

TOWARDS ZERO EMISSIONS NOOSA

A win-win for everyone

By Zero Emissions Noosa

Energy efficiency can increase asset values for both residential and commercial landlords and result in reduced energy bills for household and business tenants, while reducing carbon emissions. Australian and overseas studies show that landlords' property and rental values increase from energy efficiency measures that reduce energy consumption and maintenance for their tenants. Tenants benefit from lower operating costs resulting from lower energy bills.

Sizable energy-efficiency gains can be achieved in lighting and heating, ventilation and air conditioning. Conducting an energy-efficiency assessment shows landlords and tenants how and where energy is used, where to improve usage and equipment and reduce costs. Reduce lighting costs (up to 40 percent of electricity use) by maximising natural light in offices or homes using lighter colours to reflect light, and improve natural daylight by rearranging rooms or retrofitting - using skylights for example. Replace inefficient fluorescent bulbs with LEDs. Use a timer or motion-sensing system to increase savings.

Save on heating and cooling costs by insulating walls and ceilings, upgrading to LEDs to reduce heat from lights; close off spaces to minimise heating and cooling and use curtains or blinds and window shading to reduce heat gain or loss through windows. Replacing old air conditioning systems with new more energy efficient systems can save up to 30 percent on your energy bill. Building management



Noosa Marina.

Pictures: SUPPLIED

systems with sensors and monitoring systems, are a cost-effective way to monitor energy. The data benchmarks, and manages energy use, diagnoses energy waste, optimises energy use and reduces emissions. The falling cost of solar PV makes it a viable option to be energy efficient. If most of the energy is consumed on site, the payback on investment can be three to five years. Manufacturing businesses can extend the life of their equipment through energy efficiency that reduces wear on energy consuming machinery and so delays paying out to replace equipment. Tenants can save money and reduce emissions by choosing and managing an energy-efficient home, office or commercial space.

For more information go to <https://www.energy.gov.au/business/industry-sector-guides/building-owners-and-tenantsand Zero Emissions Noosa Inc. Business Case Studies> <https://www.zeroemissionsnoosa.com.au/case-studies>



Solar panels on Marina roof.

Case Study: Noosa Marina - a tenant's dream

"It is a no-brainer, figures wise, putting solar panels up and seeing what offsets we got - it really does stack up," says Warren Smith, general manager of Noosa Marina in Tewantin. An important tourist attraction located on the Noosa River, it consists of a 40-berth marina, with a selection of commercial and private boats moored all year round. Noosa Marina is a multi-tenanted space, with over 20 commercial tenants operating retail and restaurants. Tourism Noosa has its office on site and Noosa Ferry Cruise Company operates from the Marina. Says Warren: "I would highly recommend commercial landlords with useable roof space should consider the financial returns that can be gained from installing a solar system, also considering that savings can be passed on to tenants, attracting longer term leases or to power communal areas.

"The 100kw system covers some of the power needs of the businesses and the common areas at the Noosa Marina. We have one energy bill from the energy retailer and each tenant has their own sub-metre. We read it and we charge them for their electricity consumption. We are able

to offer them a 20 percent discount on their power consumption which saves them some hundreds of dollars, especially businesses using cooling equipment such as restaurants."

The key reason for installing solar was because of increasing energy demand requirements and rising electricity costs.

BUSINESS TYPE

Tourism, Hospitality and Retail

DATE INSTALLED

July, 2018

SIZE

100 kW

TECHNICAL

Zeus Apollo 275W solar panels and Zeus Apollo Inverter

ELECTRICITY COST BEFORE SOLAR

\$10,000 to \$12,000 per month depending on the season

ELECTRICITY COST AFTER SOLAR

\$7,000 to \$8,000 per month again depending on the season.

ESTIMATED PAYBACK PERIOD

4.1 years

EMISSIONS REDUCTION

Greenhouse Gas Emissions reduction per year: 121 tonnes of CO₂-e





Mayor Clare Stewart on stand-up e-bike.

Picture: DANIKA ROYLE

Progress report

By Phil Jarratt

It's just coming up on six months since Darren Walters of Ecotekk Electric Bikes kitted me out with a Velectric Urban e-bike for well under two grand - the ultimate affordable e-bike - and to say I love it would be a gross understatement. I adore it.

