

89 Lucas Road East Hills NSW 2213

Development Application for Change of Use from Shop to Residential

DWG No.	DESCRIPTION	SCALE
DA-000	COVER SHEET	not to scale
DA-001	EXISTING SITE PLAN	1:100
DA-002	SITE ANALYSIS PLAN	1:100
DA-003	PLANS PRIOR TO CHANGE OF USE	1:100
DA-004	EXISTING FLOOR PLAN	1:100
DA-005	EXISTING ELEVATIONS & SECTION	1:100
DA-006	WASTE MANAGEMENT PLAN	1:100
DA-007	STORMWATER CONCEPT PLAN	1:100

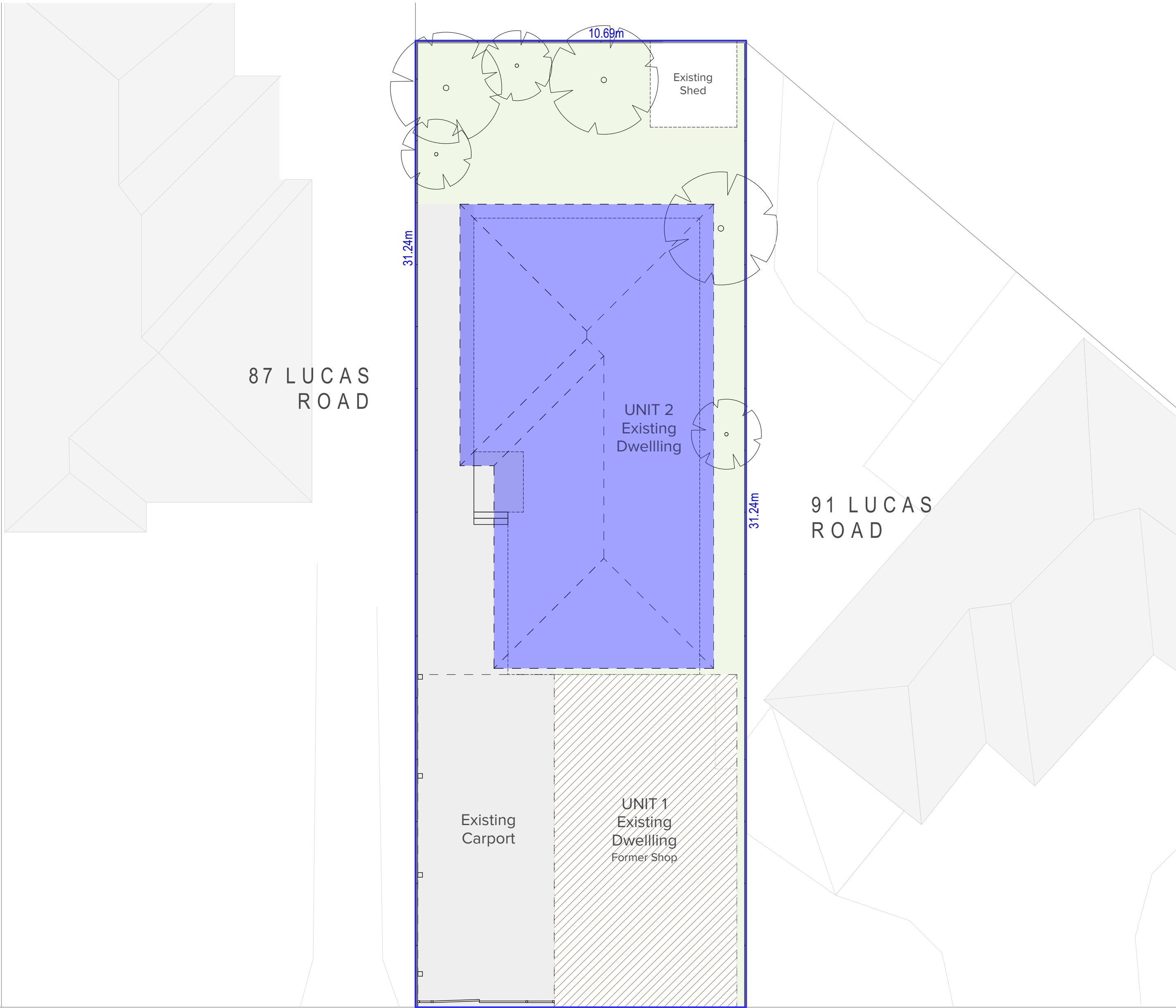


Council
Approval.
GROUP

7	Re-stamp BASIX	FG	17/02/25
6	Amendments	FG	10/02/25
5	BASIX Stamp	FG	02/10/24
4	Removing Draft Watermark	FG	16/09/24
3	Additional Plans	FG	02/09/24
2	Corrections	FG	06/08/24
1	Initial Sketch	FG	05/08/24
Rev	Description	Drft	Issued

AREAS	
ROOM NAME	MEASURED AREA
Total Site Area	333.90
Unit 1 (Former Shop)	60.00
Unit 2	90.10

BASIXCertificate
Building Sustainability Index www.basix.nsw.gov.au
Alterations and Additions
Certificate number: A1766972_02
Date of issue: Monday, 17 February 2025



