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Fernleigh  
DRAFTING | COUNCIL SERVICES

# FERNLEIGH DRAFTING QLD ORDER FORM

**FERNLEIGH  
PRICE  
GUARANTEE**

We'll beat any quote  
on comparable plan  
packages!

T&C's Apply



# QLD ORDER FORM

## DRAFTING SERVICES (CLASS 10 STRUCTURES & POOLS) PRICE (\$) (INC. GST) TICK

Site Consultation	\$299.00
Site Measure (per floor level)	\$396.00
Plan Package 1 (Site plan only)	\$199.00
Plan Package 2 (Plans only)	\$799.00
Plan Package 3 (Site visit and Full Plan set)	\$1,090.00
Plan Package 4 (Commercial/Industrial)	Per spec
NEW! Plan Pack 5 (Site Measure and Site Plan)	\$459.00
Plan Pack 7 (Exempt Development Pack)	\$1,199.00
Building Certificate Plan Set	\$1,980.00
Detail Retaining Walls (\$/lm)	\$8.80
Add Wet Area or Kitchenette up to 10m2 (\$/hr)	\$139.75
Add Additional Building (same site \$/hr)	\$139.75
Attend Site to Meet with Council (min – max. 1hr) per person	\$299.00

## ADDITIONAL SERVICES REQUIRED (SITE SPEC) PRICE (\$) (INC. GST) TICK

Additional Drafting (\$/hr) hours estimated	\$139.75
Purchase Survey Plan (SP or RP if not approved by client)	\$73.00
Apply for Building Certification (Application to Council ex council and certifier fees)	\$239.25
Concurrence application. Request to modify the local planning scheme item such as: Reduce the distance of the proposed structure required to the side or rear boundaries, build in front of primary building lines, exceed the maximum floor space, exceed the maximum roof height, exceed the maximum cut/fill. Note: Variations requested will extend approval turnaround times.	\$165.00
Request to Build over or adjacent sewers* (exc. water asset owner fees) within 1.5m of sewer	\$165.00
Building Envelope modification requests	\$363.00
Flood affected property assessment* (acquire flood report, source/engage & liaise surveyor) (exc. survey cost)	\$485.00
Building within 1% AEP Flood mapped area* (source/engage & liaise flood/hydraulic engineer and council)	\$699.00

Quotation \*subject to change until site assessment completed.

## REGISTER BELOW

Complete and email to :  
[admin@fernleighdrafting.com.au](mailto:admin@fernleighdrafting.com.au)

### PROPOSED (SHED/DECK/PATIO/POOL)

### 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 and understand the pricing information provided and payment terms detailed on this document. I have read all 5 pages.

