



Fernleigh  
DRAFTING | COUNCIL SERVICES



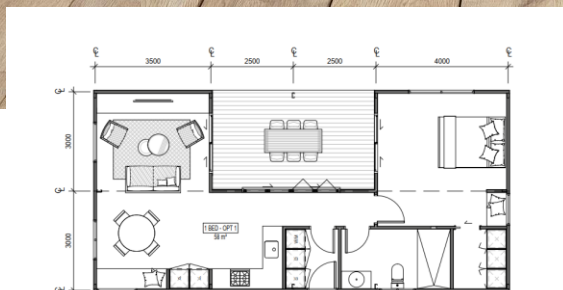
Scan to confirm your  
enquiry

# Plan Packages

## Kit Homes & Shedhomes

PRICE LIST VALID 90 DAYS from (15/07/2025)

CONTACT: admin@fernleighdrafting.com.au



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

Call: (02) 7902 5111



Fernleigh

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## 1. Process

# Complying Development Certificate or Development Application?

1

### Site measure or Survey



We attend site to obtain measurements of existing structures on site, detail any existing stormwater items, determine excavation requirements. We also co-ordinate a surveyor.

2

### Draw plans



We draw the site specific plans up based on your design and our site assessment including any water or sewer services, vegetation, buildings to be removed, sediment plans, concept stormwater plans. **We can also provide 'Concept plans' first.**

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)

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.

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.

\*Complying Development Certificates (CDC)

can only be provided on individual project merit. All planning guidelines must be met to be able to receive a CDC. CDC's can be issued by Council or Private Certifier





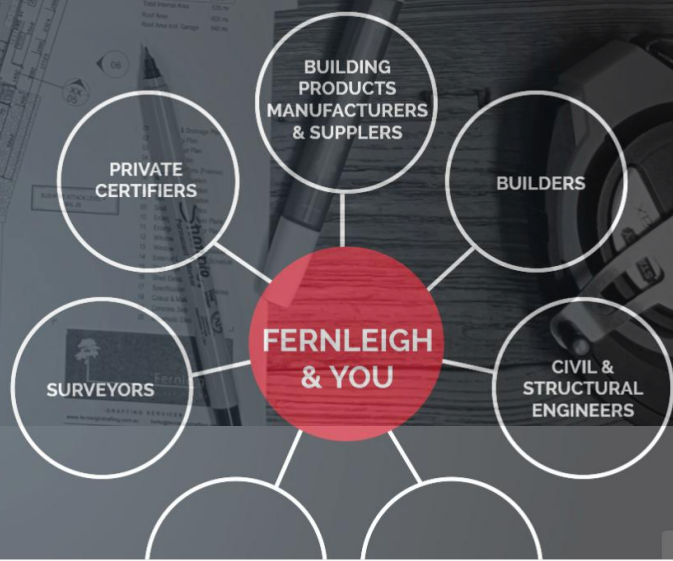
Fernleigh

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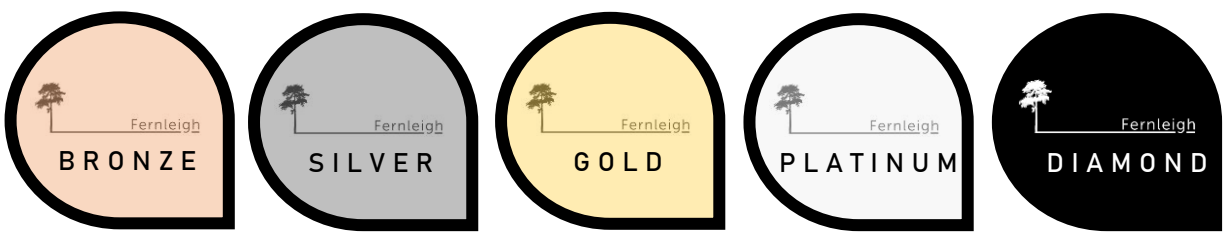
## 2. Services

- Site analysis
- Custom design
- Plan drafting
- Statement of environmental effects
- Waste Management Plans
- BASIX Energy assessments
- Council application
- Coordination of all building professionals

Ask about our  
Standard  
Designs



# 4. Plan Packages - Inclusions



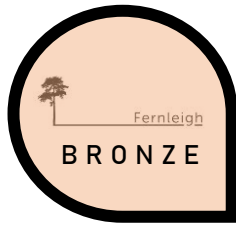
I've got my own design

Inspire me (Design it for me).

	BRONZE	SILVER	GOLD	PLATINUM	DIAMOND
<i>Inclusions :</i>					
Concept Plan pack (3 Design options)	✗	✗	✗	✓	✓
Site plan (Survey provided by registered Surveyor)	✓	✓	✓	✓	✓
Concept drainage	✓	✓	✓	✓	✓
Cut and Fill diagram	✓	✓	✓	✓	✓
Floor plan	✗	✓	✓	✓	✓
Typical Sections	✗	✓	✓	✓	✓
Elevations	✗	✓	✓	✓	✓
BASIX Certificate	✗	✗	✓	✗	✓
Statement of Environmental Effects report	✗	✗	✓	✗	✓
Complete Council forms	✗	✗	✓	✗	✓
Waste Management Plan	✗	✗	✓	✗	✓
Shadow diagrams (required for two Storey)	✗	✗	P.O.A.	✗	P.O.A.
3D Visualisation	✗	✗	P.O.A.	✗	P.O.A.