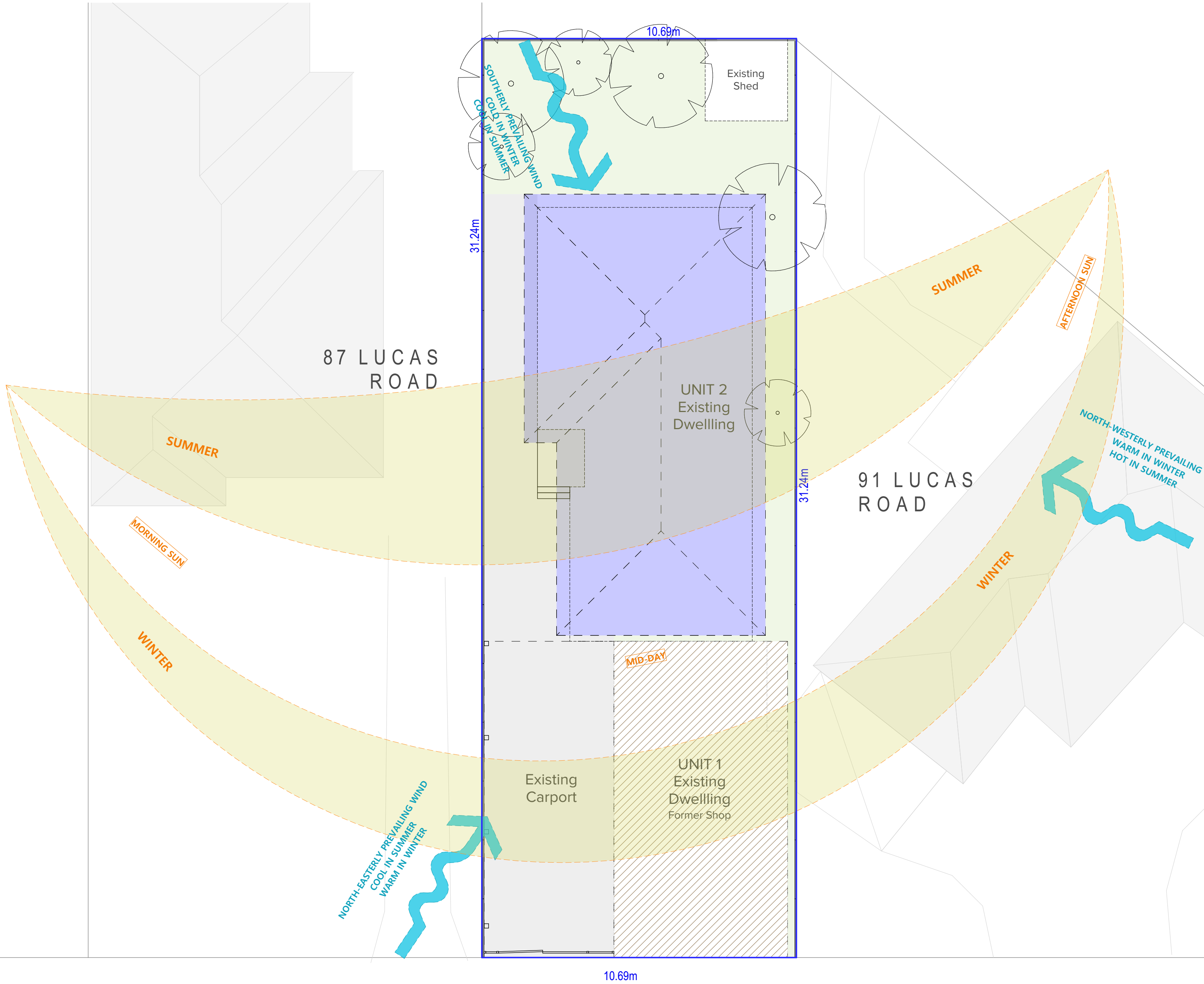
1300 008 138 info@councilapproval.com.au www.councilapproval.com.au	
Client: Arthur Tserpes	
Project: Development Application for Change of Use from Shop to Residential 89 Lucas Road East Hills NSW 2213	
Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	
Town Planner: JK Drawn By: FG Checked By: GC	Revision: 7 Scale: 1:100 @ A2
Drawing Name: EXISTING SITE PLAN	
Drawing Number: DA-001	
Nominated Architect: Giuseppe Colabrese DEP 0003894 QLD 6233 NSW 8079	
Approvals Pty Ltd as Trustee for The Council Approval Group Trust ABN: 23512142969	

7	Re-stamp BASIX	FG	17/02/25
6	Amendments	FG	10/02/25
5	BASIX Stamp	FG	02/10/24
4	Removing Draft Watermark	FG	16/09/24
3	Additional Plans	FG	02/09/24
2	Corrections	FG	06/08/24
1	Initial Sketch	FG	05/08/24
Rev	Description	Drft	Issued

BASIXCertificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

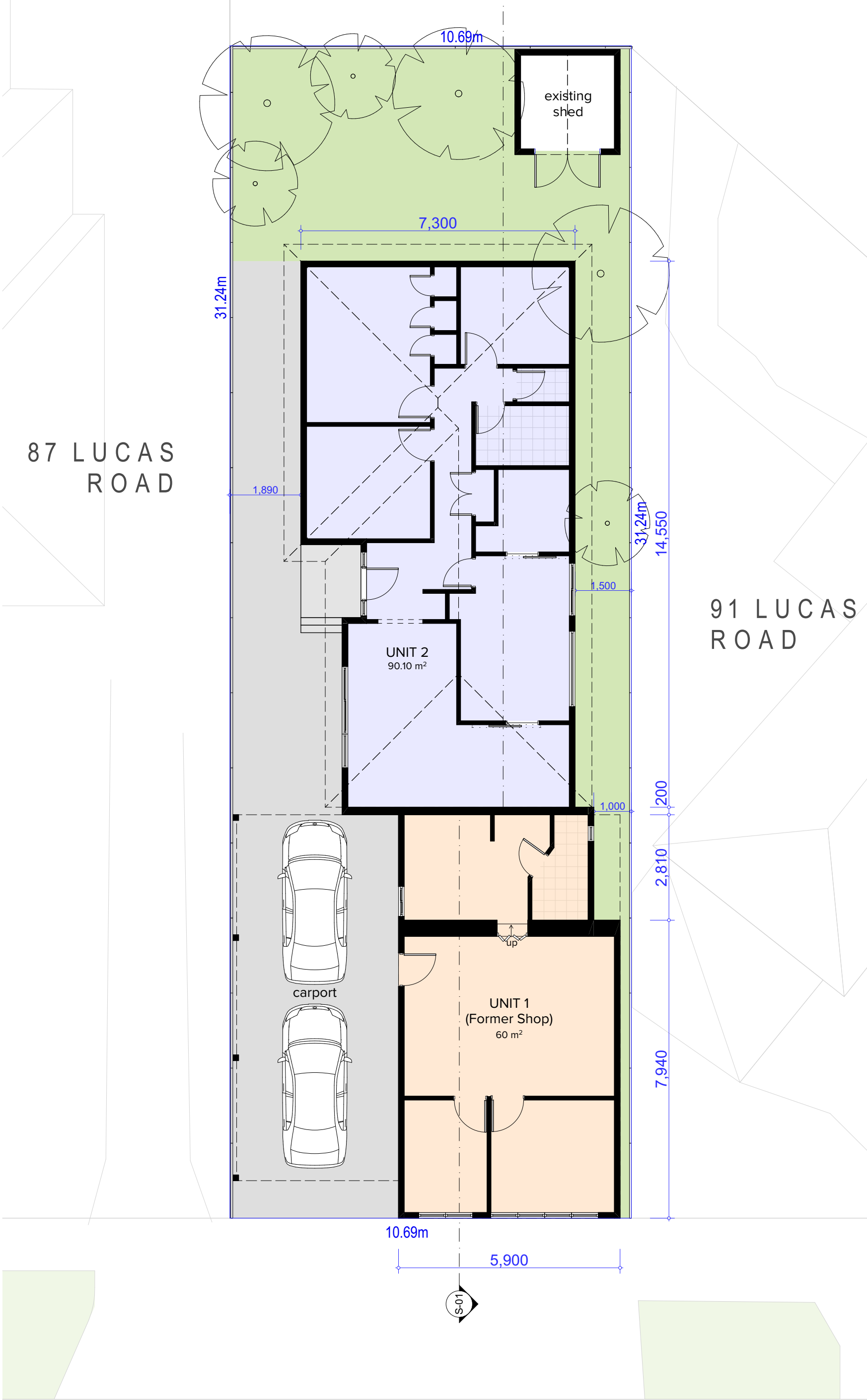
Certificate number: A1766972_02
Date of issue: Monday, 17 February 2025



LUCAS ROAD



1300 008 138 info@councilapproval.com.au www.councilapproval.com.au	
Client: Arthur Tserpes	
Project: Development Application for Change of Use from Shop to Residential	
89 Lucas Road East Hills NSW 2213	
Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	
Town Planner: JK Drawn By: FG Checked By: GC	Revision: 7 Scale: 1:100 @ A2
Drawing Name: SITE ANALYSIS PLAN	
Drawing Number: DA-002	
Nominated Architect: Giuseppe Calabrese	
DEP 0003894 QLD 6233 NSW 8079	
Approvals Pty Ltd as Trustee for The Council Approval Group Trust ABN: 23512142969	



7	Re-stamp BASIX	FG	17/02/25
6	Amendments	FG	10/02/25
5	BASIX Stamp	FG	02/10/24
4	Removing Draft Watermark	FG	16/09/24
3	Additional Plans	FG	02/09/24
2	Corrections	FG	06/08/24
1	Initial Sketch	FG	05/08/24
Rev	Description	Drft	Issued

AREAS	
ROOM NAME	MEASURED AREA
Total Site Area	333.90
Unit 1 (Former Shop)	60.00
Unit 2	90.10

BASIXCertificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1766972_02
Date of issue: Monday, 17 February 2025



1300 008 138
info@councilapproval.com.au
www.councilapproval.com.au

Client: **Arthur Tserpes**

Project: **Development Application for Change of Use from Shop to Residential**
89 Lucas Road East Hills NSW 2213

Figured dimensions take precedence over scale dimensions.
Contractors must verify all dimensions on site before commencing any work or making shop drawings.

