



Preferred Proponent Proposed Development at East Street, East Fremantle

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

📍 297 Vincent St, Leederville, WA 6007
E admin@foundationhousing.org.au
T (08) 9422 0700
ABN 78 115 629 662
foundationhousing.org.au

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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.

What is being proposed at East Street, East Fremantle?

The current proposal is for an apartment development of three levels, with 34 apartments for social housing.

The design will incorporate integrated landscaping featuring low maintenance and sustainable plantings drawn from species native to Fremantle where possible.

Will the development include communal spaces?

Yes, landscaped green gardens and a communal multipurpose space with a kitchenette will be provided for tenant use. This is located on the south side of the development away from Canning Highway.

How does the design of the development consider sustainability?

Sustainable design features will be embedded throughout the development including north facing solar orientation and natural cross ventilation for all units, ceiling fans, solar cells for common area lighting, and water sensitive landscaping including native species.

Balconies are partially inset to provide deeper shade from the northern light, particularly during summer, and may also include partial, permeable screening if required. The development will be entirely gas-free.

Who is responsible for waste management?

Foundation Housing will utilise private contractors to access the bin store on site to avoid single dwelling bins being left on the streets, improving efficiency and aesthetic outcomes for the surrounding community.

Why is this development 100% social, where others have split social/affordable?

The development is 100% social housing to provide homes to those most in need, and to leverage Commonwealth funding available through Round 2 of the Housing Australia Future Fund (HAFF), which was limited to social housing and is a significant source of funding for this development.

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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).

Letting sensitively and with suitability screening ensure the right match between tenant, property, and community — reducing risk & supporting safety. A strong induction process covers tenancy rights, shared standards & safety procedures — empowering tenants with knowledge & confidence from day one.

Who will live there?

Foundation Housing provides housing for people on low to medium incomes. This development will be 100% social housing, which means it will provide secure homes with rent set at a deeply subsidised rate based on income, for people in greatest need. As the cost of living crisis worsens, more housing is needed in the community housing sector, and Foundation Housing provides support for people to access safe and reliable homes. Foundation Housing also has an aspiration to provide housing to people who may have

previously lived in the area but have since been priced out. This helps to bring people back into neighbourhood networks that they may have been unintentionally removed from, and builds a sense of being back home, a sense of pride.

How does Foundation Housing Manage Tenancies?

Foundation Housing manages tenancies through our [Positive Tenancy Framework](#), which supports our strategic goal of maintaining and sustaining successful tenancies by focusing on respectful relationships, early support, and proactive communication with tenants and the community. A Housing Coordinator will work directly with tenants at a frequency much higher than typical tenancy management and help tenants to access support services where necessary.

In addition to supporting tenants, Foundation Housing is committed to open and responsive engagement with surrounding residents. We provide clear, timely information about developments and are available to respond to questions or concerns from the local community. This approach ensures that neighbours are informed, potential issues are addressed early, and the development integrates positively into the local area.

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How will traffic be managed?

Planning traffic during construction is an important issue for developer and community alike and expert consultants are determining the most appropriate course of action.

- The construction programme is currently estimated to run between October 2026 and March 2028. The new Fremantle Traffic Bridge is scheduled for completion at the end of 2026. Whilst it is anticipated that there will be limited overlap, progress on the bridge construction and traffic impacts will be monitored closely.
- A range of mitigation measures are planned during construction to ensure minimal disruption to local traffic:
 - Delivery routes prioritising access to site via Leach Highway, Stirling Highway and Canning Highway.
 - On-site parking for construction workers.
 - A Comprehensive Construction Management Plan, to identify potential construction impacts and outline risk-mitigation strategies for traffic, noise, safety, and access.
 - Advance notice to residents and businesses of any anticipated changes.
 - Clear signage, including advance warning signs and wayfinding signs.

Access requirements are still being finalised, but the intention is to avoid construction traffic entering residential streets wherever possible, with direct site access prioritised via

Canning Highway wherever possible. Any necessary access will be carefully managed and communicated in advance, with appropriate controls in place to protect local amenity and safety.

Will parking be provided for tenants?

Parking will be provided on site for tenants at a rate that exceeds the operational requirement for the expected tenant mix. As with other Foundation Housing properties, our tenants have low rates of vehicle ownership, with many unable to afford the costs associated with a vehicle.

Foundation Housing operates 3 large complexes of up to 100 units, all of which are 100% social housing, and which have a typical parking ratio of 1 parking bay per 4 units (i.e. a ratio of 0.25 bays per dwelling). Our experience is that parking demand remains comfortably within the on-site provision across our existing complexes.

The East Street development will provide parking at a ratio of 1 bay for every 2 units, a ratio of 0.5 bays, which is double our expected requirement. Based on our operational experience, we are confident this level of parking will be adequate and effectively managed just as it is at our other sites. Our application for development

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approval will include a commitment for the development to provide ongoing social housing in perpetuity, so there is no possibility of a future change of use to market housing that may require more parking.

In addition, visitor parking will also be provided on site.

We do not anticipate any problem accommodating the parking needs of tenants, visitors and Foundation Housing staff on the site. However, there will no longer be space to accommodate vehicles and boats etc from the broader community on the site.

DevelopmentWA Involvement.

DevelopmentWA, on behalf of the State Government, is overseeing the development of the East Street project as part of its broader program to increase the supply of affordable and social housing.

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

Since being announced as the Preferred Proponent in July 2025, Foundation Housing has had an active FAQ page on its website and has been engaging with queries from the community.

In advance of the Development Application being submitted, Foundation Housing, DevelopmentWA and Human Urban provided neighbours and the broader community with the opportunity to speak to the project team about the project at two community drop-in

sessions in November.

The information displayed provided further information on the project, about who Foundation Housing are, and their 'Positive Tenancy Framework' for managing long-term, sustainable tenancies.

[Community Drop-In Information Boards](#)

Subject to finalising negotiations and agreements with the State Government, Foundation Housing will undertake a formal public submissions period as part of the planning and approvals process, where the community will be able to provide further feedback.

When will the development be complete?

The construction programme is currently estimated to run between October 2026 and completion targeted for March 2028.

The next stage is the Development Application, which is anticipated to be submitted in early 2026. The Development Application will be progressed through the Western Australian Planning Commission (WAPC) via the Significant Development Assessment Unit (SDAU) Part 11B pathway. Register for updates so we can inform you when the development application is publicly advertised.

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Remediation Works

The Department of Planning, Lands and Heritage (DPLH) has recently completed remediation works at the East Street project site (between Glyde Street and East Street) to prepare the site for future redevelopment. These works involved the safe removal of contaminated soil, including asbestos, and were carried out in line with approved environmental and safety standards. Reclassification of the site through the Department of Water and Environmental Regulation is expected to be completed by April 2026.

How can I keep up to date with the project?

Go to <https://www.foundationhousing.org.au/development-project/preferred-proponent-proposed-development-at-east-street-east-fremantle/> to register your interest in receiving updates.



ARTIST IMPRESSION ONLY