## 5. Price Guide



Size (m2)  
Roof +  
Decked area

Size (m2)	BRONZE	SILVER	GOLD	PLATINUM	DIAMOND
<15m	\$ 378.13	\$ 1,139.22	\$ 2,907.52	\$ 2,006.10	\$ 3,774.40
15 - 20	\$ 378.13	\$ 1,19.70	\$ 3,131.00	\$ 2,059.58	\$ 3,997.88
20-30	\$ 378.13	\$ 1,258.53	\$ 3,196.83	\$ 2,125.41	\$ 4,063.71
30-40	\$ 378.13	\$ 1,316.12	\$ 3,424.42	\$ 2,471.96	\$ 4,580.26
40-50	\$ 378.13	\$ 1,365.49	\$ 3,473.79	\$ 2,521.33	\$ 4,629.63
50-60	\$ 378.13	\$ 1,402.52	\$ 3,680.82	\$ 2,558.36	\$ 4,836.66
60-70	\$ 378.13	\$ 1,447.77	\$ 3,726.07	\$ 2,748.09	\$ 5,026.39
70-80	\$ 378.13	\$ 1,505.37	\$ 3,783.67	\$ 2,805.69	\$ 5,083.99
80-90	\$ 378.13	\$ 1,562.96	\$ 3,841.26	\$ 2,863.28	\$ 5,141.58
90-100	\$ 378.13	\$ 1,628.79	\$ 4,017.09	\$ 3,073.59	\$ 5,461.89
100-150	\$ 378.13	\$ 2,023.73	\$ 4,412.03	\$ 3,468.53	\$ 5,856.83
150-200	\$ 420.00	\$ 2,230.16	\$ 4,788.46	\$ 3,819.44	\$ 6,377.74
200-300	\$ 420.00	\$ 2,641.56	\$ 5,539.86	\$ 4,375.32	\$ 7,273.62
300-350	\$ 420.00	\$ 2,888.40	\$ 5,786.70	\$ 4,911.12	\$ 7,809.42
350-400	\$ 449.00	\$ 3,328.80	\$ 6,635.85	\$ 5,929.44	\$ 9,236.49
400-450	\$ 449.00	\$ 4,151.60	\$ 7,778.65	\$ 7,908.08	\$ 11,535.13
500-600	\$ 449.00	\$ 5,385.80	\$ 9,062.85	\$ 10,587.08	\$ 14,265.13

\* - CONDITIONS APPLY. Site visits available most areas. Call Fernleigh for more details. Complying Development Certificates not available for all projects. Your project has to meet all planning guidelines associated with your property to be able to achieve a Complying Development Certificate. CDC issued by Private certifier working independently of Fernleigh Eaglesham Pty Ltd. Certification costs not included. Prices valid 15<sup>th</sup> of July 2025 – Valid 90 days.

PRICE LIST VALID 90 DAYS from (15/07/2025)





## 6. Terms & Conditions

### All prices include GST.

#### Drafting and Turnaround Times:

- Turnaround times are dependent on the relevant information being provided to Fernleigh in full.
- Max size – The maximum size building covered under the above price list is 600m<sup>2</sup>. Buildings over this size are to be quoted separately by Fernleigh
- 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 printer 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 ordering of materials and trades, prior to approval is a risk you bare.
- 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:

- 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 \$67 (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 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.
- Water Authority Approval – Approval/Stamping may be required from a water authority to ensure the proposed build is not affecting existing assets.
- Site Survey – Council may request a site survey providing ground levels to Australian Height Datum (AHD). This service is to be conducted by a registered Surveyor. Fernleigh can organise this for you.
- 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 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 structure including shed, awning, habitable structure etc.
- Any correspondence from council directly to yourself following submission.

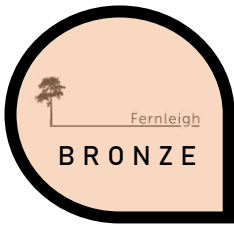
#### Payment terms:

- 50% Commencement deposit
- 50% Final payment due prior to releasing final plan pack to You or the approving authority.

#### Specific Exclusions:


- Section 10.7 Planning Certificate
- Construction Certificate (Structural ) drawings additional changes requested by Engineer.
- Engineers certification
- Inspections
- Site survey
- Council fees
- Bushfire attack level (BAL) assessment /reports
- Flora/Fauna Reports
- Waste Water reports
- Section 4.55 Modifications

# 7. Plan Order form



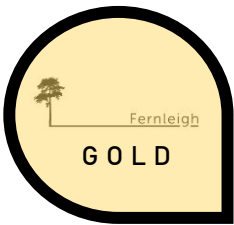
BRONZE

☐




SILVER

☐




GOLD

☐



PLATINUM

☐



DIAMOND

☐

Select plan package (tick)

Size (m2) Roof + Decked area =

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

Property Owners First Name(s):

Property Owners Last Name(s):

Street:

Town:

State:

Lot & DP # (if known):

Mobile:

Email:

Signed:

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

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 (company name):

Date:

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