

# Kit Plan - Price List



Fernleigh

ARCHITECTURAL & STRUCTURAL

Drafting and Council Application Services

PO BOX 57  
Camden, NSW 2570

01/10/2018  
Valid 30 Days

Thank you for the opportunity to quote for the Drafting services & Council Applications for your project. The planning process for a development is reasonably prescriptive but can be confusing if you haven't done it before – that's where we can help. A good set of plans eliminates questions and provides a great communication tool for all parties involved in your project. Please see below frequently asked questions (FAQ's), Price list, and Travels zones. Prices detailed are for non-habitable kit buildings.

## How long does an approval take?

Depends on what you want to build and what your site is zoned for.

After we have got your dream building onto paper, we review your proposal to determine which approval category it will fall into and determine what information is required. The categories are outlined below:

1. **Exempt Development** – Minor construction/Low impact works. Doesn't need council approval. The standards you must comply with for most exempt development works are in the [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#) (the State Policy).
2. **Complying Development Certificate (CDC)** – Complying development is a fast-track approval process for straightforward residential, commercial and industrial development. If the application meets specific criteria, it can be determined by a council or accredited certifier. Approval times can be as little as 20 days once determined by your Council or Private Certifier.
3. **Development Application (DA)** – Development Applications are required for all developments that do not fit into one of the above categories. Sometimes projects involve several approvals as a part of the one Development Application such as retaining walls, pools and other modifications to your home. The DA process will also be required if you need other approval such as Bushfire reports and Mine Subsidence approvals. These can all be done as one Development application. DA's can take up to 3 months for approval so get your plans underway now.

## What plans do you need for your project?

1. **Development Application (DA) plans or Architectural Plans** – Details what you want to build and where. These are required for a DA or CDC. This is what Fernleigh provides you with.
2. **Construction Certificate plans (CC) or Structural plans** – Details how the structure is going to be built (including specifications of all structural components) and is signed and certified by an engineer. This set of plans is provided by your kit supplier.

## How much does it cost to get through council?

You can obtain quotes from council to see what the fees will be; all you need to know is how much your total estimated project cost will be (provided by your kit supplier). Council determine their fees by how much the total construction cost is.

## Principle Certifying Authority (PCA) or Council?

You still have to lodge the DA with council for a DA, you can however choose to use either a PCA or council to approve all construction works. All Councils have a PCA service. A Principle Certifying Authorities role is to:

- Issue Construction and Occupation Certificates

- A Principal Certifying Authority ensures Development Conditions of Consent are maintained.
- Undertake inspections that are required for each stage of the construction process.

Planning packages available:

Item	Description of Services	Price (ex GST)	Plan Turnaround time
'Site plan' only	<ul style="list-style-type: none"> <li>• Detail existing site plan</li> <li>• Detail proposed work</li> <li>• Detail schematic locations of services (sewer, water, gas) via Dial before you dig information.</li> </ul>	\$350 (Excludes survey plan & Deposited plan costs))	(3) Days
'Plan only' package	<ul style="list-style-type: none"> <li>• No site visit (measurements provided)</li> <li>• Provide detail drawings of: <ul style="list-style-type: none"> <li>- Site plan – (Detailing existing structures, proposed location of new structure, property boundaries, Services - schematic layout,</li> <li>- Elevations – Cladded Elevations detailing opening location and fall of natural ground.</li> </ul> </li> </ul>	\$599	(7) Days
'Site Visit & Plan' package (Available some areas – see maps below)	<ul style="list-style-type: none"> <li>• Attend site and conduct site measure.</li> <li>• Provide detail drawings of: <ul style="list-style-type: none"> <li>- Site plan – (Detailing existing structures, proposed location of new structure, property boundaries, Services - schematic layout,</li> <li>- Elevations – Cladded Elevations detailing opening location and fall of natural ground.</li> </ul> </li> </ul>	\$879	(10) Days
'Planning' Package. (Available some areas – see maps below)	<ul style="list-style-type: none"> <li>• Attend site and conduct site measure.</li> <li>• Provide detail drawings of: <ul style="list-style-type: none"> <li>- Site plan – (Detailing existing structures, proposed location of new structure, property boundaries, Services - schematic layout, Free space ratios)</li> <li>- Elevations &amp; Sections – Cladded Elevations detailing opening location and fall of natural ground.</li> <li>- Statement of Environmental Effects</li> <li>- Sediment Control plan</li> </ul> </li> </ul>	\$995 (Excludes survey, Council fees, peg out or inspections)	(14) Days
Add Council Applications forms	<ul style="list-style-type: none"> <li>• Complete Council Application forms on your behalf.</li> </ul>	Add \$150	(2) Days
Add Waste Management Plan	<ul style="list-style-type: none"> <li>• Provide Waste management plan detailing existing structures to be demolished and disposal of all materials including estimated volumes.</li> </ul>	Add \$150	(2) Days
Add Statement of Environmental Effects Report (SEE). (Note – Already included in 'Planning package')	<ul style="list-style-type: none"> <li>• Provide Statement of Environmental Effect report. A SEE is required with every development application. The SEE is a document that documents the environmental impacts of a proposed development and outlines any steps taken to protect the environment and to manage impacts. Any variation requests to the Development control plan are also detailed within.</li> </ul>	Add \$200 (Note – Already included in 'Planning package')	(2) Days

\*Note: Additional changes requested after 1<sup>st</sup> draft provided will be charged at \$100/hr (+GST).

