

# Documents

To provide you with an Estimate or Detailed Quote we require the following documents; **Some items might not be required for your type of build**, depending if its a DA, CDC, or has potential conditions/restrictions on the land.

## Estimate Documents

- Plans/Drawings

This is the BARE minimum. The more you can provide us with, the more accurate our estimate will be.

If this is all you have when you get in contact with us, we are able to help with the below documents through our design process.

## Detailed Quote Documents

- DA or CDC approval documents
- Approved stamped architectural plans
- Structural engineering plans
- Bushfire report
- Flood report
- Environmental plan
- BASIX
- Site Survey
- Fixtures and finishes schedule
- Realistic Budget

### **But why do we require certain documents for a detailed quote?**

Each item can have a different affect on the pricing depending on the specifications. Some documents directly increase material and labour costs e.g. Structural engineering, bushfire, flood, environmental. While others influence design complexities and compliance requirements e.g. DA, CDC, architectural plans.

See below for a more comprehensive understanding on each of the documents.

**DA/CDC Documents** - Approval for your development is granted as long as the specified conditions are carried out. We need these approval documents, so we can account for any specific requirements stated. These could be minimal or major items to do with materials, landscaping, setbacks or the build itself, ultimately impacting the accuracy of the detailed quote.

**Approved stamped architectural plans**- These are the final approved plans, stamped by either council or a private certifier, showing the design and detailing the layout, structure, finishes or any design specifications such as, high ceilings, rooflines, large spans. These plans give us the specifics on what we need to account for in our quote.

**Realistic budget** - We know discussing your budget upfront can feel daunting, but transparency is key. When we understand your budget, we can tailor our quote to suit your needs—ensuring the right materials, finishes, and design elements from the start. If your project comes in under budget, you'll have the option to upgrade features or add extra touches. Our goal is to deliver a high-quality build within your financial expectations—no surprises, just solutions.

**Structural engineering plans-** These detail the required structural components for your build, items such as slab thickness, footings, beams, steel reinforcements. Without these details we can not confidently/accurately quote as these play a significant part in the costings and the construction of your build.

**Bushfire report-** Determines the bushfire attack level (BAL Rating). Depending on the results, this will have an affect on the materials and construction method used. This will also affect the overall price of a build due to specific materials and design requirements associated with a higher BAL rating. (BAL-LOW is your lowest rating, and BAL FZ is the highest, being a flame zone)

**Flood report-** Identifies flood risks on/around your property and may require you to take specific measures if planning a new build/addition. Items such as raising floor levels, higher grade materials used in lieu of standard and adjusting heights of electricals. These measures effect building costs and could also require additional engineering solutions.

**Environmental plan-** Addresses factors such as soil erosion, tree removal and storm water management on your property. In some instances this may require retaining walls, sediment control, or replanting, all of which effects costings.

**BASIX-** Ensures compliance with NSW sustainability requirements. When creating a Building Sustainability Index (BASIX) it takes into account things such as energy efficiency and water usage. Your home will have a set target to meet in these areas and to achieve this target you may have to implement certain measures such as, higher-rated insulation, double glazing, solar panels and/or rainwater tanks. All these items help reach the desired target but play a part in how/what we need to quote and allow for on our end.

**Site survey-** Determines site levels, boundaries, and features like trees, easements and slope. These plans are essential for site set out of a new build and also provide details for quoting purposes. For instance, if your property is situated on sloping land with poor soil conditions, it will require additional excavation and retention measures.

**Fixtures and finishes schedule** - These are a personal choice and items we need clarification on to ensure the quote reflects the finished product you have imagined.