

ESD Statement

The key environmental initiatives within the refurbishment of Park Hyatt Sydney are:

Building Management

An important part of the refurbishment strategy is in the provision of a dedicated Room Control System to each hotel guest room.

An integral part of Park Hyatt Sydney's environmental strategy is the provision of a permanent onsite engineering team which maintains all environmental systems. During the construction phase a comprehensive commissioning and quality monitoring period will be undertaken with the Park Hyatt Sydney's engineering team to ensure management operations and fine tuning of these systems.

Indoor Environment Quality

The provision of comfortable and healthy spaces, access to external views and with individual room climate control is an integral part of the environmental refurbishment strategy of Park Hyatt Sydney.

Guests will have access to refinished balconies through new high performance sliding doors. These doors will have acoustic and thermal insulation and thereby improve the quality of each guest room. The new roof top suites will have high performance acoustic wall and roof insulation to minimise external noise levels. New curtains and sheers will be provided to each guest room to allow variation in natural light and privacy. New frosted glass balustrades will improve privacy to the ground floor guest rooms adjacent to the Boardwalk.

Separate fan coil units are distributed through-out the building and located within the vicinity of each space in response to differences in use pattern and environmental heat loads. To the ground floor dining rooms, the existing tilt up doors will be repositioned to improve access to views from all parts of the dining room.

Energy

Overall reductions in energy use within the proposed refurbishment, besides being undertaken to meet Section J of the BCA, will be adopted for operational efficiencies.

To each guest room, new controls and sensors will be integrated with a proprietary Room Control System. This management system will operate each guest room light and will interface with the operation of the blinds and curtains and the guest room air-conditioning unit. The Control Panel will have time scheduling and will only operate when each room is occupied. In addition to this, energy-saving light fittings and group switching, based on room occupancy patterns, are also provided. Integrated with the new air-conditioning system, are separate temperature controls and sensors to monitor and shut off the system when the balcony door is open.

Within the public foyer and dining areas, new energy saving light fittings, dimmer light controls and group switching are proposed. The existing tilt-up doors to the dining room will be refurbished to improve their environmental performance through the installation of new seals.

Within the gym and spa treatment area, options for the provision of separate sub-metering will be explored subject to tenancy arrangements.

The new roof top pool will be heated and a new pool cover will be used to manage potential heat loss.

The mechanical system will utilise the existing central plant in the provision.

___ Water Management

The reduction of potable water within the refurbishment shall be undertaken through the use of water efficient appliances within each guest room. The interior design team have selected new bathroom fittings to meet this objective.

A new sprinkler system will be installed under the refurbishment works consisting of isolation valves or shut off points installed to each floor.

New landscaped planters to the roof terraces will use water wise plant species.

___ Materials / Resources / Waste

In the conservation of materials, all structure, major plant equipment and the majority of existing ductwork will be retained. Exterior precast façade panels will be cleaned with all sealant joints replaces. Existing render will be repaired and/or replace as required. The existing water proof membrane to the roof requires repairs and this will be replaced with the existing gravel protective layer reused. The existing metal balcony pergolas to level three will be repaired and refinished, while all other existing metal balustrades will be replaced with glass balustrades to meet current BCA requirements.

To minimise wastage during the pre-construction phase, all furniture and fittings not within the refurbishment strategy will be sold for reuse. During the construction phase, a project specific Environmental Management Plan will be instigated. As a precondition for tendering, each potential contractor shall seek to be accredited with ISO14001 Environmental Management System (EMS).

The new roof top pool will consist of prefabricated prefinished metal to minimise onsite construction wastage, construction efficiencies and ensure a water tight structure.

The use of new timber veneers are an important part of the new interior design, being used throughout all guest rooms and public spaces. These veneers are to be 'engineered' and factory coloured using timbers from renewable sources. To the each guest room balcony and pool terrace, new resin timber decking is to be installed. This product consists of recycled timber waste combined with recycled plastic waste bonded with resin.