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# Building Management at Australia's Smartest Address

*The new state-of-the-art EDS Centre at 108 North Terrace, Adelaide, is set to become a showcase for the local IT industry, as it enables the EDS to demonstrate and use leading edge technologies and services.*

*About five hundred of the company's 760 South Australian employees occupy almost five floors of the EDS Centre, with many supporting the information technology infrastructure contract that EDS has with the South Australian Government.*

*Hansen Yuncken Pty Ltd constructed the building with anchor tenant EDS in mind. Hansen Yuncken and consulting engineers Bestec Pty Ltd, wanted an energy efficient system that could provide a superior lighting infrastructure.*

*The Clipsal C-Bus Control and Management System met these criteria and was specified because of its proven track record in building management and its local manufacture and support.*



*Lighting is activated via a combination of manual switching and automatic control by Photoelectric and Movement Sensors.*

## **Total Control and System Programming via C-Bus Network Topology**

A networked C-Bus solution was adopted for the project, whereby C-Bus Network Bridges were used on each floor to permit control and system programming from the Plant Room to any location in the building.

Network Bridges were connected via an Unshielded Twisted Pair C-Bus cable located in the riser of the building.

Each floor of the building was divided into four quadrants, interconnected via Network Bridges, which permitted communication between networks, while at the same time providing electrical isolation.

This means that any quadrant can be shut down, without affecting the operation of C-Bus in any other part of the building.

*The EDS Centre, Adelaide, set to become a showcase for the local IT industry.*

## **Substantial Energy Savings with C-Bus Lighting**

The lighting consists of 3300 twin 36 watt Pierlite, Ultra Low Brightness Fluorescent Lights, with approximately 300 light fittings per floor.

The fittings were customised to suit a metric ceiling grid with specially designed louvres minimising glare on computer screens, and incorporating return air slots for the airconditioning system.

An electronic dimmable ballast was fitted to each light fitting, with a control range from 3-100%.

A C-Bus One Channel Relay was used to control two electronic ballasts.

The C-Bus Relay Module, which consists of a 10A switched active output and 0-10V analogue output, was used to switch power and provide the analogue control signal to the electronic ballast.



*Ultrasonic Movement Sensor*



# The Benefits of C-Bus Control



*Passive Infra-red Occupancy Sensor*

## Photoelectric and Movement Sensors

Lighting is activated via a combination of manual switching and automatic control by Photoelectric and Movement Sensors, all controlled via C-Bus.

The Ultrasonic Sensors are located throughout the open plan corridor and access areas. Ultrasonic Sensors were chosen for their superior detection capability and wide coverage area, up to 12m x 12m. They are programmed to turn lights off at 8 minutes in office areas and 10 minutes in passageways.

Passive Infra-red Occupancy Sensors and Manual Switching are used to control lighting in the building's conference rooms and offices. In automatic mode, the Occupancy Sensors will turn lights off automatically after a period of approximately 15 to 20 minutes.

For added convenience, such as video presentations, lighting in the conference room can easily be manually overridden via the C-Bus system. Video conferencing rooms use low voltage lighting which is dimmed via C-Bus.

Photoelectric Cells were used throughout the building to achieve a consistent minimum illuminance of 320 lux, regardless of the ambient lighting conditions.

Lighting is progressively shut down from 8pm every night. If any area is occupied, local control such as C-Bus Key Inputs or Movement Sensors automatically override the shut down commands.

In the future, if the lighting configuration needs to be altered or changes made to the office layout, there is no need for major rewiring. The lighting patterns and switching can be simply reprogrammed via the user friendly Windows™ application installation software.

The use of the Photoelectric and Movement Sensors represents considerable energy savings over conventional lighting configurations.

