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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?

Planning and approvals processes are one of several factors that introduce significant uncertainty and risk for investors in large-scale renewable projects, which can disincentivise investment. For example, investors may need to commit significant development expenditure on a project prior to development and environmental approvals and government decisions on the locations where assets can be built.

Other factors, some which government can influence, that contribute to uncertainty and key risks for investors include:

- Availability of government funding if initial projects are uncommercial but necessary.
- Timing of government decisions required to fund or approve projects.
- Too many proponents being in interconnection queues or bidding into the Capacity Investment Scheme (CIS) regardless of whether they are viable projects or not, which delays those which are serious projects. Some measures have been put in place to mitigate this somewhat, whether it be in the form of financial support being required for interconnection queues or CIS criteria considering certainty of delivery.
- Clarity as to whether supply chains for the relevant renewable technology will move to Australia, an important element of longer-term project capital costs, delivery certainty and operating costs.
- Overall market sentiment and certainty relating to renewables. This can be influenced by whether government policies are supportive or otherwise and impacts bank appetite and funding certainty.
- Delays due to hold point testing, which ultimately delays the project start and can be impacted by the complexity of testing procedures and onerous reporting requirements.

- Delays in transmission and distribution upgrades and extensions which in turn delay projects which are waiting to connect to the grid.

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?

Cbus considers that the following factors operate as barriers to developing housing that is resilient to the effects of climate change:

1. Upfront capital costs: Integrating climate resilience such as passive design, energy efficient systems and highest performance envelopes generally required higher initial costs – an impost that is not always valued. In Australia, a significant component of higher upfront costs are related to creating a high performing thermal envelope (glazing, facade, insulation, airtightness), which remains one of the most effective forms of climate resilience.

2. Regulatory uncertainty: Inconsistent or lagging policy frameworks across jurisdictions can create uncertainty. Specifically, the National Construction Code 2022 changes to residential energy performance have not yet been fully or consistently adopted across all states. This inconsistency creates uncertainty for developers and can delay the widespread adoption of improved thermal performance standards.

3. Information gaps: There is limited, evidence-based information on the long-term benefits of resilient design, which influences decision-making. Growing research suggests most models likely underestimate the potential impacts of climate change in a failed transition/high warming scenario.

4. Split incentives: Landlords are reluctant to invest in upgrades that primarily benefit tenants (e.g. energy efficiency, insulation), while tenants have limited power to influence building performance.

5. Market perception: The value of climate resilience is not always reflected in property valuations or buyer preferences, making it more difficult to justify investment solely on commercial grounds.

6. Lack of a national climate performance rating tool: Currently, Australia only has a thermal performance design rating tool – the Nationwide House Energy Rating Scheme (NatHERS). NatHERS assesses homes based on predicted performance at the design

stage. However, there is no nationally-adopted tool that rates actual, in-use energy performance or broader climate resilience.

7. Disclosure requirements: related to the above barrier, there is currently no requirement to disclose a home's climate resilience or actual energy performance when selling or renting a property. This lack of visibility hinders market demand for high-performing, climate-resilient homes and reduces incentives for investment in better-performing housing stock.

Cbus considers that the following factors operate as enablers to developing housing that is resilient to the effects of climate change:

1. Policy and regulation: Clear, forward-looking building codes and planning frameworks that mandate or incentivise resilience measures can drive industry-wide change.

Government grants and rebates also play a critical role.

2. Financial innovation: Green finance products, such as sustainability-linked loans or green bonds, are increasingly enabling developers to fund resilient projects with favourable terms. For example, green home loans that offer interest rate discounts support the construction of new climate-resilient homes or finance green upgrades. These loans and other green finance products can help offset high upfront premiums or retrofit costs.

3. Data and digital tools: Improved modelling and risk assessment tools that can more accurately quantify climate risks and the value of mitigation and resilience strategies, supporting more informed investment decisions.

4. Institutional leadership: Developers like Cbus Property are embedding ESG principles into every stage of the development lifecycle. By demonstrating the commercial and social value of resilient buildings, we aim to lead by example and shift market expectations.

5. Consumer awareness: As climate impacts become more visible, demand is growing for homes that are comfortable, efficient, and future proof. This shift in consumer preference is a powerful driver of change. Once finalised, the Australian government's National Climate Risk Assessment report could help lift consumer understanding of potential climate risks, and the benefits and value of resilient housing.

6. Climate resilience third-party verification tools: certification tools such as Green Star Homes and Green Star Apartments provide independent verification of climate-resilient design. However, consumer awareness and demand for these certifications remains low, limiting their market influence and uptake.

7. Skilled and sustainable workforce: The transition to climate-resilient housing relies on a workforce equipped with specialist skills in sustainable design and construction, energy system integration, and climate adaption strategies. Developing and maintaining this capability is critical to ensuring quality, scalability, and innovation. For long-term investors, a highly skilled workforce underpins certainty around delivery, mitigating risks, and reinforcing the social and economic value of resilient communities.

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?

The participant did not respond to this question.

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?

The participant did not respond to this question.

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

The participant did not respond to this question.

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?

The participant did not respond to this question.