Town Planner: JK
Drawn By: FG
Checked By: GC

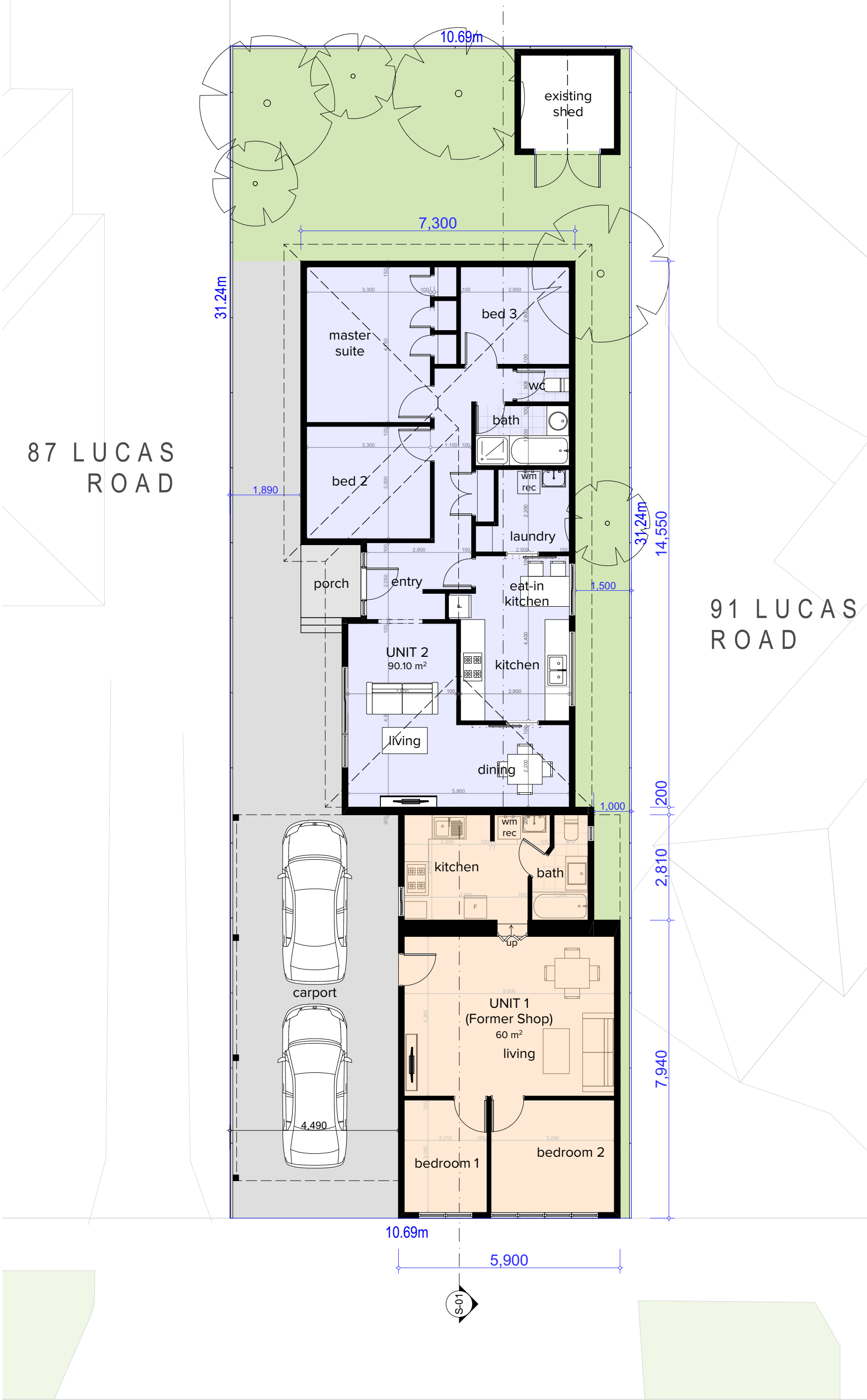
Revision: **7**
Scale: **1:100 @ A2**

Drawing Name: **PLANS PRIOR TO CHANGE OF USE**
Drawing Number: **DA-003**

Nominated Architect: **Giuseppe Calabrese**
DEP 0003894 QLD 6233 NSW 8079

Approvals Pty Ltd as Trustee for
The Council Approval Group Trust
ABN: 23512142969

LUCAS ROAD



7	Re-stamp BASIX	FG	17/02/25
6	Amendments	FG	10/02/25
5	BASIX Stamp	FG	02/10/24
4	Removing Draft Watermark	FG	16/09/24
3	Additional Plans	FG	02/09/24
2	Corrections	FG	06/08/24
1	Initial Sketch	FG	05/08/24
Rev	Description	Drft	Issued

AREAS	
ROOM NAME	MEASURED AREA
Total Site Area	333.90
Unit 1 (Former Shop)	60.00
Unit 2	90.10

