

# WINTER PRICE GUIDE

(1<sup>st</sup> of July – 31<sup>st</sup> of August 2023)



Fernleigh

DRAFTING | COUNCIL SERVICES

## Installing a new pool? Need it approved?

We can help....

Sheds

Decks

Pergolas

Pools

Retaining walls

Driveways



Scan to register



**Exempt  
Development  
reviews**



**Complying  
Development  
Certificates**



**Development  
Applications**



**Construction  
certificates**

# 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 of 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.

Obtain Pool engineering certification.

3

## Determine approval pathway



Once the plans are completed we can determine which approval pathway we are going (i.e. Development application through council or Complying development certificate through a private certifier). We develop the required documentation for either approval\*.

4

## Obtain approval



We work with the approving authority to provide all information required for DA or CDC approval then we submit and obtain approval for a Construction certificate (CC) for you.

5

## Start Construction



Once Construction certificate approval is received you can get underway with construction.

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

6

## Start swimming



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 start using your new pool.

\*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

Pools, Decks, Pergolas, Kabanas 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
  - ✓ Pool fence layouts
  - ✓ 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\*

*"I only need a site plan"*

## PLAN PACKAGE -2

- Plans ready for approval

### Inclusions:

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

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

Only  
**\$740**  
Inc GST\*

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

## 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 pool, property boundaries, Services - schematic layout, Free space ratios)
  - ✓ Elevations & Sections – Detailing stairs, decks, handrails, structures being attached and slope direction of natural ground.
  - ✓ Pool fence layouts
  - ✓ Statement of Environmental Effects
  - ✓ Waste Management plan
  - ✓ Prepare plan set for council or Private certifier.

Only  
**\$1265**  
Inc GST\*

*"Can you come to site and prepare it all for approval?"*

**BASIX®**

Note: Basix energy certificates required for all pools over 40,000ltrs

**\$450**  
Inc GST\*

## ENGINEERING

- Certification and Inspections



### Inclusions:

- ✓ Pool Design Certification.
  - ✓ Signed Site specific Structural design = **\$880** (inc GST)
- Inspections (as required) :
  - ✓ Concrete pool
    - ✓ Pier inspection (pre pour) = **Add \$220** (inc GST)
    - ✓ Steel inspection (pre pour) = **Add \$220** (inc GST)
  - ✓ Fibreglass
    - ✓ Coping Inspection = **Add \$220** (inc GST)

Only  
**\$880**  
Inc GST\*

Engineering inspections available most areas. Travel fees apply if more than 30 mins from Smeaton Grange NSW Check with Finnco to confirm. Inspection costs are additional to \$880. as required on per job basis.

# Building Certificate package

## Already built or thinking of building without approval?

Whilst council can be difficult to deal with at times, Illegally built structures can cause significant stress when identified.

Illegal building works are those undertaken without the issue of a valid Construction Certificate. This also includes building work where a Construction Certificate has been issued and certain conditions under the Development Consent have not been met.

Where illegally built structures are identified, council will:

- Issue a 'Stop work notice' to projects underway.
- Issue fines
- Issue demolition orders
- Provide the owner and/or builder the option to demolish or modify an existing development application.
- Pursue Land and Environment court proceedings.

The only way to rectify an illegally built structure is to submit a '**Building information certificate application**' to council – BC for short.

The process involved is a typical planning process however some of the steps are not able to be undertaken because work is already completed and as such, additional professionals may be required to be engaged to assess the building and provide reports to confirm that the work has been conducted in accordance with all relevant building codes. Please note: Building Certifiers can not approve work retrospectively and some governing authorities such as the Mines subsidence authority can also refuse retrospective approvals – **ITS JUST NOT WORTH IT!**

## Building Certificate Plan package (for Illegally built structures)

Inclusions:

- ✓ On Site consultation
- ✓ Engagement with professionals required (engineers etc)
- ✓ Detailed drawings of 'As built':
  - ✓ Site plan – (Detailing existing structures, proposed location of pool as built, property boundaries, Services - schematic layout, Free space ratios)
  - ✓ Pool fence plan as installed.
  - ✓ Elevations & Sections – Detailing stairs, decks, handrails, structures being attached and slope direction of natural ground.
  - ✓ Photos of structure
  - ✓ Prepare plan set for council
  - ✓ Complete council forms and submission to council.
  - ✓ Engage external professionals (engineers, surveyors).

From  
**\$1799**  
Inc GST\*



### Tip :

#### Be transparent with council

Provide them with the information they need to fully assess the situation.

#### Have any construction documentation prepared

(old engineering, construction photos etc).



