

SK2V Pty Ltd v Cumberland Council
LEC Proceedings No. 2026/00072530
Property: 3-5 Gilba Road, Pendle Hill
DA2025/0824

Index to Class 1 Application

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1.	Class 1 Application, Development Application Form, Owners Consent
2.	Registered Quantity Surveyors Detailed Cost Report prepared by Tingxiao Wang dated 19 November 2024
3.	Development Application Cost Report prepared by Tecol Pty Limited dated 19 November 2024
4.	Architectural Plans prepared by WEN Architects Revision A dated 13 December 2024 as follows: • DA-000 - Cover Page; • DA-005 – Notification Plan; • DA-020 – General Notes; • DA-050 – Site Plan; • DA-090 – Basement GA Plan; • DA-110 – Level 1 GA Plan; • DA-120 - Level 2 GA Plan; • DA-130 - Level 3 GA Plan; • DA-140 - Level 4 GA Plan; • DA-150 – Roof Plan; • DA-200 – Elevation; • DA-201 – Elevation; • DA-202 – Billabong Street Elevation; • DA-203 – Elevation; • DA-204 – Elevation; • DA-205 – Gilba Road Elevation; • DA-300 – Section A; • DA-301 – Section B; • DA-400 – Window Schedule;

- DA-500 – GFA Compliance;
- DA-505 – Communal Area Calculation;
- DA-510 – Childcare Calculation;
- DA-520 – Site Analysis;
- DA-530 – Sediment Control Plan;
- DA-540 – Building Height;
- DA-550 – Shadow Diagram;
- DA-551 - Shadow Diagram;
- DA-552 - Shadow Diagram;
- DA-553 - Shadow Diagram;
- DA-554 - Shadow Diagram;
- DA-555 - Shadow Diagram;
- DA-556 - Shadow Diagram;
- DA-600 – External Finish Schedule;
- DA-710 – Driveway Profile;
- DA-720 – Childcare Evacuation Plan

5. Landscape Plans prepared by Site Design + Studios Revision A dated 12 December 2024 as follows:

- L-00 – Title Page;
- L-01 – Ground Floor Landscape Plan;
- L-02 – Level 1 Landscape Plan;
- L-03 – Level 2 Landscape Plan;
- L-04 – Level 3 Landscape Plan;
- L-05 – Level 4 Landscape Plan;
- L-06 – Planting Details

6. Stormwater Concept Design prepared by S&G Consultants Pty Ltd Revision B dated 31 January 2025 as follows:

- S01-SW100 – Cover Sheet & Drawing Index;
- S01-SW101 – Notes & Legend;
- S01-SW201 – Erosion & Sediment Control Plan & Details;
- S01-SW301 – Stormwater Drainage Design Basement Plan;
- S01-SW302 - Stormwater Drainage Design Ground Floor Plan;
- S01-SW303 - Stormwater Drainage Design Roof Plan;

- S01-SW401 - Stormwater Drainage Design Details Sheet

7.	Flood Study prepared by MBC Engineering Pty Ltd Revision B dated 24 November 2025
8.	Survey Plan prepared by C & A Surveyors NSW P/L Revision 02 dated 7 May 2021
9.	Statement of Environmental Effects prepared by Think Planners dated 7 February 2024
10.	Plan of Management Co-Living prepared by Think Planners dated 7 February 2025
11.	Plan of Management Childcare dated 7 February 2025
12.	NCC 2022 Section J DTS Report prepared by Green Building Energy Efficient Consulting
13.	Geotechnical Report for Proposed Mixed-Use Development prepared by Geofirst Pty Ltd Revision 0 dated 13 December 2024
14.	Preliminary Site Investigation prepared by Raw Earth Environmental Pty Ltd dated 30 October 2024
15.	Detailed Site Investigation prepared by Nova Group Pacific Version 1.0 dated 31 October 2025
16.	Regulatory Compliance Report BCA Assessment prepared by Certatude Revision 3 dated 20 January 2025
17.	Accessibility (Disability) Capability Assessment Report prepared by Plan Urbia Pty Ltd Revision A dated 10 February 2025
18.	Arboricultural Impact Assessment Report prepared by Seasoned Tree Consulting Revision 001 dated 29 January 2025
19.	Noise Impact Assessment prepared by Broadcast Environmental Pty Ltd dated 18 November 2024
20.	Stormwater Management Report prepared by S& G Consultants Pty Limited dated 31 January 2025
21.	Traffic & Parking Assessment prepared by Transport and Traffic Planning Associates Issue A dated December 2024
22.	Construction Waste Management Plan prepared by Elephants Foot Consulting Revision B dated 7 May 2025
23.	Operational Waste Management Plan prepared by Elephants Foot Consulting Revision C dated 11 December 2024.
24.	Letter from Cumberland City Council dated 24 November 2025 re Flood Levels

