



Fernleigh

DRAFTING | COUNCIL SERVICES

Planning a new shed project? Need it approved?

We can help....

(1st of June – 31st of August, 2023)

WINTER PRICE GUIDE

- SHEDS
- DECKS
- PERGOLAS
- POOLS
- RETAINING WALLS
- DRIVEWAYS



Scan to register

The process

1

Site measure or Survey



We attend site to obtain measurements of existing structures on site, detail any existing stormwater items, determine excavation requirements.

Some councils require a surveyor to attend (particularly if the site is flood affected). We organise it all for you.

2

Draw plans



We draw the site specific plans up based on your suppliers design and our site assessment including any water or sewer services, vegetation, buildings to be removed, sediment plans, concept stormwater plans.

3

Determine approval pathway



Once the plans are completed we can determine which approval pathway we are going.

Your plan set is then submitted to Fluid Building approvals (or your chosen Building Certifier)

4

Obtain approval



We work with the approving authority to provide all information required for approval.



5

Start Construction



Once approval is received.

We can provide all documentation to your trades and provide support for trades enquiries.

6

Move in



Throughout the construction phase you will need to get inspections.

Fernleigh work with the approving authorities to provide final occupation certification to allow you to move in and use your new shed, pool, deck or pergola and obtain final approval.

*Note Fernleigh have a well established network of building professionals required for your project (such as engineers, bushfire consultants, environmental consultants). Different sites require different reports and assessments. Fernleigh help to provide competitive, cost effective and timely reports from our supplier network. These prices are additional and site specific. All quotes are approved by the applicant prior to proceeding.



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Kit Plan – Packages available

Attached and freestanding decks, pergolas and awning structures

PLAN PACKAGE -1

- Site Plan only.

Inclusions:

- ✓ Detailed drawings of:
 - ✓ Existing structures
 - ✓ Proposed location of new structure, property boundaries,
 - ✓ Services (schematic layout).
 - ✓ Concept Drainage plan
 - ✓ Cut and fill Diagram

Note: Site visit not included and deposit plan not included. Survey plan / topographic heights provided by client

Only
\$299
Inc GST*

*7 Days Turnaround

"I only need a site plan"

RESIDENTIAL, RURAL AND ENVIRONMENTAL ZONING PLAN PACKAGE

PLAN PACKAGE -2

- Plans ready for approval

Inclusions:

- ✓ Detailed drawings of:
 - ✓ Site plan – Detailing existing structures, proposed location of new structure, property boundaries, Services (schematic layout).
 - ✓ Elevations – Cladded Elevations detailing opening location and fall of natural ground.
 - ✓ Concept Drainage plan

Note: Conditions apply. Site visit not included. Survey plan provided by client

Only
\$740
Inc GST*

14 Days Turnaround (from payment)

"I just need the plans, I'll do the rest"

RESIDENTIAL, RURAL AND ENVIRONMENTAL ZONING PLAN PACKAGE

PLAN PACKAGE -3

- Full plan package.

Inclusions:

- ✓ Attend site and conduct site measure*.
- ✓ Detailed drawings of:
 - ✓ Site plan – (Detailing existing structures, proposed location of new structure, property boundaries, Services - schematic layout, Free space ratios)
 - ✓ Elevations & Sections – Detailing stairs, decks, handrails, structures being attached and slope direction of natural ground.

Note: Site visit not available some areas. Speak to Fernleigh to confirm.

Only
\$998
Inc GST*

*14 Days Turnaround (if no variations required)

"Can you come to site and prepare plans for approval?"

RESIDENTIAL, RURAL AND ENVIRONMENTAL ZONING PLAN PACKAGE

Certification services



STAGE ONE QUOTE & ASSESSMENT



STAGE TWO PENDING APPROVAL



STAGE THREE APPROVED & FINALISING



● Action from client ● Action from Fluid

Here at Fluid, we like to make the approval process as simple and streamlined as possible!

This document is to help illustrate what you can expect during the approval process, as well as the forms needed and action we will require from you.