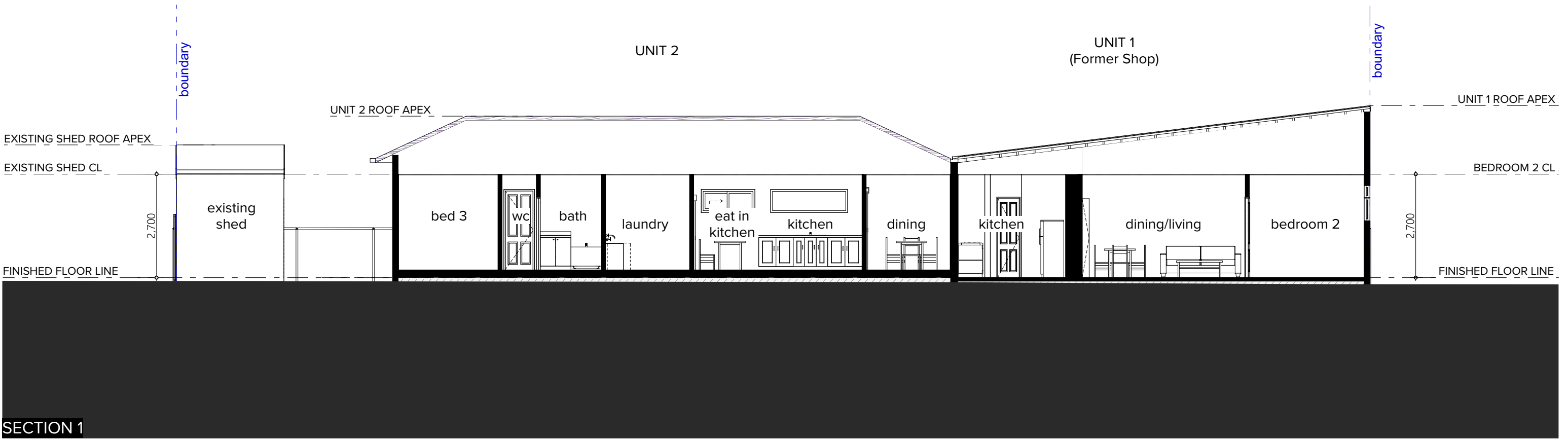
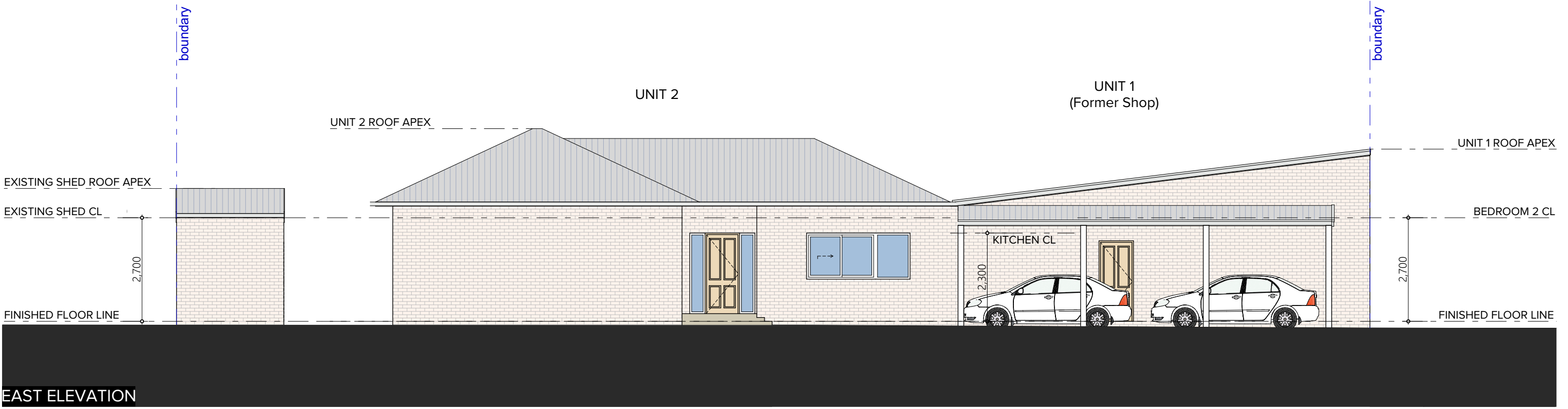
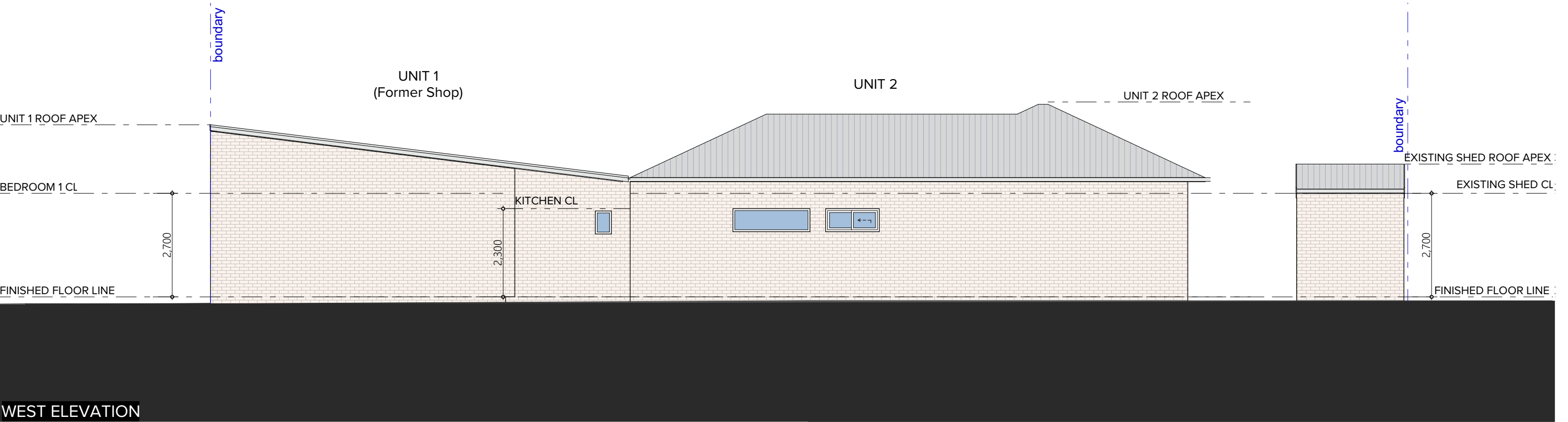
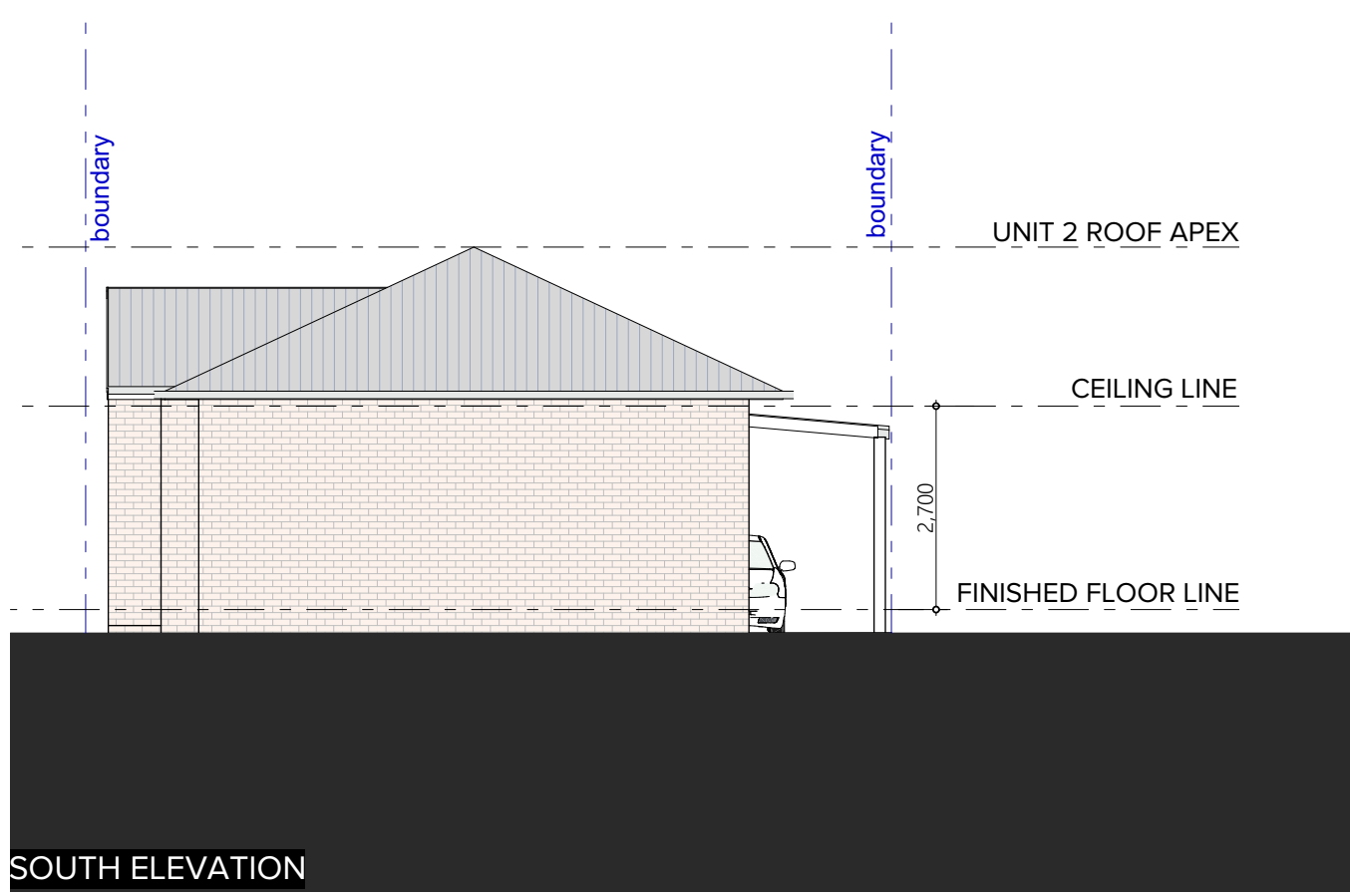
