

FILE NUMBER:

A-2023-0336

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. Name of Owner(s) Surjit Thind

Address 30 Bellini Ave. Brampton, ON L6P 0E2

Phone # 647-401-7500

Fax #

Email stevethind@icloud.com

2. Name of Agent Rebecca Muise, David Small Designs

Address 1405 Cornwall Rd. Unit 4 Oakville, ON L6J 7T5

Phone # 905-271-9100

Fax #

Email coa@dsc.ca

3. Nature and extent of relief applied for (variances requested):

Top of Roof Height: proposed 12.06m, required 10.6m

Correction: 12.05m,

4. Why is it not possible to comply with the provisions of the by-law?

See separate Document title 'Why its not possible to comply - 30 Bellini'

5. Legal Description of the subject land:

Lot Number Lot 14

Plan Number/Concession Number Registered Plan 43M-538

Municipal Address 30 Bellini Avenue

6. Dimension of subject land (in metric units)

Frontage 87.90m

Depth 82.14m

Area 8,244.64sm

7. Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

1 storey dwelling, shed, cabana, gazebo

PROPOSED BUILDINGS/STRUCTURES on the subject land:

2-storey dwelling with attached garage with total gross floor area of 1,379.54sm

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback	28.8m
Rear yard setback	19.98m
Side yard setback	32.41m
Side yard setback	34.83m

PROPOSED

Front yard setback	24.34m
Rear yard setback	21.18m
Side yard setback	23.59m
Side yard setback	19.56m

10. Date of Acquisition of subject land: unknown
11. Existing uses of subject property: Residential
12. Proposed uses of subject property: Residential
13. Existing uses of abutting properties: Residential
14. Date of construction of all buildings & structures on subject land: unknown
15. Length of time the existing uses of the subject property have been continued: unknown

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input type="checkbox"/> | Other (specify) _____ |
| Septic | <input checked="" type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input type="checkbox"/> | Other (specify) _____ |
| Ditches | <input checked="" type="checkbox"/> | |
| Swales | <input checked="" type="checkbox"/> | |

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☐ Unknown ☒

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____



Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Mississauga
THIS 28th DAY OF September, 20 23.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

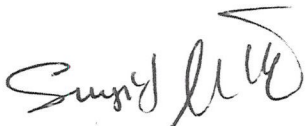
I, Surjit Thind, OF THE City OF Brampton

IN THE Region OF Peel SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Burlington
IN THE Region OF
Halton THIS 4th DAY OF
October, 20 23.



Signature of Applicant or Authorized Agent

A Commiss

REBECCA ANN MUISE, a Commissioner etc.
Province of Ontario
for David W. Small Designs Inc.
Expires March 2, 2026

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

RE2

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.



Zoning Officer

2023-10-10

Date

DATE RECEIVED

Oct 27, 2023

Date Application Deemed
Complete by the Municipality

✓

Revised 2022/02/17

APPOINTMENT AND AUTHORIZATION OF AGENT

To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 30 Bellini Avenue

I/We, Surjit Thind

please print/type the full name of the owner(s)

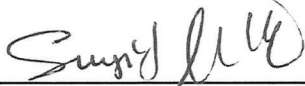
the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Rebecca Muise, David Small Designs

please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 28th day of September, 2023.



(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

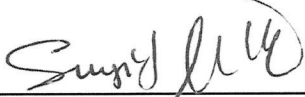
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

LOCATION OF THE SUBJECT LAND: 30 Bellini Avenue

I/We, Surjit Thind
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 28th day of September, 2023.