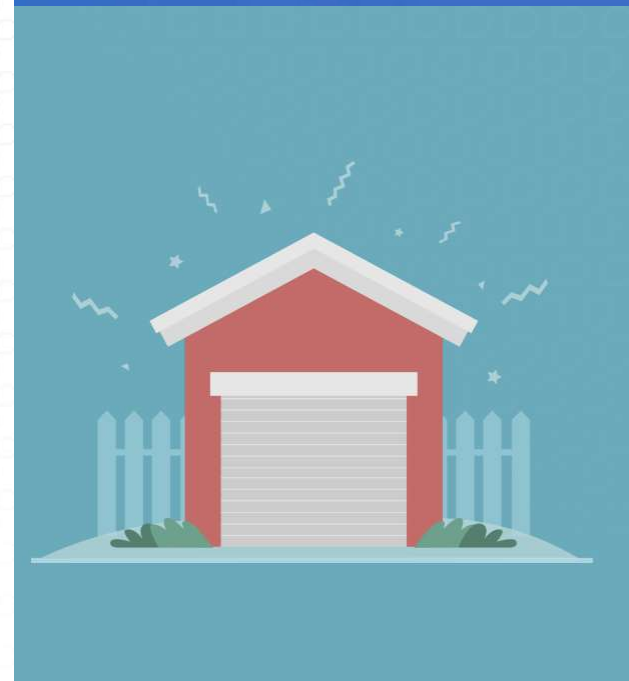
We understand that the process of obtaining an approval can be daunting, which is why our helpful and friendly Fluid Building Approval team will be with you every step of the way!

So let us take the reins and help keep your projects flowing smoothly!

CONTACT US ON
07 3445 3934
AND SPEAK TO OUR TEAM TODAY!

 **Fernleigh**
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Fernleigh come to site and prepare your plan set and submit the information to Fluid.



Terms and Conditions.

Terms, Conditions and Disclaimers:

Drafting and Turnaround Times:

- Turnaround times detailed are based on number of days from site assessment to submission to approving authority.
- Turnaround times are dependent on the relevant information being provided by You and do not include changes requested by You, Council Representatives, Builders, kit sellers or Your PCA.
- Turnaround times will extend if Variations requests are required by you.
- Max size – The maximum size building covered under the above price list is 450m². Buildings over this size are to be quoted separately by Fernleigh (Fee estimate = Commercial/Industrial Buildings over 350m² are estimated at \$11/m²).
- The times detailed are for plans to be returned to you based on information provided by You and do not include changes requested by You, Council Representatives, Builders, kit sellers or Your PCA.
- Turnaround times may extend in higher volume periods such as Steel price rises, EOFY and Christmas etc.
- Turnaround times may also be delayed due to closures, lockdowns and events out of Fernleigh's control.
- Printing and postage – Printing and postage fees apply for plan packs. All files can be provided via email and taken to be printed on A3 by You on request. All documents can be placed on a USB. Additional fees apply.

Approval and Variation:

- Whilst we seek to get every application approved with council, there is no guarantee that council will accept and approve the application. As such the purchasing of a shed, prior to approval is a risk you bear.
- Whilst variations to the council DCP can be approved (although not guaranteed), these come with additional work both in the planning and the submission/council stage. As such, jobs that require one or more variations to council DCP items such as maximum size, height, cut and fill or setbacks, have additional costs associated with them as detailed in the order form/price list.
- Building within protected areas will also likely receive pushback from council, as such there is additional work and time required in these plans and submissions. Bushfire, Flood, Water Catchment, Riparian Water, Mine Subsidence will likely require additional work with council to finalise
- Jobs with one or more variations, will likely take longer in the drafting, submission and approval stages as opposed to a proposal completely compliant with council DCP guidelines.