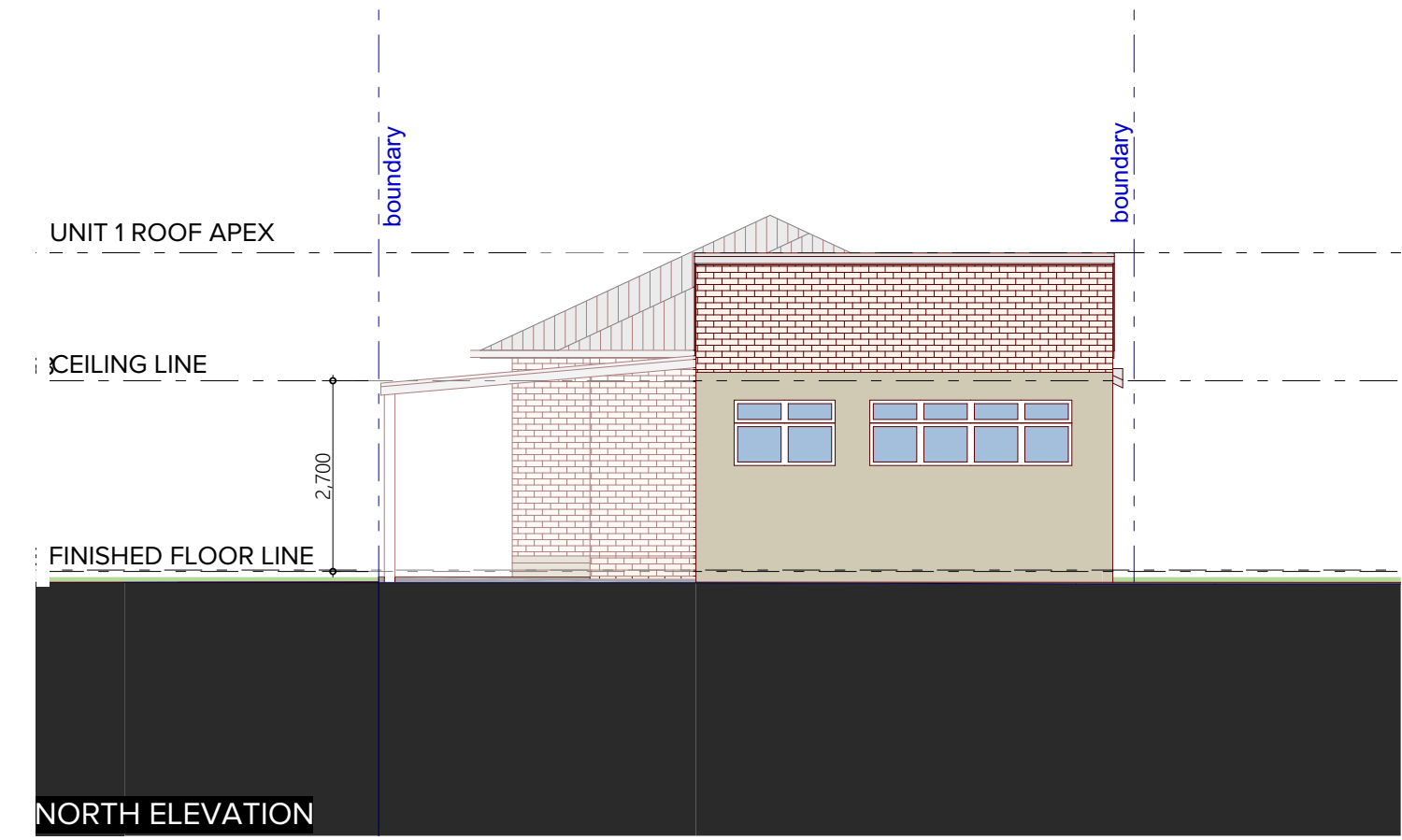
BASIX®Certificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1766972_02
Date of issue: Monday, 17 February 2025