Features	Benefits
<b>System design incorporates Photoelectric and Movement Sensors.</b>	Results in energy saving, increased life of light fittings and reduced maintenance costs.  Reduced loading on air-conditioning systems and reduction of greenhouse gases.
<b>One C-Bus Relay is fitted to every second lighting luminaire.</b>	Enables flexibility with upgrades and changes to light switching patterns easily achieved by reprogramming without the need to rewire.
<b>Manual Switching local overrides in conference rooms disable Movement Sensors.</b>	Automatic and manual control is possible to facilitate video presentations, etc.
<b>Automatic shut down sequence with local overrides.</b>	Only areas requiring lights after 8pm are to remain on, resulting in energy and cost savings.

# Installation Data

<b>C-Bus Project</b>	EDS Australia Centre, 108 North Terrace Adelaide South Australia
<b>Builder</b>	Hansen Yuncken Pty Ltd
<b>Consulting Engineer</b>	Bestec Pty Ltd
<b>C-Bus Trade Costs (Approximate)</b>	\$100,000

These features were recognised by the Master Builder's Association, South Australia, which judged the EDS Centre as the most energy efficient building in the Commercial or Residential Category at its 1999 Awards.

The flexibility of the C-Bus system, together with reduced energy consumption and reduction of maintenance costs, ensures a short payback period for the owners of the building.

*Photoelectric Cells measure light levels to ensure a minimum illuminance of 320 lux.*



**Products of  
Clipsal Integrated Systems Pty Ltd**

ABN 15 089 444 931

**Head Office**

12 Park Terrace, Bowden  
South Australia 5007

PO Box 103 Hindmarsh  
South Australia 5007  
Telephone (08) 8269 0560  
International +61 8 8269 0560

Facsimile (08) 8346 0845  
International +61 8 8346 0845

Internet www.clipsal.com/cis  
E-Mail cis@clipsal.com.au

**Offices in all States**

**NSW** Sydney (02) 9794 9200  
Albury (02) 6041 2377

**VIC** Melbourne (03) 9207 3200  
Country Areas 1800 653 893

**QLD** Brisbane (07) 3244 7444  
Townsville (07) 4729 3333

**SA** Adelaide (08) 8268 0400

**WA** Perth (08) 9442 4444

**TAS** Hobart (03) 6272 3177  
Launceston (03) 6343 5900

**NT** Darwin (08) 8947 0278

**International Enquiries**

**Head Office Export Department**

Telephone +61 8 8269 0587  
Facsimile +61 8 8340 7350  
E-Mail export@clipsal.com.au

**New Zealand**

Clipsal Industries (NZ) Ltd (Auckland)  
Telephone +64 9 576 3403  
Facsimile +64 9 576 1015  
E-Mail headoffice@clipsal.co.nz

**Customer Service**

Free Facsimile (0508) 250 305  
Auckland/  
Mobile Phone (09) 572 0014  
Free Phone (0508) CLIPSAL  
2547725

**Malaysia**

Clipsal Integrated Systems (M) Sdn Bhd  
Level 3, Unit 3-2, C P Tower  
Jalan Damansara  
46350 Petaling Jaya  
Telephone +60 3 7665 3555  
Facsimile +60 3 7665 3155  
E-Mail  
clipsal@clipsaltech.com.my

**Singapore**

CIS Pte Ltd (Singapore)  
No. 8, Jurong Town Hall Road  
#24-05-06 The JTC Summit  
Singapore 609434  
Telephone +65 266 1998  
Facsimile +65 266 3922  
E-Mail clipsal@clipsaltech.com.sg

**International Representatives**

**China**

Clipsal China Ltd  
Telephone +86 755 246 1122

**Greece**

Clipsal Hellas S.A.  
Telephone +30 1 0993 9165

**Hong Kong**

Clipsal Integrated Systems (HK) Limited  
Telephone +852 2 487 0261

**South Africa**

Clipsal South Africa (Pty) Ltd  
Telephone +27 11 314 5200

**Taiwan**

Clipsal (Taiwan) Co Ltd  
Telephone +886 2 2558 3456

**Thailand**

Clipsal Thailand Ltd  
Telephone +66 2 952 5338

**United Kingdom**

Clipsal Ltd (UK)  
Telephone +44 1494 521 111

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O/N 892-938 April 02/02