



Name: The Salvation Army Australia

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1. Reduce the cost of meeting carbon targets

1. What could be done to improve the cost-effectiveness and alignment of policies to reduce emissions across the industrial, electricity and transport sectors?

The participant did not respond to this question.

2. Are there gaps in the emissions-reduction policies in the industrial, electricity and transport sectors which should be addressed?

The participant did not respond to this question.

3. Are there any duplicative emissions-reduction policies in the industrial, electricity and transport sectors which could be streamlined?

The participant did not respond to this question.

2. Speed up approvals for new energy infrastructure

1. Are planning and approvals processes for large energy infrastructure taking too long? If so, what causes the most delay?

The participant did not respond to this question.

2. How can planning and approvals processes be sped up without unduly compromising regulatory standards?

The participant did not respond to this question.

3. Should clean energy projects be treated differently to other projects for the purpose of environmental and other approvals? If so, how?

The participant did not respond to this question.

4. What can be done to build local community support for new energy infrastructure projects?

The participant did not respond to this question.

5. Please outline any evidence showing the productivity benefits of faster approvals for energy projects.

The participant did not respond to this question.

3. Encourage adaptation by addressing barriers to private investment

1. What are the barriers and enablers impacting decisions by owner-occupiers, landlords and developers about how housing is built and updated over time so that it is resilient to the effects of climate change?

Cost is the greatest barrier impacting Salvation Army Housing's decisions for how housing is built and updated to be resilient to the effects of a changing climate and

inversely, the greatest enabler is funding. With limited funding and amid a housing affordability and availability crisis, climate resilience is often a secondary spending priority to the creation of new homes.

The Salvation Army offers a range of community housing, including crisis and transitional, long-term social, and affordable. We provide homes for individuals and families who find the private rental market unaffordable, have specific support needs, are homeless, or are at risk of homelessness. Marginal returns are received on social and affordable housing tenancies as rent is charged as a percentage of tenant income (25 per cent) or at 75 per cent of the market rate respectively.

Climate resilience is considered for all new builds to meet national, state and local standards (with all properties at Silver standard as a minimum and some at gold as required from some government funding programs), in addition to any funding-specific requirements of each project. Effective social housing must be built in accessible locations near to established public transport, schools, shops, and essential services, and is guided by local zoning regulations to ensure climate suitability. Some locations, such as Far-North Queensland, are more susceptible to climate related disasters, but continued investment in these communities is essential to ensure the availability of safe and affordable housing for those who need it.

The driving factor to improve the climate resilience of our established properties is to improve energy efficiency for our tenants' financial wellbeing. As a community housing provider, our tenants are less able to adapt and cannot afford the increased cost of not adapting to a changing climate. Existing programs such as the Social Housing Energy Performance Initiative (SHEPI) are enabling community housing providers to upgrade older properties that are less climate resilient and energy efficient. Since 2024, SHEPI funding has enabled us to upgrade 84 properties including both units and free-standing homes.

Public and community housing presently represents around 4 per cent of total housing stock and this is insufficient to meet demand. The development of new public and community housing presents a large opportunity to incentivise and facilitate increased climate resilience of Australia's housing stock.

2. What information do people need to make decisions about where to live, how to build and how to upgrade their homes to appropriately factor in climate change?

It is critical to factor into considerations around climate resilience of housing that housing unaffordability and unavailability means that many people have limited capacity to make decisions around housing on the basis of climate change. While providing greater information and raising awareness is valuable, it cannot be a substitute for addressing structural issues in the housing market.

3. What are the most cost-effective retrofitting options for improving the resilience of Australia's existing housing stock? What are their costs and benefits?

No answer provided.

4. What role might minimum standards play in ensuring the resilience of Australia's housing stock?

Minimum standards provide an important baseline that guide the design of our properties. It is essential that changes in minimum standards are coupled with funding to

compensate for additional costs incurred by community housing providers. This has already been acknowledged by some state governments however is not uniform across the country. Failure to acknowledge the additional costs to both build new and upgrade existing properties to meet a change in minimum standards has the potential to negatively impact the availability of affordable housing for Australians.

Inconsistencies in building and rental standards across jurisdictions creates inefficiencies when coordinating multiple projects nationally and necessitates the duplication of planning processes. Though there is certainly need for minimum standards to be tailored to the local climate needs, standardisation of broad requirements could improve the efficiency of planning, designing and building new community housing.

5. The impacts of climate change are being factored into the regulation of where and how houses are built in different ways around Australia. What does leading practice look like? Where is there room for improvement? Are there lessons we can learn from other countries?

No answer provided.