RFI Documentation

25.	Request for further information from Cumberland City Council dated 23 January 2026
26.	Letter from WEN Architects to Cumberland City Council dated 6 February 2026 responding to the RFI
27.	Architectural Plans re 3-5 Gilba Rd, Pendle Hill prepared by WEN Architects Revision B dated 5 February 2026 as follows: • DA-000 - Cover Page; • DA-020 – General Notes; • DA-050 – Site Plan; • DA-090 – Basement GA Plan; • DA-100 – Ground Floor_GA Plan; • DA-110 – Level 1 GA Plan; • DA-120 - Level 2 GA Plan; • DA-130 - Level 3 GA Plan; • DA-140 - Level 4 GA Plan; • DA-150 – Roof Plan; • DA-200 – Elevation; • DA-201 – Elevation; • DA-202 – Billabong Street Elevation; • DA-203 – Elevation; • DA-204 – Elevation; • DA-205 – Gilba Road Elevation; • DA-300 – Section A; • DA-301 – Section B; • DA-400 – Window Schedule; • DA-500 – GFA Compliance; • DA-505 – Communal Area Calculation; • DA-510 – Childcare Calculation; • DA-520 – Site Analysis; • DA-530 – Sediment Control Plan; • DA-540 – Building Height; • DA-550 – Shadow Diagram; • DA-551 - Shadow Diagram;

- DA-552 - Shadow Diagram;
- DA-553 - Shadow Diagram;
- DA-554 - Shadow Diagram;
- DA-555 - Shadow Diagram;
- DA-556 - Shadow Diagram;
- DA-600 – External Finish Schedule;
- DA-710 – Driveway Profile;
- DA-720 – Childcare Evacuation Plan

28. Concept Plans re 1-1A Gilba Road, Pendle Hill, prepared by WEN Architects, Revision A dated 26 September 2025 as follows:

- SK-050 – 1-1A Gilba Site Plan;
- SK-100 – 1-1A Gilba Basement Plan;
- SK-110 – 1-1A Gilba Ground Plan;
- SK-120 – 1-1A Gilba Lower Level Typical;
- SK-130 – 1-1A Gilba Upper Level Typical;
- SK-900 – 3D View

29. Concept Plans re 1 Billabong Street, Pendle Hill, prepared by WEN Architects, Revision A dated 6 February 2026 as follows:

- SK-050 – 1 Billabong Site Plan;
- SK-100 – 1 Billabong Basement Plan;
- SK-110 – 1 Billabong Ground Plan;
- SK-120 – 1 Billabong Lower Level Typical;
- SK-130 – 1 Billabong Upper Level Typical;
- SK-900 – 3D View

30. Landscape Plans prepared by Site Design + Studios Revision D dated 30 January 2026 as follows:

- L-00 – Title Page;
- L-01 – Ground Floor Landscape Plan;
- L-02 – Level 1 Landscape Plan;
- L-03 – Level 2 Landscape Plan;
- L-04 – Level 3 Landscape Plan;
- L-05 – Level 4 Landscape Plan;
- L-06 – Soil Depth Calculation Ground Floor Plan;

- L-07 – Soil Depth Calculation Level 1 Plan;
- L-08 – Soil Depth Calculation Level 2 Plan;
- L-09 – Soil Depth Calculation Level 3 Plan;
- L-10 - Planting Details

31.	Stormwater Drainage Plan prepared by Stronghold Engineers Revision A dated 5 February 2026 as follows: • ST01 – Basement Stormwater Drainage Plan & Details; • ST02 – Site Stormwater Drainage Plan; • ST03 – Stormwater Drainage Detail; • ST04 – Roof Stormwater Drainage Plan; • ST05 – Erosion and Sediment Control Plan and Detail
32.	Updated Survey Plan prepared by C&A Surveyors Revision V3 dated 3 February 2026
33.	Traffic & Parking Assessment prepared by Transport and Traffic Planning Associates Issue C dated January 2026
34.	Transport CC Assessment Letter prepared by Transport and Traffic Planning Associates dated 30 January 2026
35.	Valuation and Report for 1 & 1A Gilba Road Pendle Hill and 3-5 Gilba Road prepared by Waterhouse Valuation dated 6 August 2025
36.	Valuation and Report for 1 & 1A Gilba Road Pendle Hill and 3-5 Gilba Road prepared by Waterhouse Valuation dated 30 January 2026
37.	Valuation and Report for 1 Billabong Street, Pendle Hill prepared by Waterhouse Valuation dated 30 January 2026
38.	Valuation Report for 1 & 1A, 3 & 5 Gilba Road, Pendle Hill prepared by Sun Valuation dated 2 February 2026
39.	Valuation Report for 1 Billabong Street & 3 & 5 Gilba Road, Pendle Hill prepared by Sun Valuation dated 2 February 2026
40.	Letter of Offer to 1 Gilba Road from Kelvin Lam dated 24 March 2025
41.	Letter of Offer to 1A Gilba Road from Kelvin Lam dated 24 March 2025
42.	Second Letter of Offer to 1 Gilba Road from Kelvin Lam dated 8 April 2025
43.	Second Letter of Offer to 1A Gilba Road from Kelvin Lam dated 8 April 2025
44.	Third Letter of Offer to 1 Gilba Road from Kelvin Lam dated 8 August 2025
45.	Third Letter of Offer to 1A Gilba Road from Kelvin Lam dated 8 August 2025

- 46.** Letter of Offer to 1 Gilba Road, Pendle Hill from McKees Legal Solutions dated 5 February 2026
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- 47.** Letter of Offer to 1A Gilba Road, Pendle Hill from McKees Legal Solutions dated 5 February 2026
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- 48.** Letter of Offer to 1 Billabong Street, Pendle Hill from McKees Legal Solutions dated 5 February 2026
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