.5 Star Nabers Energy rating. A key ESD component of the building is the energy efficient KNX lighting control system designed and delivered by mySmart.

# A WORLD CLASS KNX AUTOMATION SOLUTION



With all of the tenants being State Government Departments it meant that a more unified approach could be taken to the base building and tenancy fit outs.

mySmart have delivered a superior KNX lighting control system across the whole project, one which meets the needs of open-plan office spaces and meeting rooms whilst maximising the efficiency of the lighting solution to reduce energy consumption.

## LIGHTING CONTROL

The lighting control solution uses KNX control with the lighting ballasts on DALI networks. KNX/DALI Gateways from ABB ensure streamlined connectivity.

Hager KNX wall switches strategically located throughout the open plan workspaces and in the offices allow the users to manually operate the lighting in specific areas when required.

## ENERGY EFFICIENCY

As a 5-Star Green Star rated building One McNab Avenue uses motion sensors throughout the building to control the lighting.

In both open plan workspaces and general offices the lights are activated by the sensors when presence is detected. Once the presence of occupants is no longer detected the sensors automatically dim the lights down to 20%. After 20 minutes the lights are switched off altogether by the sensors.

The provision of wall switches allows the users to

manually adjust the lighting levels in specific areas should the lighting control solution set levels not meet their immediate needs. Users can manually dim the lighting or turn it on and off. If the lighting is manually switched off using the wall switches the sensors are disabled for one hour and anyone returning to the room within the hour will need to manually turn on the lights.

This strategy ensures maximum energy savings are possible when the building's occupants are educated to not just rely on the sensors to turn off the lights when they're not required.

## INTERFACING TO AUDIO VISUAL

Throughout the building training, meeting and board rooms have all been linked to their respective AMX and Crestron systems through KNX gateways. These seamless connections allow the lighting control system to interface with the audio visual system in each room. This ensures the lighting in these rooms syncs perfectly with the requirements of each room's immediate use.

## STANDALONE MOTION SENSORS

Throughout the bathroom facilities and back of house areas mySmart stand-alone motion sensors have been used. These sensors are not connected to the KNX lighting control solution as the needs for these areas are much simpler.

In these cases the motion sensors are directly connected to the lights and simply switch the lights on and off depending on the occupancy of these spaces.



NXB-KNX Gateway



KNX Tactile Switch



KNX Dali Gateway 1

## THE POWER OF **KNX**



In 2015 KNX celebrates 25 years as the standard for building control around the world.

Its power lies in the fact that KNX is an open protocol and has support from over 400 manufacturers. Further, with the KNX certification process all products will operate together, regardless of the manufacturer, and are guaranteed to be both backward and forward compatible.

Where KNX really shines is its ability to bring a number of different building systems onto one common operating system, as is partially demonstrated at One McNab Avenue with the seamless integration of lighting and audio visual controls. Should the needs of this building change over time it will also be incredibly easy to bring any additional systems onto the KNX network.

**mySmart**  
INTELLIGENT ENVIRONMENTS

mySmart is an Australian company at the forefront of creating intelligent environments across a wide range of sectors from smart buildings to smart agriculture. Our solutions are customer centric and incorporate innovative technologies and the latest sensor design, control, functionality and analytics.

