

25 August 2022

Attention: The Paint Shop sub-precinct Redfern North Eveleigh Precinct rezoning project, Transport for NSW (TfNSW).

Thank you for the opportunity to provide comment and feedback on the Paint Shop sub-precinct Redfern North Eveleigh rezoning proposal.

About the Tenants' Union of NSW

The Tenants' Union of NSW is the peak body representing the interests of tenants in New South Wales. We are a Community Legal Centre specialising in residential tenancy law and policy. We are also the main resourcing body for the state-wide network of Tenants Advice and Advocacy Services (TAASs) in New South Wales.

Our brief comments on the Paint Shop Sub Precinct rezoning proposal are informed by both our understanding of the inadequacies of our current housing system in delivering safe, affordable homes for everyone who rents their home as well as the recognition of the deepening housing crisis in NSW exacerbated by the current cost of living crisis.

Tenants' Union of NSW comment regarding the proposal regarding the Paint Shop sub-precinct Redfern North Eveleigh Precinct rezoning project

The 2022/23 NSW Budget announced no notable investment to support the significant number of renters at a time when a higher demand for rental accommodation is met with a shortage of properties and increased rent.¹ Families and other renting households are finding it increasingly difficult to access safe housing that is genuinely affordable.

Housing is an essential service. Having a safe, stable, affordable home is vital to ensure you can live a decent life. Government has a responsibility to ensure we have an adequate supply of rented homes that are genuinely affordable.

We believe this requires significant investment by government to deliver new, additional public and community housing at a scale reflective of current community housing need. This would not only ensure we have the housing required to provide

¹ See Tenants' Union of NSW et al (2022) *Joint Media Release*, <https://www.tenants.org.au/news/joint-media-release-disappointing-nsw-budget-fails-invest-public-and-community-housing>, accessed 25/08/2022

homes for those currently on the waiting list, noting the waiting list doesn't reflect the full extent of need in the community. It would also have a flow-through impact to relieve pressure in the private rental market, and in particular in the lower end of the market.

The rezoning of the Paint Shop Sub Precinct provides a valuable opportunity for the NSW government to deliver more affordable homes, and this is acknowledged in the proposal's inclusion of a commitment to delivery of 15% Affordable Housing as part of the Precinct's residential development.

However, Affordable Housing does not necessarily deliver housing that is genuinely affordable for those households who most need it. As a general rule Affordable Housing sets rents as a discount of current market rent, somewhere between 15 – 25% below market rent. This does not necessarily ensure it is genuinely affordable for those households eligible to apply for such housing. The Tenants' Union of NSW recommends replacing the proposed 15% *affordable* housing commitment in the Paint Shop Sub Precinct rezoning proposal with provisions of public and community housing.

In addition, given this is government owned land we believe the commitment of be increased *to at least 25%* of all residential dwellings delivered as part of the Precinct rezoning.

We trust consideration will be given to our recommendation by the Department and that other relevant government departments and agencies will be consulted throughout the further planning process.

Thank you again for the opportunity to provide feedback on the Paint Shop sub-precinct Redfern North Eveleigh rezoning proposal.

For further information on anything raised within the submission, or otherwise contact:

Zuzia Buszewicz

Policy and Campaigns Officer

Tenants' Union of NSW

Ph: 8117 3700

zuzia.buszewicz@tenantsunion.org.au