External professional services that may be required:

- SP/RP & Planning certificate costs – 'SP/RP plans' detail your property boundaries and enable us to locate and position your proposed development on your site. A Deposit Plan is normally provided in your deed when you purchase a property. If you cannot provide a Deposit Plan, a fee of \$60.5 (Inc GST) is applicable to obtain these documents through an information broker. Planning certificates (also known as Section 10.7 certificates) and 88b Instruments are also normally provided from your conveyancer when buying a property. Additional fees may apply if council or the certifier requests these.
- Bushfire assessments – May be required if you are planning to erect an outbuilding, deck or pergola within 10m of a dwelling in a fire zone. Fernleigh can arrange a quote for you from an external professional should this be required.
- Mine Subsidence Approval - This will be required if your property is within a Mine Subsidence District. The costs of this approval/stamping are detailed in the price list.
- Water Authority Approval – Approval/Stamping may be required from a water authority to ensure the proposed build is not affecting existing assets. The costs of this approval/stamping are detailed in the price list.
- Site Survey – Council or certifier may request a site survey providing ground levels to Australian Height Datum (AHD) or FINAL SURVEY to confirm location of 'as built' structure. This service is to be conducted by a registered Surveyor. Fernleigh can organise this for you.
- Outdoor kitchen detailing/ Wet area detailing – Outdoor Kitchen and wet area detailing charged \$110 +GST (Example = External powder room or Laundry <=10m²). This will involve changing plans to Class 1a Habitable.
- Sewer Peg outs – If you are proposing to build OVER or ADJACENT to a sewer service; a 'Sewer peg out' may be requested. Sewer peg outs are conducted by registered inspectors and charges are made directly to you via your chosen inspector. Sewer peg out information can be added to your development application plans after the peg out is conducted. Give us a call for more information.

Costs not covered by Fernleigh:

- Fernleigh **does not** pay council or certifier fees associated with council applications.
- Council may request additional information in the form of external professional reports such as; Additional drafting, Detailed Survey Reports, Bushfire Reports, Arborist Reports, Flood Certificates. Whilst we can assist in engaging the relevant professional, Fernleigh does not cover the cost of the report itself.
- Additionally, plan stamping may be required by the relevant water, property or mine authority. Whilst we venture to have these approvals/stamping undertaken prior to the submission to council, these can be requested by council even where it does not appear to be required. In either event, the submission of plans for stamping may create additional delay in the process which is out of Fernleigh's control.

Documents required from you throughout process:

- Your signature on council forms for submission.
- Engineering from manufacturer of shed, awning, etc.
- Any correspondence from council directly to yourself following submission.

Minimum fee

- A minimum site call out fee of \$185 (+GST) applies if the job is cancelled after the site measure is conducted or cancelled due to information being provided on site by a representative of Fernleigh.

Order Form

Drafting Services (Class 10 Structures)

	Price (\$)	Tick
Site Consultation	\$ 199.00	<input type="checkbox"/>
Site Measure.	\$ 360.00	<input type="checkbox"/>
Plan Package 1 (Site plan only)	\$ 299.00	<input type="checkbox"/>
Plan Package 2 (Plans only)	\$ 740.00	<input type="checkbox"/>
Plan Package 3 (Site visit & plans)	\$ 999.00	<input type="checkbox"/>
	Per spec.	<input type="checkbox"/>

Additional services required (site spec)

Additional drafting (\$/hr)	\$ 121.00	<input type="checkbox"/>
Purchase SP or RP Plan	\$ 60.50	<input type="checkbox"/>
Detail Retaining Walls (\$/lm)	\$ 8.80	<input type="checkbox"/>
Add Wet area or Kitchenette up to 10m2 (\$/hr)	\$ 121.00	<input type="checkbox"/>
Add additional Building (same site \$/hr)	\$ 121.00	<input type="checkbox"/>
Submit to Certifier or Council	\$ 203.50	<input type="checkbox"/>

Prices valid 90 Days (1st of June – 31st of August, 2023).

Register below (scan and email to admin@fernleighdrafting.com.au):

Proposed (Shed/Deck/Patio/Pool etc):

Property Owners First Name(s):

Property Owners Last Name(s):

Street:

Town:

State:

Post code:

Lot & RP/SP # (if known):

Mobile:

Email:

Signed:

Payment Terms – 50% min payment required to commence. Final 50% payment invoice due prior to plans being released to council or Building surveyor

Tick ☒ I have read and accept the terms and conditions for this offer and understand the pricing information provided and payment terms above.

Kit Supplier:

Date:

..... / /



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Natural disaster
victim support
packages available.

Call Today:
(02) 7902 5111

Email:
admin@fernleighdrafting.com.au

Or
Scan and register online:



www.fernleighdrafting.com.au