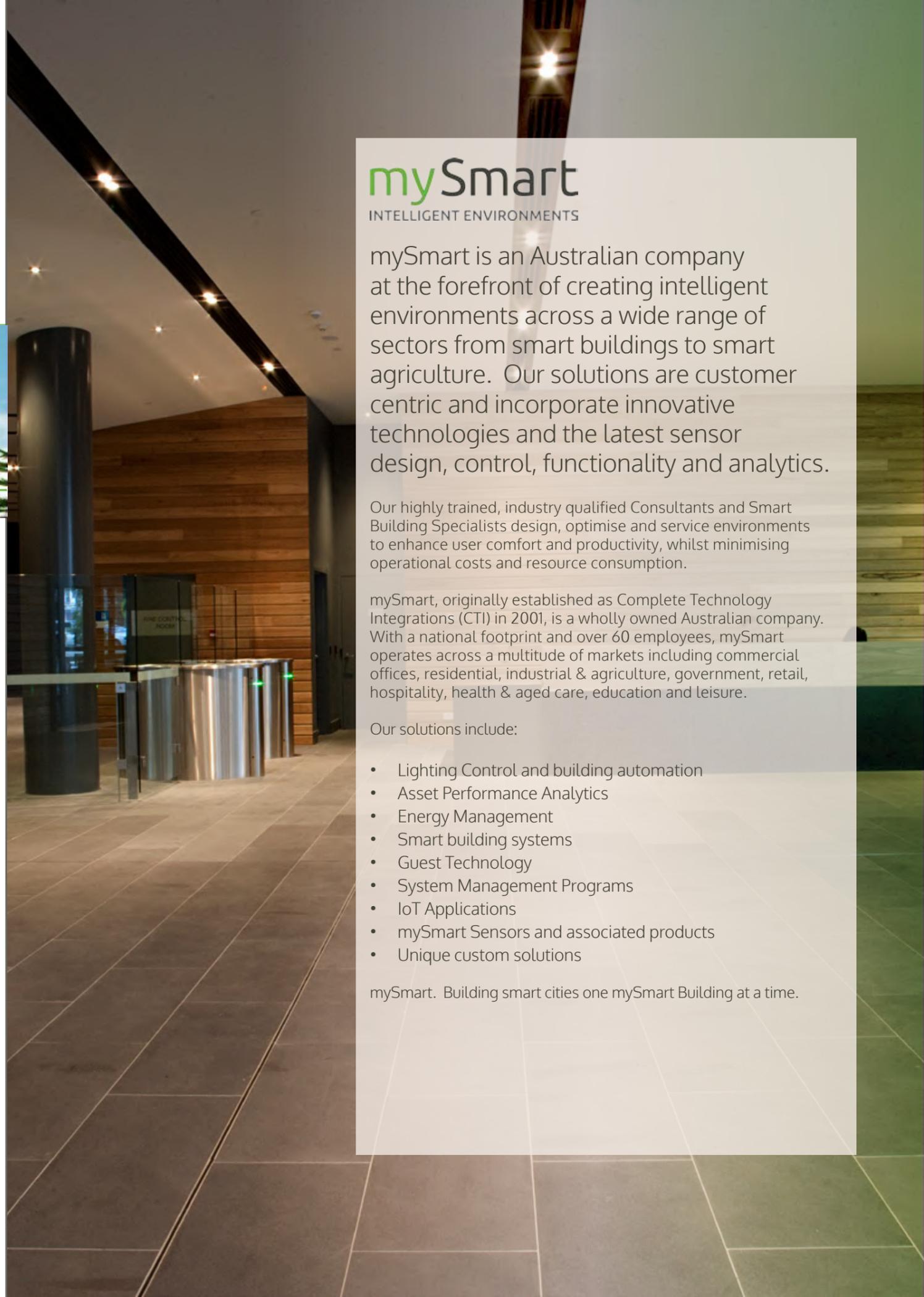
Our highly trained, industry qualified Consultants and Smart Building Specialists design, optimise and service environments to enhance user comfort and productivity, whilst minimising operational costs and resource consumption.

mySmart, originally established as Complete Technology Integrations (CTI) in 2001, is a wholly owned Australian company. With a national footprint and over 60 employees, mySmart operates across a multitude of markets including commercial offices, residential, industrial & agriculture, government, retail, hospitality, health & aged care, education and leisure.

Our solutions include:

- Lighting Control and building automation
- Asset Performance Analytics
- Energy Management
- Smart building systems
- Guest Technology
- System Management Programs
- IoT Applications
- mySmart Sensors and associated products
- Unique custom solutions

mySmart. Building smart cities one mySmart Building at a time.



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