

Taj-on-Swan gets a new look and wins support

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Plans by the Oswal family to build what could be Australia's most expensive house in Peppermint Grove look set to be approved after changes were made to the distinctive domes on the \$70 million Indian-styled mansion which had upset the neighbours.

A meeting of the Shire of Peppermint Grove's health, building and town planning committee on Tuesday night recommended that the revised plans put forward by Pankaj and Radhika Oswal be approved at the full council meeting next Monday.

The Oswals had argued that the domes in their original building plan were architectural features and thus should be exempted from the council's 10m height limit.

However, the offending domes had been flattened, and at least one omitted, in the revised plans which won

support at the meeting on Tuesday.

"They've taken on board all the objections raised and redesigned it," council chief executive Graeme Simpson said.

"They've removed one of the offending ones (domes) and made all the others smaller and fitted them all in."

Dubbed a small palace and a little India by Ms Oswal, and a Taj Mahal-on-Swan by others, the mansion is being built on eight lots in Warren Anderson's long-vacant Peppermint Grove superblock, covering 6600sqm, which the Oswals bought for \$23 million.

Mr Oswal has estimated the house will cost about twice the land value to build, bring the total cost to about \$70 million.

Designed to the traditional Indian principles of Vaastu Shastra, the six-bedroom house will feature a separate temple house, gymnasium building,

an observatory with a revolving roof, extensive formal gardens and water features and parking for 17 cars.

While a spokeswoman for the Oswals said the family did not want to comment on their building plans until after the council meeting on Monday, Mr Simpson said they had commissioned architects to draw up working drawings as soon as the final approval was given.

Asked how long he expected it would take to build, Mr Simpson said: "A building of that size, it would be anyone's guess. An average house takes about two years to build and this is certainly not an average house."

The Oswals are the Indian family behind the \$700 million Burrup Fertilisers gas-processing plant on the Burrup Peninsula.

Their plans to develop a separate \$1.2 billion ammonia urea plant have been thwarted by a scarcity of domestic gas supplies.

THE OSWAL MANSION BEFORE



AFTER

THE MAIN CHANGES

- Increased side boundary setbacks
- Reduction in height of main entrance dome
- Reduction in height and reduced diameter of secondary domes
- Screening of open terraced areas
- Increased setback from Bay View Terrace