(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION



Front Elevation - 3D Render

The Thind Home

30 Bellini Avenue, Brampton ON

Proj #: 2019 REV: DDR3

SCALE: NTS
FEBRUARY 1, 2023



Right Elevation - 3D Render

The Thind Home

30 Bellini Avenue, Brampton ON

Proj #: 2019 REV: DDR3

SCALE: NTS
FEBRUARY 1, 2023



Rear Elevation - 3D Render

The Thind Home

30 Bellini Avenue, Brampton ON

Proj #: 2019 REV: DDR3

SCALE: NTS
FEBRUARY 1, 2023



Left Elevation - 3D Render

The Thind Home

30 Bellini Avenue, Brampton ON

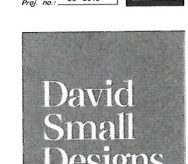
Proj #: 2019 REV: DDR3

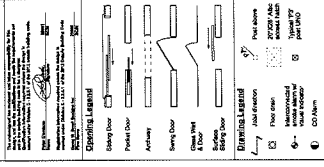
SCALE: NTS
FEBRUARY 1, 2023

PH 905.271.9100

www.davidsmalldesigns.com

David
Small
Designs





The Third Home
30 Bellini Avenue
Lot 14
Registered Plan 43M-538

Basement Floor Plan

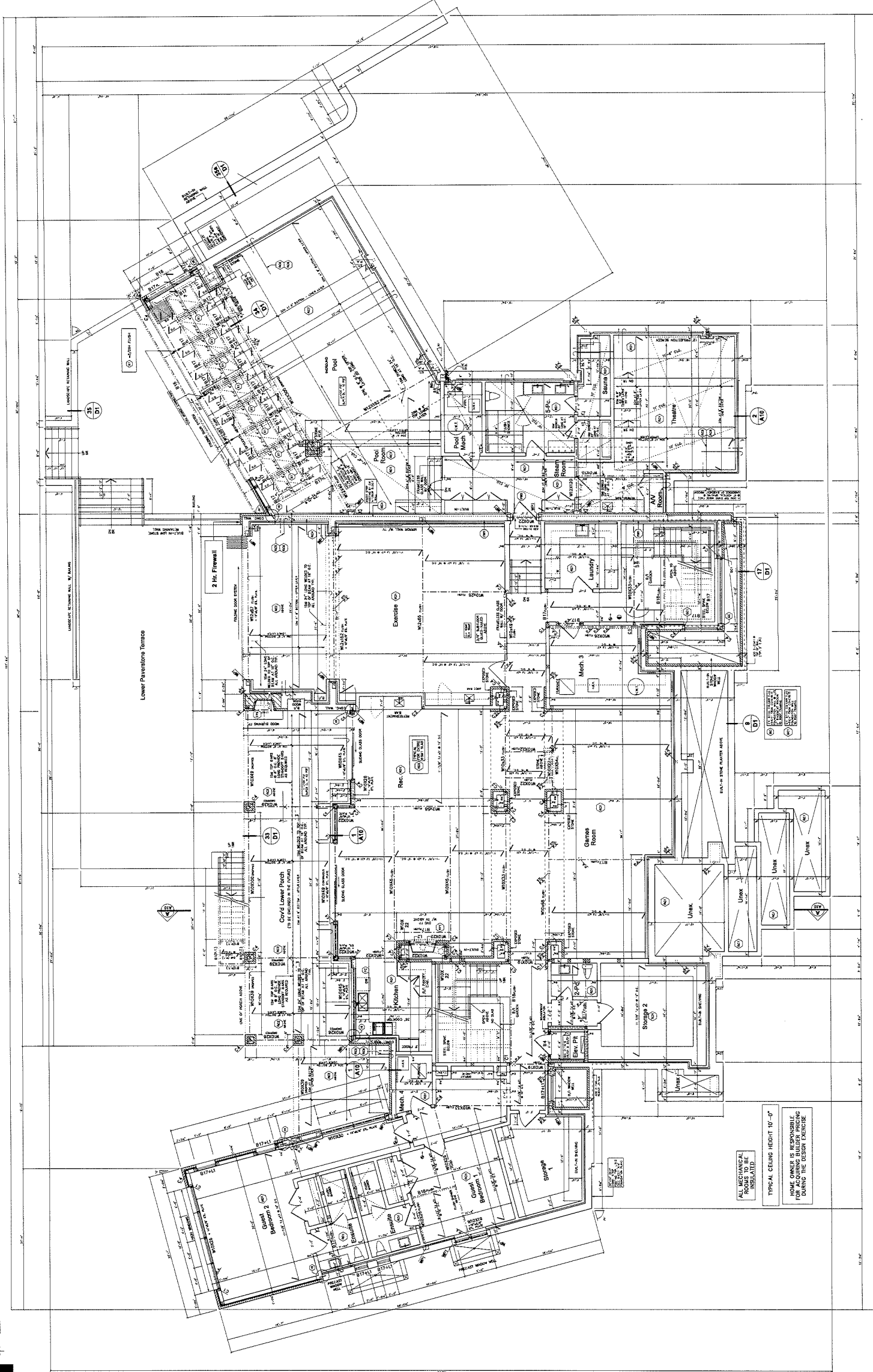
1/4" x 1" - 0"

