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InterContinental Sydney Double Bay Case Study



InterContinental Sydney Double Bay A world-class transformation

Alland Group is immensely proud to be associated with the InterContinental Hotels Group and be a part of setting a new benchmark in Sydney's luxury hotels & venue market.

Located in the iconic and picturesque bayside village of Double Bay, this intimate Sydney hotel offers luxury and privacy at its finest.

Alland Group carried out a design and construct package updating the iconic venue to 21st century technology incorporating LED Lighting, lighting control, power reticulation, switchboard upgrades, surge protection, smart metering, specialist lighting, monitored emergency and exit lighting.

More than \$20 million has been spent on the upgrade which includes a seven-metre-long marble bar in the Stillery gin bar, filled with rare and vintage gins. The rooftop pool overlooking the bay is open for guests and private parties,

while the refurbished Grand Ballroom accommodates up to 500 people for cocktails or 360 seated. It is one of seven function rooms aimed at the wedding, social and conference market. The hotel offers 140 guest rooms, most with private balconies; Stockroom restaurant and 24 hour in-room dining all designed to make the guests experience second to none.

The new hotel is also part of the re-generation of Double Bay, back to the glory days of the suburb.

Location InterContinental Sydney Double Bay

33 Cross Street, Double Bay NSW, Australia

Building Type Luxury Hotel & Event Centre

Client IHG (InterContinental Hotels Group)

Architect Bates Smart Architects

Builder ISIS Group

Lighting Control System within Function Areas

The lighting control system utilises a Clipsal C-Bus microprocessor based control system incorporating relay and DALI modules, touch screens, switches, sensors and interfaces to automatically control various forms of lighting and blinds throughout the project. The C-Bus control equipment is installed within custom built DIN-rail enclosures adjacent to the associated distribution boards. To maintain the necessary system redundancy and stability per level the systems uses a backbone network to interlink the different floors.

DALI Lighting Control

The lighting control system at InterContinental uses a combination of feature lights directly switched through C-Bus relays and DALI controlled house light fittings. The reason for having such a combination of light controls is that the spectacular installation light fittings do not require dimming and as such there is no requirement for them to have DALI compatibility. The house light fittings benefit from DALI control by being able to be individually addressed and operated through a number of pre-set dimming based scenes.

Room Lighting Automation

Within each hotel suite, Control4 automation is utilised to integrate and control all lighting, air conditioning and motorised blinds. Control4 is a smart automation solution making the electronic components and systems that we take for granted on a daily basis work together, seamlessly. By integrating everything from lighting, music, video, climate control, security, even smartphones and tablets, Control4 creates personalised experiences that enhance your life and work with added comfort, savings, convenience and peace of mind.

Power and Lighting Reticulation

In line with the re-purposing of the building into a state of the art hotel and event centre a significant upgrade of the building's power and lighting reticulation was undertaken throughout. These circuits are able to safely accommodate the new LED lighting and control systems as well as the general power requirements throughout the hotel suites, rooftop pool and bar, function areas, kitchens and general back of house areas.

Switchboards

The inclusion of the C-Bus lighting controls and upgraded power requirements meant that the switchboards required upgrading to house all of the new equipment. This also included the design, sourcing and installation of new switchboards for all areas.

Communications

The building has been upgraded to Cat6 structured cabling system to support the audio-visual requirements, wireless internet, and general office requirements to enhance the experience of both guests and staff members.

Energy Efficiency

A significant part of the design process centred on ensuring that the entire installation was as energy efficient as possible. Alland Group have put their many years of knowledge and experience gained on working on commercial properties within the Sydney CBD to use to deliver a project that reduces running costs and the carbon footprint of the building through technologies such as LED Lighting and smart lighting control.

Emergency Lighting

All existing emergency lighting was upgraded with Legrand Axiom wireless computer monitored system. Axiom is a wireless computer monitoring system for testing emergency lighting. Using computer monitored solutions reduces ongoing emergency lighting costs by eliminating manual testing of each unit and providing detailed reporting confirming to Australian Standards AS:2293.1



About Alland Group

Alland Group Pty Ltd is an Australian owned company, with years of experience in the electrical industry.

We are a highly professional and dynamic business with a proven track record of effectively delivering diverse projects to a broad range of customers.

Specialising in project management, innovative electrical communication and data solutions, installation and maintenance.

Alland Group's mission is to offer its customers the highest quality electrical services with a focus on:

- Specialising in service maintenance to new and existing sites, providing compliant and safe working environment
- Expertise in data, communication and electrical installation
- Designing system energy efficiency solutions
- Personalised, expedient and convenient electrical services
- Growing and maintaining a referral network of customers
- Rapid order and delivery of electrical components
- Values — safety, reliability and responsiveness



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