**Deposit Plan 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 a Deposit plan can not be provided by you, a fee of \$50 (+GST) is applicable to obtain these documents through an information broker.

**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.

**Turnaround times** – Turnaround times are dependant on the relevant information being provided to Fernleigh in full. The times detailed are for plans to be returned to you based on information provided by You and do not included changes requested by You, Council Representatives, Builders, kit sellers or Your PCA.

**Max size** – The maximum size building covered under the above price list is 350m<sup>2</sup>. Buildings over this size are to be quoted separately by Fernleigh.

**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.

Get my council plans underway:

<https://www.fernleighdrafting.com.au/council-help/>

Site measure travel areas (check with Fernleigh for areas outside maps shown) :

Greater Sydney Metro:

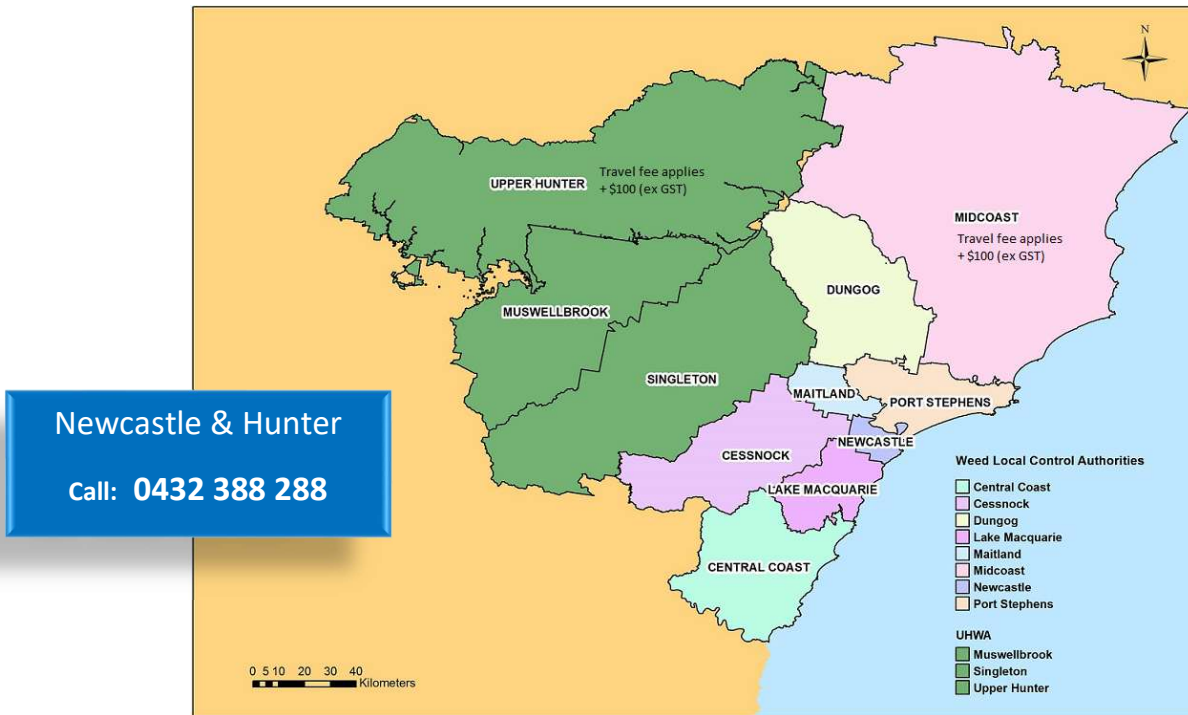


Greater Sydney & South Coast

Call: 0402 825 277

Conditions: \*North West, Upper North Shore and Northern Beaches – Add \$100 (+GST) Travel fee.

## Hunter/Newcastle/Central Coast:



Conditions: \*Upper Hunter & Midcoast – Add \$100 (+GST) Travel fee.

## South Coast and Southern Highlands:



Conditions: \*Nowra, Berry, Kangaroo Valley, High Range, – Add \$100 (+GST) Travel fee.

**Click to have someone contact you:**

<https://www.fernleighdrafting.com.au/council-help/>

Kind Regards



**Fernleigh**

ARCHITECTURAL & STRUCTURAL

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