Feb 2023

MF/BS

22-2019

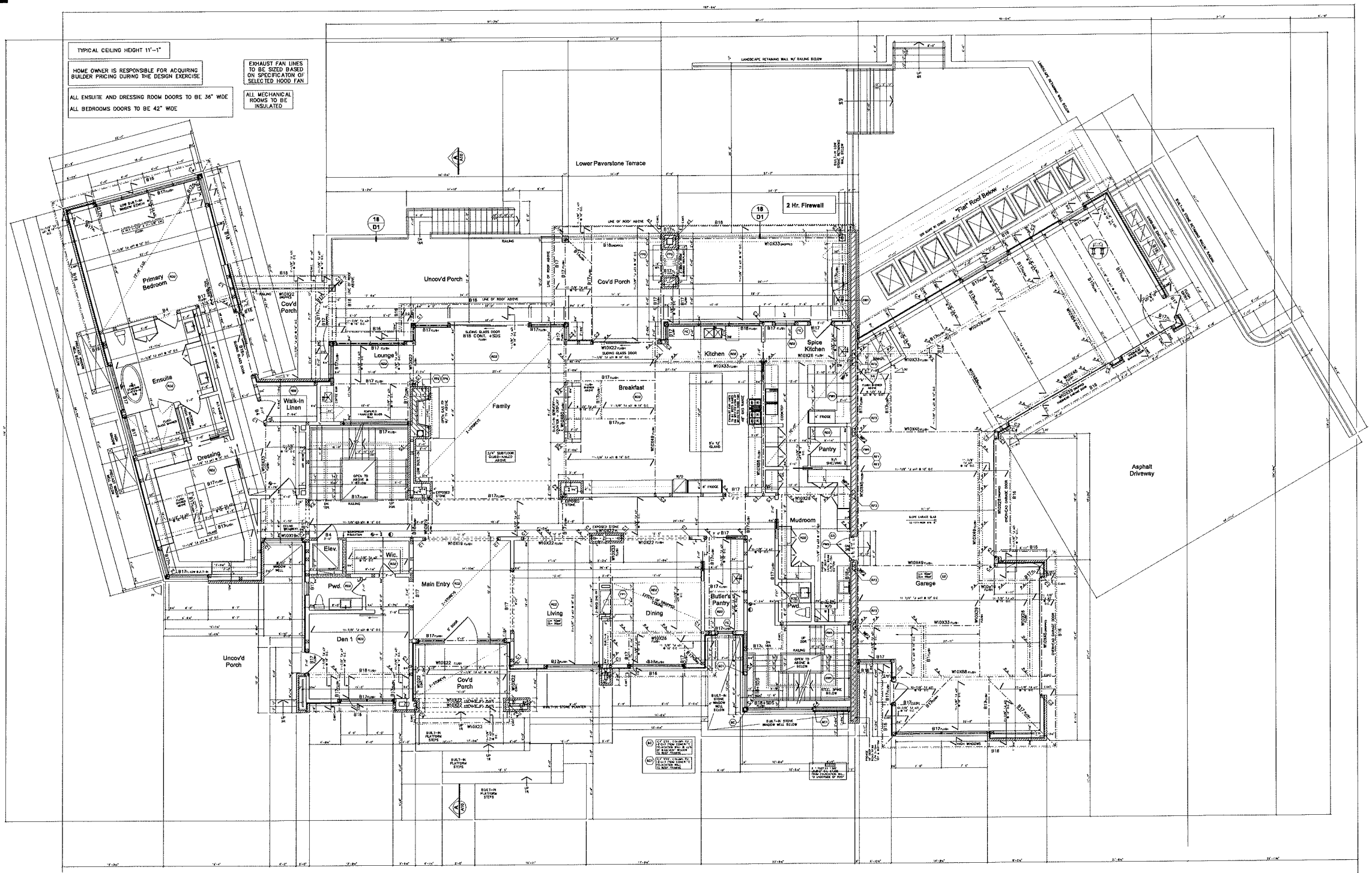
A1

David
Small
Designs

ALL MECHANICAL ROOMS TO BE INSULATED

TYPICAL CEILING HEIGHT 10'-0"

HOME OWNER IS RESPONSIBLE FOR ACQUIRING BUILDER PRICING DURING THE DESIGN EXERCISE.