1300 008 138 info@councilapproval.com.au www.councilapproval.com.au	
Client: Arthur Tserpes	
Project: Development Application for Change of Use from Shop to Residential 89 Lucas Road East Hills NSW 2213	
Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	
Town Planner: JK Drawn By: FG Checked By: GC	Revision: 7 Scale: 1:100 @ A2
Drawing Name: EXISTING FLOOR PLAN	
Drawing Number: DA-004	
Nominated Architect: Giuseppe Calabrese DEP 0003894 QLD 6233 NSW 8079	
Approvals Pty Ltd as Trustee for The Council Approval Group Trust ABN: 23512142969	



BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1769872_02

Date of issue: Monday, 17 February 2025

LEGEND

existing earth fill

Rev	Description	Draft	Issued
7	Re-stamp BASIX	FG	17/02/25
6	Amendments	FG	10/02/25
5	BASIX Stamp	FG	02/10/24
4	Removing Draft Watermark	FG	16/09/24
3	Additional Plans	FG	02/09/24
2	Corrections	FG	06/08/24
1	Initial Sketch	FG	05/08/24



Client: Arthur Tserpes	Town Planner: JK Drawn By: FG Checked By: GC	Revision: 7 Scale: 1:100 @ A2	1300 008 138 info@councilapproval.com.au www.councilapproval.com.au
Project: Development Application for Change of Use from Shop to Residential 89 Lucas Road East Hills NSW 2213	Drawing Name: EXISTING ELEVATIONS & SECTION Drawing Number: DA-005 Nominated Architect: Giuseppe Calabrese DEP 0003894 QLD 6233 NSW 8079	Approvals Pty Ltd as Trustee for The Council Approval Group Trust ABN: 23512142969	

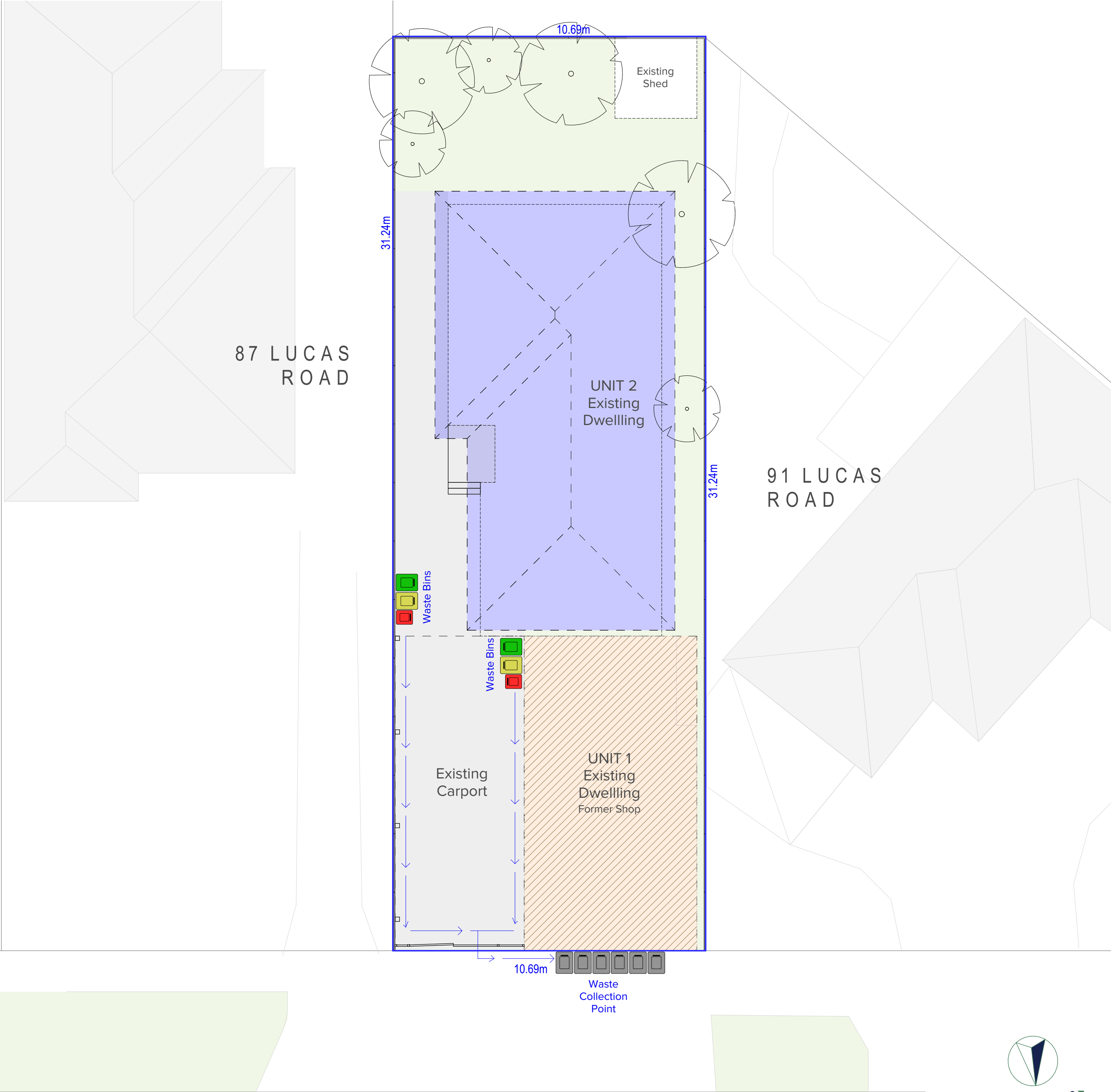
Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

7	Re-stamp BASIX	FG	17/02/25
6	Amendments	FG	10/02/25
5	BASIX Stamp	FG	02/10/24
4	Removing Draft Watermark	FG	16/09/24
3	Additional Plans	FG	02/09/24
2	Corrections	FG	06/08/24
1	Initial Sketch	FG	05/08/24
Rev	Description	Drft	Issued

BASIXCertificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1766972_02
Date of issue: Monday, 17 February 2025



LUCAS ROAD



1300 008 138 info@councilapproval.com.au www.councilapproval.com.au	
Client: Arthur Tserpes	
Project: Development Application for Change of Use from Shop to Residential	
89 Lucas Road East Hills NSW 2213	
Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	
Town Planner: JK	Revision: 7
Drawn By: FG	Scale: 1:100 @ A2
Checked By: GC	
Drawing Name: WASTE MANAGEMENT PLAN	
Drawing Number: DA-006	
Nominated Architect: Giuseppe Calabrese	
DEP 0003894	QLD 6233 NSW 8079
Approvals Pty Ltd as Trustee for The Council Approval Group Trust ABN: 23512142969	

7	Re-stamp BASIX	FG	17/02/25
6	Amendments	FG	10/02/25
5	BASIX Stamp	FG	02/10/24
4	Removing Draft Watermark	FG	16/09/24
3	Additional Plans	FG	02/09/24
2	Corrections	FG	06/08/24
1	Initial Sketch	FG	05/08/24
Rev	Description	Drft	Issued

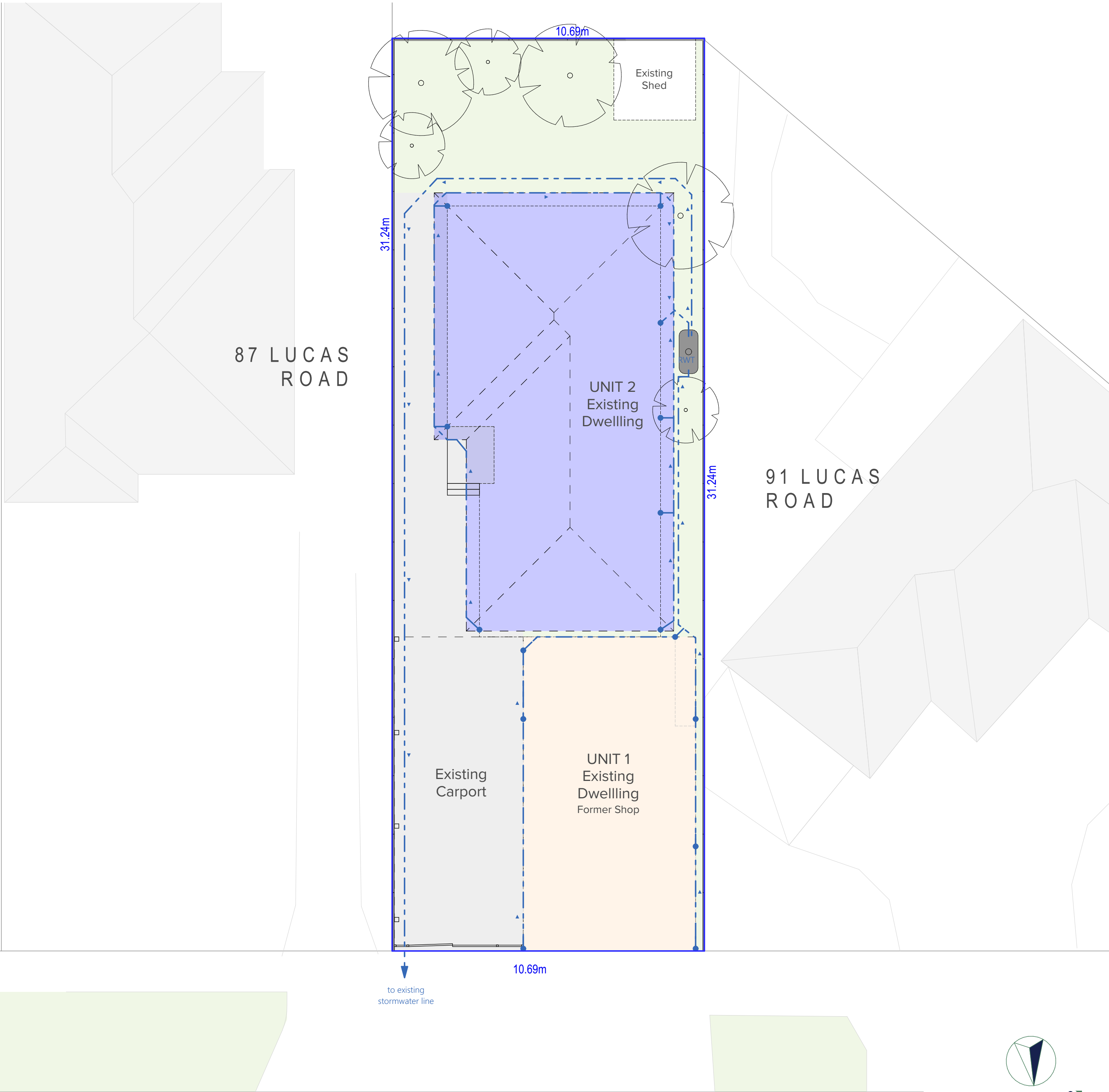
BASIXCertificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1766972_02
Date of issue: Monday, 17 February 2025

LEGEND:

	storm water line
	downspout
	rain water tank



1300 008 138 info@councilapproval.com.au www.councilapproval.com.au	
Client: Arthur Tserpes	
Project: Development Application for Change of Use from Shop to Residential	
89 Lucas Road East Hills NSW 2213	
Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.	
Town Planner: JK	Revision: 7
Drawn By: FG	Scale: 1:100 @ A2
Checked By: GC	
Drawing Name: STORMWATER CONCEPT PLAN	
Drawing Number: DA-007	
Nominated Architect: Giuseppe Calabrese	
DEP 0003894	QLD 6233 NSW 8079
Approvals Pty Ltd as Trustee for The Council Approval Group Trust ABN: 23512142969	