‘Garland Mews’
2–18 Village Drive, Breakfast Point

Council supports strata managers to reduce energy costs, cut greenhouse gas emissions and improve energy efficiency for multi-unit developments in the City of Canada Bay. By working directly with strata building managers, Council has helped hundreds of residents to be energy smart, save money on bills and move towards the ambitious goal of net zero carbon emissions from the community by 2050. In 2019 Council initiated this exciting new project, and successfully worked with three apartments buildings. Following this, Council engaged with five more apartments during 2020 and 2021 to realise even more savings!

This apartment complex with 50 apartments at Breakfast Point had electricity costs of over $30,000pa. The site had already switched fluorescent lights in the carpark to LEDs and replaced their halogen downlights with LED downlights and achieved significant savings. However, their electricity use was still high. The energy report identified a number of further savings options. One of these was to install a variable speed drive (VSD) on their cold water booster pump.



A VSD allows the pump to run more efficiently, only running as required, and only at the minimum speed needed to meet demand. As well as energy savings, the VSD will increase the life of the pump and reduce maintenance costs. The VSD on the cold water pump will save the site $1,000 and six tonnes of CO2 each year.

Following the success of this project, Council is working with more multi-unit developments, to help other building and strata managers save money off electricity bills and reduce greenhouse gas emissions.

Every little bit helps our community work towards achieving net zero emissions by 2050. To find out how you can take part and make savings in your apartment or home contact Council at environment@canadabay.nsw.gov.au or visit our website.