TYPICAL CEILING HEIGHT 11'-1"

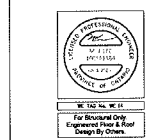
HOME OWNER IS RESPONSIBLE FOR ACQUIRING BUILDER PRICING DURING THE DESIGN EXERCISE.

EXHAUST FAN LINES TO BE SIZED BASED ON SPECIFICATION OF SELECTED HOOD FAN

ALL ENSUITE AND DRESSING ROOM DOORS TO BE 36" WIDE

ALL BEDROOMS DOORS TO BE 42" WIDE

ALL MECHANICAL ROOMS TO BE INSULATED



For Structural Design
Engineered Floor & Roof
Design by Others

- Opening Legend**
- Sliding Door
 - Pocket Door
 - Archway
 - Swing Door
 - Glass Wall & Door
 - Staircase
 - Roofing Door
- Drawing Legend**
- Joint direction
 - Floor drain
 - Interpenetrated smoke alarm or Visual indicator
 - Typical VFD
 - CO Alarm

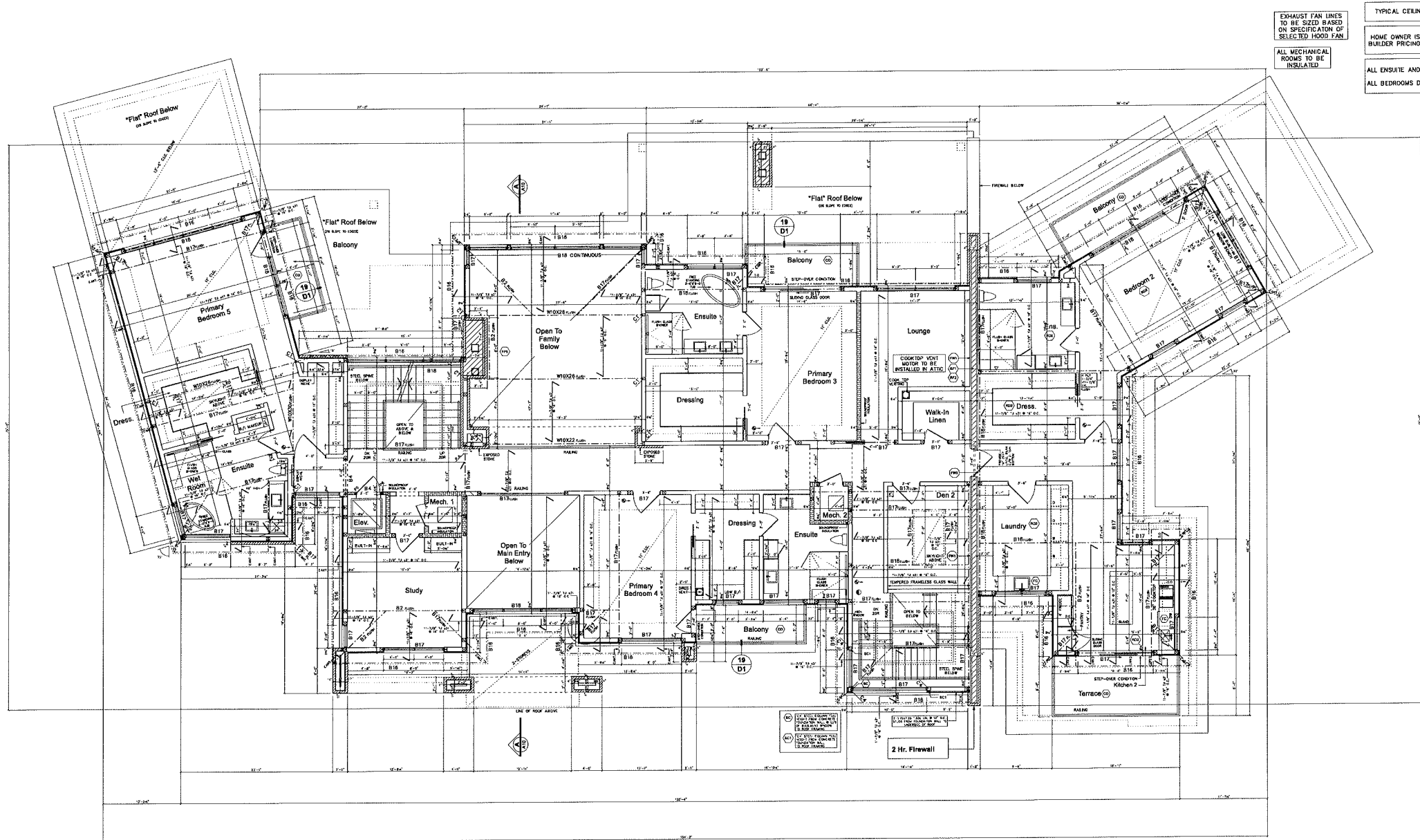
1	AN 4016	Fire Protection System
2	AN 4017	Fire Protection System
3	AN 4018	Fire Protection System
4	AN 4019	Fire Protection System
5	AN 4020	Fire Protection System
6	AN 4021	Fire Protection System
7	AN 4022	Fire Protection System
8	AN 4023	Fire Protection System
9	AN 4024	Fire Protection System
10	AN 4025	Fire Protection System

