



Capability Statement



cornerstone
TOWN PLANNING

About us

Cornerstone Town Planning offer a dedicated and innovative boutique consultancy service. We understand that each client has specific requirements. That's why we take a personalised approach to every project, working collaboratively with our clients to develop solutions that meet their particular needs.

Our Principal Town Planner oversees every project, is accessible to represent, and guide you through the approvals process. We are collaborative and people focused.

Our Team

Since 2023, we've been helping clients navigate the sometimes challenging and complex planning framework. Led by Aaron Lohman, our Principal Town Planner with over twenty-five years of industry experience across government and private practice, we are innovative, and solution driven.

Our team is committed to delivering outstanding results. Whether you require assistance with residential, mixed-use, retail, commercial, industrial developments, or need strategic support in navigating the approval process, Cornerstone Town Planning has the expertise necessary for success.

Our Services

Cornerstone Town Planning offer the following services.

Development Applications

There are a number of different pathways to development approval in Western Australia whether that be approval by a Development Assessment Panel, Local Government, Western Australian Planning Commission or DevelopmentWA. Cornerstone Town Planning has extensive experience in managing development applications across the various approval pathways.

We provide expert and experienced services to guide your development proposal.

Our development application services include:

- Pre-lodgement engagement with stakeholders.
- Concept design refinement.
- Statements of compliance.
- Appointment and management of sub-consultant teams.
- Preparation and lodgement of development applications.
- Management of development applications through to approval including:
 - Liaison with the decision making authority and referral agencies.
 - Responses to referral agency and public submissions.
 - Day to day monitoring of progress.
 - Representation at design review panel meetings.
 - Representation at decision making forums such as Development Assessment Panel meetings.
 - Review and advise on conditions of approval.
- Assistance with implementation of development post approval.

Subdivision Applications

Cornerstone Town Planning will guide you through the subdivision process from feasibility, through to title creation. We have experience and knowledge in managing residential (both infill and greenfields), rural residential, industrial, commercial, and rural subdivision proposals.

Our services include:

- Prelodgment stakeholder engagement with the Local Government and the Department of Planning, Lands and Heritage.
- Preparation of subdivision concept plans.
- Appointment and management of sub-consultants.
- Preparation and lodgement of a subdivision application.
- Managing subdivision applications through to approval including:
 - Liaison with the Department of Planning, Lands and Heritage and referral agencies.
 - Responses to referral agency submissions.
 - Review and advice on conditions of approval.
- Assistance with clearance of conditions of approval through to title creation.

Scheme Amendments

We can assist with preparation of amendments to Local Planning Schemes.

Cornerstone Town Planning provides the following services:

- Initial stakeholder engagement with the Local Government and referral agencies.
- Preparation of scheme amendment requests and reports.
- Managing scheme amendments through to completion including engagement with key stakeholders such as Local Governments, Department of Planning Lands and Heritage and environmental authorities.
- Engaging and managing sub-consultant inputs.
- Responding to submissions and referral agency responses.
- Representation at meetings of the Local Government and Western Australian Planning Commission.

Site Analysis and Due Diligence

At Cornerstone Town Planning, a full spectrum of due diligence reports is offered from streamlined evaluations to in-depth analysis ensuring your project's true development potential is defined.

Our services include:

- Preparation of due diligence reports.
- Engagement with stakeholders, and reporting on stakeholder advice.
- Engagement and coordination of sub-consultant inputs into due diligence reports.
- Presentation of due diligence report outcomes.
- Identifying critical risks and opportunities, providing a clear pathway toward successful development.

Residential Design Code Assessments

The Residential Design Codes Volume 1 and 2 (R-Codes) guide residential development within Western Australia.

Cornerstone Town Planning offer the following services in respect to the R-Codes:

- Prelodgment assessment of development against the R-Codes and related Local Planning Policies.
- Design advice on compliance with R-Codes, and complete assessments for development applications.
- Assessment of proposals against State Planning Policy 7.0 Design of the Built Environment.
- Justification letters and advice for design principle pathway assessment.
- Engagement with stakeholders and representation at decision making forums in respect to R-Codes matters.

Submissions

Various planning proposals including development applications, scheme amendments and local structure plans are subject to public consultation. Cornerstone Town Planning can assist in reviewing, and identifying the need to make a submission on planning proposals.

Cornerstone Town Planning provides the following services in relation to submissions:

- Advice and review of planning proposals as to potential affects on property and land.
- Preparation and lodgement of submissions on planning proposals.
- Liaison with Local Government, Department of Planning, Lands and Heritage and the like in respect to submissions made.
- Representation and verbal submissions at decision making forums such as meetings of Development Assessment Panel and Council.
- Monitoring of planning proposals through to determination.

State Administrative Tribunal

Cornerstone Town Planning provides two services with respect to the State Administrative Tribunal (SAT) being the applicant's representative or expert witness.

Expert witness services include preparation of an expert witness statement and attendance at the State Administrative Tribunal as required.

As the applicant's representative we provide representation from preparation of an Application for Review through to a final hearing. Services include:

- Preparing and lodging of Application for Review.
- Attendance at directions hearings, mediation and compulsory conferences.
- Preparation of statement of issues, facts and contentions, applicant's documents and review of respondent's documents.
- Review of Orders from the SAT and ensuring compliance with such Orders.
- General management of review proceedings including liaison with the Respondent and SAT.

- Representation at hearings and management of expert witnesses.

Contact Details

Cornerstone Town Planning

A: 205/5 Harper Terrace, South Perth

P: 9456 0900

E: admin@cornerstonetp.com.au