# 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 50,000lrs. Pools over this size are to be quoted separately by Fernleigh separately.
- 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, Fencing plans, 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:

- Deposit Plan & Planning certificate costs – 'Deposit 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.
- 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 pool (If fibreglass or precast/premanufactured 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 & Pools)

	Price (\$) inc GST	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, SoEE & WMP)	\$ 1,265.00	<input type="checkbox"/>
Engineering pack (Inspections additional )	\$ 880.00	<input type="checkbox"/>
Building Certificate plan set.	\$ 1,849.00	<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) (i.e Kabana).	\$ 121.00	<input type="checkbox"/>
Attend site to meet with council (max1hr)	\$ 185.00	<input type="checkbox"/>

## Additional services required (site spec)

Additional drafting (\$/hr)	\$ 121.00	<input type="checkbox"/>
Purchase Deposited Plan (if not provided by client)	\$ 60.50	<input type="checkbox"/>
Submit Exempt development, Complying Development Certificate or Development application	\$ 165.50	<input type="checkbox"/>
Submit Construction Certificate application to approving authority	\$ 165.50	<input type="checkbox"/>
Mines Subsidence Approval	\$ 71.50	<input type="checkbox"/>
Water authority approval (Res/Ind Zones) Required on all residential applications	\$ 71.50	<input type="checkbox"/>
SOEE (Statement of Environmental Effects) or Exempt development report	\$ 242.00	<input type="checkbox"/>
WMP (Waste Management Plan)	\$ 180.00	<input type="checkbox"/>
Bushfire self assessment	\$ 71.50	<input type="checkbox"/>
Swimming Pool BASIX Certificate (require for pools over 40,000ltrs)	\$ 450.00	<input type="checkbox"/>

## Variation requests.

Request to Reduce the distance of the proposed structure to the side or rear boundaries	\$ 145.00	<input type="checkbox"/>
Request to build Infront of primary building line.	\$ 145.00	<input type="checkbox"/>
Request to Exceed the maximum allowable size	\$ 145.00	<input type="checkbox"/>
Request to Exceed the maximum height allowable (out of natural ground).	\$ 145.00	<input type="checkbox"/>
Request to Exceed the maximum excavation allowable	\$ 145.00	<input type="checkbox"/>
Request to Build over sewers	\$ 145.00	<input type="checkbox"/>
Request to Remove trees in an environmentally protected zone.	\$ 55.00	<input type="checkbox"/>
Request to Build close to protected/sensitive waterways	\$ 145.00	<input type="checkbox"/>

Note: Variations requested will extend approval turnaround times.

0

## Sections

Section 68 (Water asset application sewer, stormwater, septic)	\$ 99.00	<input type="checkbox"/>
Section 4.55 (Modification to existing Development Application)	\$ 165.50	<input type="checkbox"/>
Section 138 (Driveway application)	\$ 99.00	<input type="checkbox"/>
Section 10.7 (Planning certificate)	\$ 220	<input type="checkbox"/>

## Register below (scan and email to [admin@fernleighdrafting.com.au](mailto:admin@fernleighdrafting.com.au) ):

Proposed (Pool and deck etc):

Property Owners First Name(s):

Property Owners Last Name(s):



Street:

Town:

State:

Post code:




Lot & DP # (if known):

**Payment Terms** – 50% min payment required to commence. Final 50% payment invoice due prior to CDC review and/or DA plans being released

Mobile:

Tick



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

Email:

Pool Supplier:

Signed:

Date:

..... / ..... / .....

Prices valid 90 Days (1<sup>st</sup> of December, 2022 til 28<sup>th</sup> of February 2022).

Drafting and Council Services :



Fernleigh

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[www.fernleighdrafting.com.au](http://www.fernleighdrafting.com.au)

Ph: (02) 7902 5111

Unit 3G, 49 The Northern Road Narellan

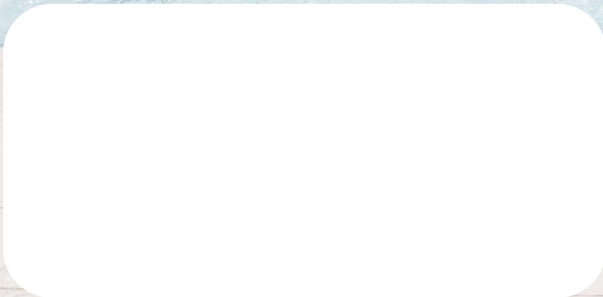
Email: [admin@fernleighdrafting.com.au](mailto:admin@fernleighdrafting.com.au)

P.O.Box 45 Thirroul, NSW 2515

Scan to register online:



Pool proudly supplied by :



Engineering Services :



Ph: 0477 667 737

Level 1, Suite 1 - Unit 4/39 Topham Road Smeaton Grange

Email: [engineer@finnco.com.au](mailto:engineer@finnco.com.au)







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