Project: The Third Home
30 Bellini Avenue
LA 14
Registered Plan 43M-538
Date: 02/2023
Drawing: Ground Floor Plan

Scale: 1/4" = 1'-0"
Date: Feb 2023
Drawn by: WJ/BS
Proj. no.: 22-2010

A2

David Small
Designs



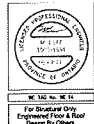
EXHAUST FAN LINES
TO BE SIZED BASED
ON SPECIFICATION OF
SELECTED FAN

ALL MECHANICAL
ROOMS TO BE
INSULATED

TYPICAL CEILING HEIGHT 10'-1"

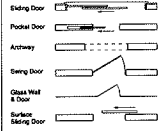
HOME OWNER IS RESPONSIBLE FOR ACQUIRING
BUILDER PRICING DURING THE DESIGN EXERCISE

ALL ENSUITE AND DRESSING ROOM DOORS TO BE 36" WIDE
ALL BEDROOMS DOORS TO BE 42" WIDE

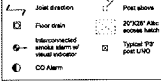


David Small
Professional Engineer
License No. 10000
State of California

Opening Legend



Drawing Legend



NO.	DATE	DESCRIPTION
1	02/23	Final Revision
2	02/23	Final Revision
3	02/23	Final Revision
4	02/23	Final Revision
5	02/23	Final Revision
6	02/23	Final Revision
7	02/23	Final Revision
8	02/23	Final Revision
9	02/23	Final Revision
10	02/23	Final Revision

