

6th November 2025

Gold Coast Council
Po Box 5042
Gold Coast MC Qld 9729

RE: Cover Letter – Operational Works – Non Standard Vehicle Crossover VXO

AT: 42 Kinship Road, UPPER COOMERA QLD 4209
Lot 191 SP 343910

Dear Sir/Madam,

Please find attached an application for Operational Works for a proposed Non-Standard Vehicle Crossover at the above address. The crossover will have a width of 3 metres adjoining the road. The proposed residential driveway crossover does not comply with the Standard Drawings RSD-100 for the below:

- o W1 – 3.0 metres wide in lieu of 4.0 metres wide required at the road.

On behalf of our client, FRD Homes, we request Council to carry out an assessment and decision for the proposed vehicle crossing against the Gold Coast City Plan and *Planning Act 2016*. A driveway 4.0 metres wide at the road cannot be achieved for this lot due to the surrounding infrastructure and site constraints.

I trust this information is sufficient for you to proceed with the assessment of the application as submitted. Should you require any further information regarding the above, please contact our office on the above numbers or email any further requests.

Yours faithfully,
Suncoast Building Approvals



Jack Green
Building Certifier

**OWNERS CONSENT TO LODGING DEVELOPMENT APPLICATION FORMS****PROPERTY DESCRIPTION:** Byron Custom Hamptons high set**SITE ADDRESS:** Lot 191, New Road, "Calli", Upper Coomera QLD 4209

To whom it may concern,

I/We as the registered owner/s of the above site consents to the applicant and/or the engaged private certifier submitting any development approvals including plumbing for the property as noted, in order to receive a permit to build on the said property.

It is also agreed by the owner to give authority for an agent from the engaged private certifier to lodge and sign any council or state government forms necessary for submission for and on our behalf in order to obtain development approvals.

I/We authorise FRD Homes to sign, lodge and collect on our behalf all required council approval documents require to commence construction and authorise FRD Homes to gain a refund from QBCC Insurance should our contract not proceed.

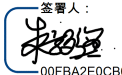
The owners also consent for water, sewerage, and other utility providers to access the property for connections and quotation purposes.

I / We hereby confirm we have full read and understand all inclusions of our Building Contract, Specifications and Concept plans and agree for FRD Homes to submit any Covenant applications on our behalf.

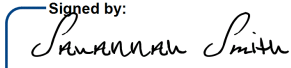
Furthermore, we understand minor plan or specification changes may be required to comply with local council approval requirements.

NOTE: Whilst all care is taken to comply with local council requirements to this contract of sale, some development may have specific requirements which we may not be aware of until council lodgement occurs.

REGISTERED OWNER/S AS PER DEPT. NATURAL RESOURCES RECORDS

Name	Signed	Date
Yiqiang Zhu	 00FBA2E0CB0A4D6...	03-04-2025

BUILDER / APPLICATION DETAILS:**Name:** FRD Homes Pty Limited**Postal Address:** PO Box 4894 GCMC QLD 9726

Signed by: 
Signature: _____ Builder
316C22AC7AFA4CD...

Notification and Payment Confirmation

This form is to confirm that the levy or first instalment of the levy has been paid, that an exemption from payment of the levy exists in relation to the work, or that an exemption from immediate payment of levy exists in relation to the work, in accordance with section 77(2) the *Building and Construction Industry (Portable Long Service Leave) Act 1991* (**BCI Act**). Form BCI 14 v10.

PROJECT DETAILS

Date paid: 08/10/2025

Internal job reference number 24701
(if applicable):
Project owner: Yiqiang Zhu
Principal contractor: FRD HOMES PTY LTD
Certifier: Suncoast Building Approvals

BUILDING AND CONSTRUCTION WORK DETAILS

Start date:	14/11/2025	Project finish date:	14/05/2026
Building and construction work description:	DWELLING - HOUSE		
Lot no:	191	Plan no:	SP343910
Building and construction work address:	(42) Kinship Road		
Suburb:	Upper Coomera QLD	Postcode:	4209

LEVY DETAILS

Total cost of work (GST excl):	\$504,455.00
Total exempted cost of work (GST excl):	\$0.00
Total levy paid:	\$2,901.00

CONTACT QLEAVE

Suite 3, Lot 1/62 Crockford St, Northgate QLD 4013 | PO Box 348, Archerfield BC QLD, 4108

Freecall 1800 803 481 | Email levies@qleave.qld.gov.au | www.qleave.qld.gov.au

BUILDING AND CONSTRUCTION WORK COMPLETED

When the building and construction work reaches practical completion, you are invited to submit your final costs and completion date to QLeave. If the final cost of work is \$50,000 or more than originally notified you **must** notify QLeave and pay any additional levy within 30 days of work ending. Failure to provide these details will result in the commencement of enforcement action. To provide QLeave with these details please complete the finalisation form on the portal.