### EMAIL:

### SUPPLIER:

### SIGNED:

### DATE:

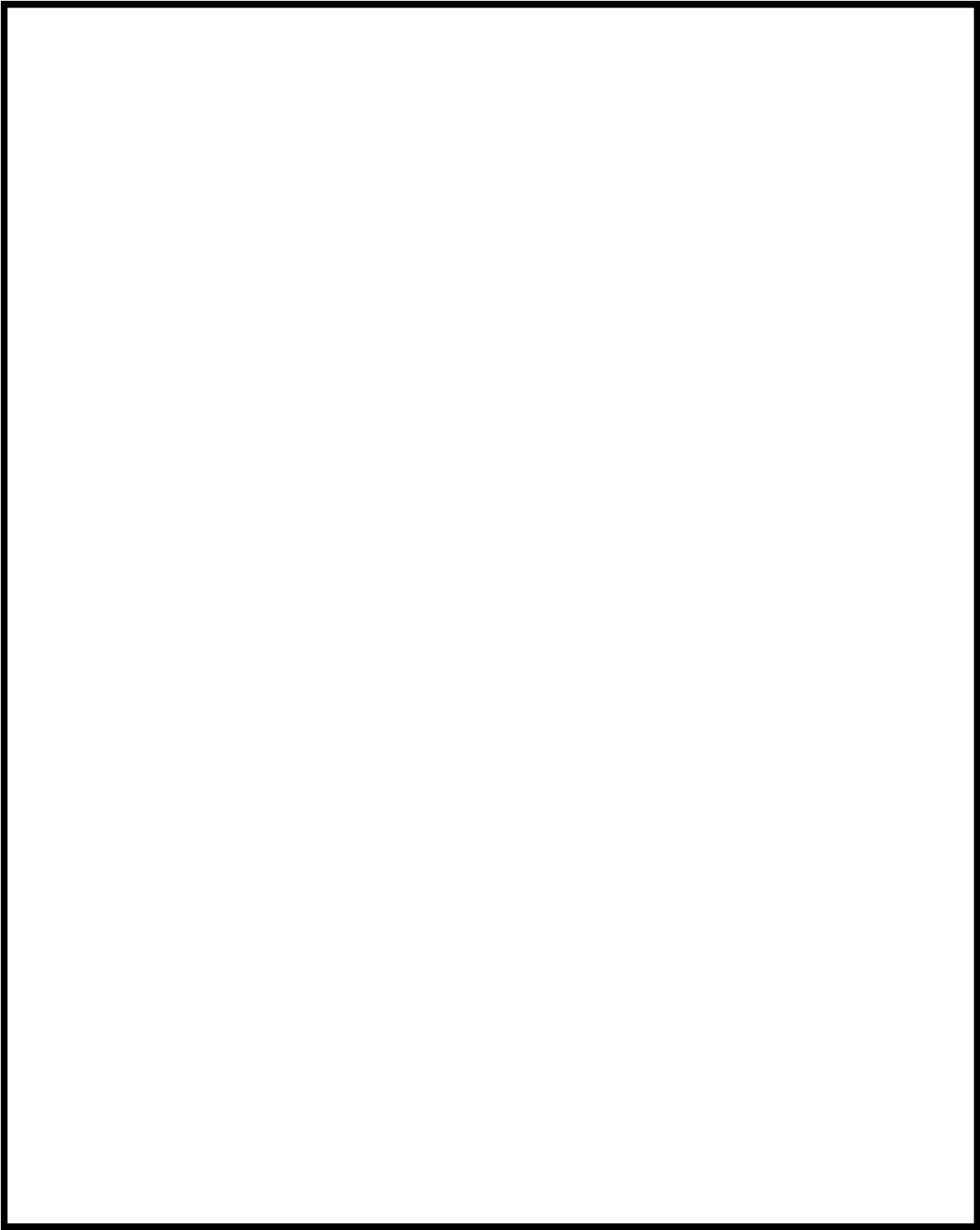
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**FERNLEIGH PRICE GUARANTEE**  
We'll beat any quote on comparable plan packages!

Send us a quote for a better price for the same services and we will beat it! \*Prices include GST. Habitable plans sets not included. Pricing can vary state to state. Site measures available most areas. Council and certifier fees not included. Terms and conditions apply. Valid as at 15/07/2025. Valid for 90 days.

Please provide a sketch of the proposed building location on the following page





# Sketch of Location

Please draw where you would like your shed on your site, how far from the boundaries and where the shed is located in proximity to your house or other structures.

## Key:

Things to include:

- Your House,
- Proposed Structure (including length and width)\*
- Boundary or Fences of the site,
- Side Boundary Setback\*
- Rear Boundary Setback\*
- Front Boundary Setback\*
- Existing Stormwater Connection (if known),
- Sewer Manhole or Inspection lids (if known),
- Any existing trees, vegetation on the site,
- Driveways (existing or proposed),
- Nearest Roads for the property.

I acknowledge that this placement will be worked on for drafting purposes and any changes that I make to the placement or design of my structure will potentially incur additional drafting costs.



DATE:

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

# TERMS & CONDITIONS OF ENGAGEMENT

- Turnaround times detailed are based on number of days from invoice payment to submission to approving authority.
- Turnaround times are dependent on the relevant information being provided to Fernleigh in full and payment being made on time.
- Turnaround times will extend if **Concurrence requests** are required by you.
- Your enquiry and receipt of this order form may result in the use of your email for mailing lists and updates from Fernleigh. Should you wish to not receive these messages, you can select to opt out on the email marketing/messaging or otherwise contact Fernleigh at [admin@fernleighdrafting.com.au](mailto:admin@fernleighdrafting.com.au) and request to opt out. No personal details will be shared, information gathered will be solely for the sending of pricing updates, sale offerings or project updates.
- Max size – The maximum size building covered under the above price list is 350m2. 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, technical outages 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 purchasing of a shed, prior to approval is a risk you bear. Whilst variations to the council planning scheme through a concurrence application 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 – detail your property boundaries and enable us to locate and position your proposed development on your site. Additional fees may apply if council or the certifier requests these.
- Reports and services required by external professionals including bushfire reports, surveys, certification/inspection fees by an engineer or building certifier or any other services not listed in the order form. Fernleigh will always venture to forecast where external professionals may be required to repemtp any additional services that may be required.

## **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.





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 (02) 7902 5111

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