No, I don't keep a log so I can't tell you how far I've ridden, but I use it every day for work and pleasure. For work, as a rule of thumb, if I can drive there in 10 minutes I'll ride instead. Not only is this a great exercise break away from the computer, but the savings on fuel are immense. I fill the tank of the Vitara no more than once a fortnight whereas previously it would be once a week, so I've halved my gas bill and I'm doing the planet a favour.

The Urban has a battery range of about 50-60 kilometres, so my recreational rides are certainly not all-day affairs. From Noosaville, I'll ride to the points for an early morning surf check, and if there's nothing doing, sometimes do a loop up the hills of Little Cove, where I've found the one hill in Noosa that I can't manage. Forget Noosa Hill - that's a piece of piddle compared with Bayview Road, which is now a 60-degree incline dead-end, but I believe was once an alternative route from Little Cove to the Junction, whenever Park Road collapsed. God knows how a jalopy got up there, this old wreck certainly can't!

Another favoured run is down Lake Weyba Drive to the Eenie Creek cycle path as far as the Civic, then back through the quiet paths of Noosa Waters to the river.

The great thing about an e-bike is that to a large degree you are in charge of the energy you expend. You can go hard on the way out, then use maximum assist to cruise home. But to be honest, I rarely even think about which of the four levels of engine assist I'm using because I'm too busy just enjoying Noosa from the slow lane.



Darren from Ecotekk sets Phil up.

An E-Bike future

Zero Emissions Noosa is hoping that the Active Cycling and Walking Strategy, currently being prepared by Noosa Council to go out for consultation later this year, will acknowledge that e-bikes can play a massive role in a more sustainable transport direction for the Shire. "E-bikes allow for comfortable journeys to work, enable less fit riders to get back on their bike again, and encourage longer journeys of discovery and pleasure on some of our great bike paths," said ZEN President Vivien Griffin. "Even Noosa Hill can be easily conquered on an e-bike!"

"We are planning for a big contingent of e-bike retailers at our upcoming Electric Vehicle Expo being held on Sunday 21 March, and people will have the opportunity to give them a go in our safe, dedicated test ride area."

Cycling advocate Desir⁷ Gralton organised

an e-bike trial for councillors late last year to highlight safety issues around the cluster of schools at Sunrise Beach. "It was great to see Mayor Clare Stewart and Councillors Lorentsen and Finzel giving them a go," she said. "I am sure that experience gave them first-hand knowledge of the benefits of e-bikes. We will be looking for a big focus on school pathway connections in the upcoming Cycling Strategy, which to date has been neglected."

Peregian locals Brian Hoepfer and Kathleen Gordon are enthusiastic supporters of e-bikes. "In the 14 months we've had our e-bikes, we've ridden a combined total of 4,400km," said Brian. "Had it not been for our reduced activities during COVID, that figure would have been much higher. Happily, the total includes enjoyable Sunday rides to Mudjimba,

Tewantin and the like. But what pleases us most are the many everyday trips when our bikes replaced our car, including 126 trips to the Peregian Village shops. (Yes, we keep a log!) It's only a six-kilometre round trip, but it culminates in a steep hill near our home - a hill that always dissuaded us from bike riding. Until we went electric!"

Brian continued, "The benefits have been threefold. Because e-bikes must still be pedalled, our fitness has benefited. Importantly, we've reduced our ecological footprint. And we've lessened our contributions to road and parking congestion." The Noosa Electric Vehicle Expo is being held on Sunday 21 March at the Noosa Transit Centre Car Park from 10-2pm. Further information about the event can be found at www.noosaeexpo.com.au.



Brian Hoepfer and Kathleen Gordon on the Coastal Pathway

Picture: VIVIEN GRIFFIN



Amelia Lorentsen

Picture: DANIKA ROYLE

Want to Save \$, be energy efficient and do your bit for the planet?

Come along to our Reducing Energy Costs for Business event on Wed. 24 March, 2021, 5.30pm - 7.30pm in Noosaville.

This COVID compliant event will:

- Help you save \$ on your energy bill, including how to reduce your demand charges
- Learn how to be more energy efficient and
- Give you time to talk with energy efficien-

cy product and program providers.

Hear how 3 Noosa Shire businesses are using energy efficiency, energy management systems and solar PV to save 33 - 100% off their per energy bill. To book and get location advice, contact Anne on info@zeroemissionsnoosa.com.au

The event is part of Noosa Council's Climate Week 21 - 27 March 2021 showcasing the positive action in Noosa Shire to reduce emissions and adapt to the impacts of climate change.