



Proposed Development at No. 63-65 Ley Street, Como

Frequently Asked Questions

Who is Foundation Housing?

Foundation Housing provide safe, secure and affordable housing for people in need.

Registered as a Tier One community housing organisation under the Community Housing Regulatory Framework, we are one of Western Australia's largest developers and managers of affordable housing.

We manage over 2,000 homes across the State, housing more than 3,100 people in Perth, the Kimberley and Pilbara.

How does Foundation Housing provide housing?

Foundation Housing receives its project funding from government and lending institutions. Foundation Housing aim to deliver housing in locations with access to public transport, employment, and quality facilities for recreation, culture, hospitality, health and education.

Head Office

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What is social and affordable housing?

Social and affordable housing provides safe, secure, and stable homes for people — supporting individuals and families to thrive and participate in strong, inclusive communities.

- Social housing is secure housing, offering deeply subsidised rent based on income for those in greatest need.
- Affordable housing is offered at below-market rent for key and essential workers and people on low to moderate incomes, helping them to live closer to work and community services.

Who can access housing through Foundation Housing?

Housing provided or developed by Foundation Housing is for people on low to medium incomes.

Accommodation options range from lodging, mainstream tenancies, youth housing, shared housing, disability housing and affordable housing for key and essential workers (e.g. people working in Healthcare, Emergency Services, Education, Childcare, Not-for-profit, Retail, Transport and Local Government).

A development was approved for this site in 2022, how is this different?

Foundation Housing received development approval from the Metro Inner-South Joint Development Assessment Panel in February 2022, for a proposed mixed development at No. 63-65 Ley Street, Como.

The approved development comprised 121 dwellings and a ground floor office with building heights of six and nine storeys and two basements.

Since the 2022 approval, the design has been amended to reduce the number of dwellings to 107, building heights to six levels, inclusive of one basement.

The building design has essentially been preserved with the height and number of apartments reduced, along with a relative reduction in car parking numbers to achieve a similar outcome. During a time of elevated construction costs, this results in a lower cost per apartment.

What is being proposed at No. 63-65 Ley Street, Como?

The current proposal is for an apartment development of six levels, including one basement level. There will be 107 apartments.

The development will include a Foundation Housing site office.

The design ethos and building layouts is very similar to the 2022 proposal, however the changes are substantial, with three levels, including the second basement, being removed. The current design retains space for trees and an increased amount of on-site open space.

Who is approving the development application?

The value of the application dictates that the application will be determined by the Metro Inner Development Assessment Panel (which supersedes the Metro Inner-South Joint Development Assessment Panel).

However, the design will be reviewed by the City of South Perth Design Review Panel and the statutory advertising process will be managed by the City of South Perth.

Final approval rests with the Metro Inner Development Assessment Panel; the City of South Perth will provide a Responsible Authority Report to the panel.

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Will the community have the opportunity to provide feedback on the proposal?

In the short term, our team is available to meet with you and answer any of your questions. Please email como@foundationhousing.org.au to arrange a conversation.

Once the Development Application is submitted, feedback will be managed through the City of South Perth.

Who will live there?

As noted, Foundation Housing provides housing for people on low to medium incomes.

Notwithstanding, affordable housing provides an opportunity for local people on lower paid jobs, such as key and essential workers (teachers, nurses etc), to access housing, especially in circumstances where they are one income homes.

As the cost of living crisis worsens, more housing is needed in the community housing sector, and Foundation Housing provides critical support for people to access safe and reliable homes.

What are the benefits of this development?

The development will be similar to many other new developments in the area. Foundation Housing are seeking to provide a quality housing option in the area, with sustainability at the forefront and good private amenity.

The development will help to deliver much needed housing in Perth, which is currently facing a housing shortage and affordability crisis.

The development will provide housing diversity for local families, offering one and two bedroom units, provide subsidised housing for key and essential workers, and those in most need.

Parking will be accommodated on site. A bus stop immediately outside the property will also facilitate public transport use rather than reliance on private vehicle movement.

Rubbish collection will be undertaken on-site, so waste management is not anticipated to impact the surrounding streets.

How can I keep up to date with the project?

Go to foundationhousing.org.au/about/latestnews/ to register your interest in receiving updates and provide comments you may have.