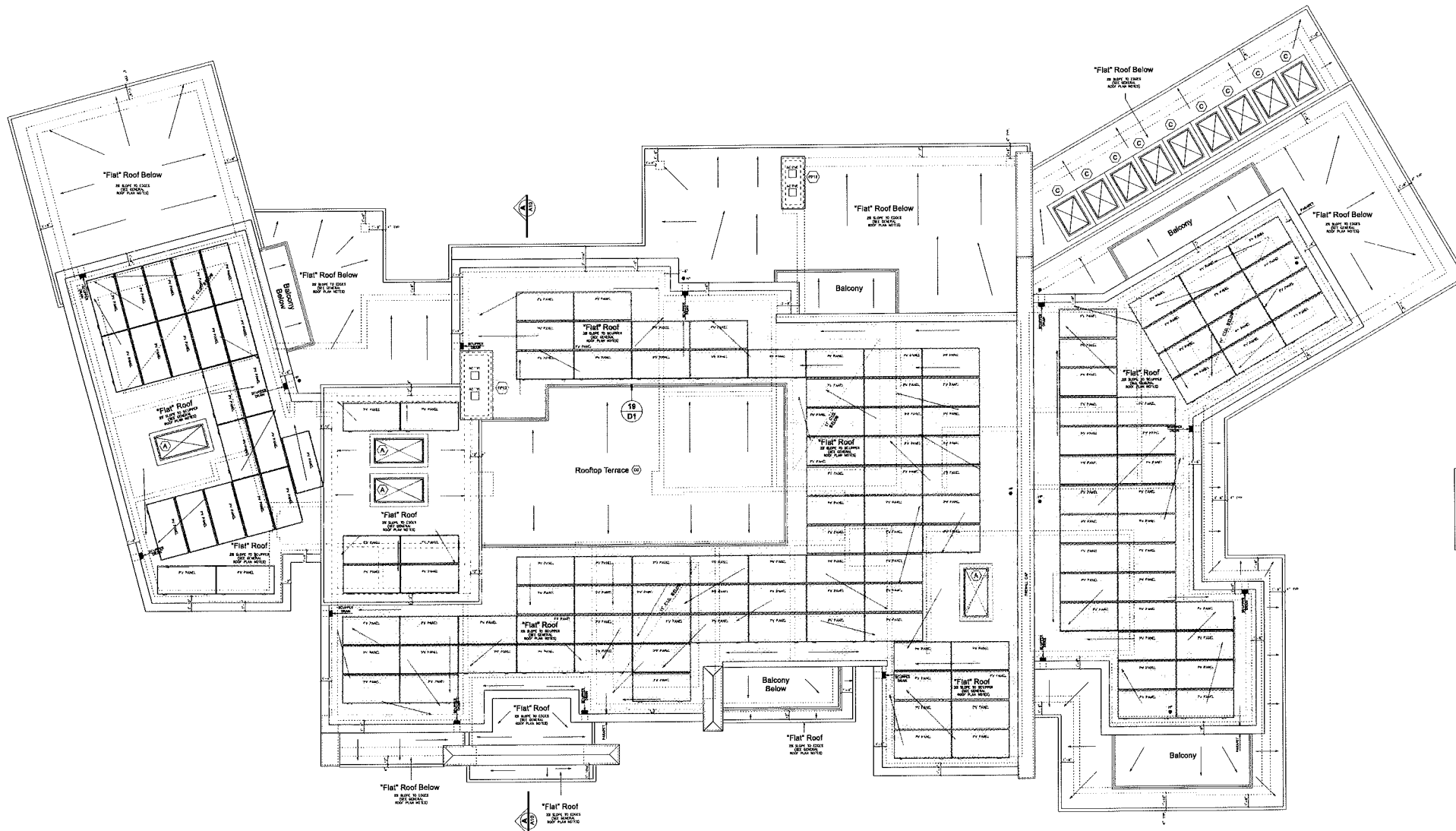
Project:
The Third Home
30 Bellini Avenue
Registered Plan 63M-538
City of Berkeley
Hazard Mitigation Fund

Second Floor Plan


Scale: 1/4"=1'-0"
Date: Feb 2023
Drawn by: M/JS
Proj. no.: 22-2019

A3





Roof Loads
Dead Load = 12 PSF
Live Load = 20 PSF for PV Panels
Snow Load = 30 PSF
Wind Load = 150 PSF
See Detail



For Structural Only
Engineering: Roof & Roof
Design: By Owner

The Engineer has prepared and sealed this drawing for the project described on the title block. The Engineer is not responsible for the design of the building or the building's performance. The Engineer is not responsible for the design of the building or the building's performance. The Engineer is not responsible for the design of the building or the building's performance.

Roof Notes

Note: Where necessary, details not shown in section, including dimensions, shall be determined from the plan of the building.

Note: All upper roof overhangs are to be 1'-0" U.N.O.

(A) 6" x 24" x 1/2" angles spaced at 24" o.c. & bearing on roof by manual labor.

(B) 4" x 24" x 1/2" angles spaced at 24" o.c. & bearing on roof by manual labor.

(C) 6" x 24" x 1/2" angles spaced at 24" o.c. & bearing on roof by manual labor.

Roof Load - See Detail

Drawing Legend

Joist direction

Flashed drain

Interconnected window opening

CO Alarm

Post above

20' x 20' Area

20' x 20' Area

Typical PV panel

CO Alarm

Rev.	Date	By	For
1	10/1/23	David Small	Initial Design
2	10/1/23	David Small	Final Design

The Third House
30 Bellini Avenue
Lot 14
Registered Plan 434-538
City of Vancouver
Regional Municipality of Peel

Roof Plan

Scale: 1/4" = 1'-0"

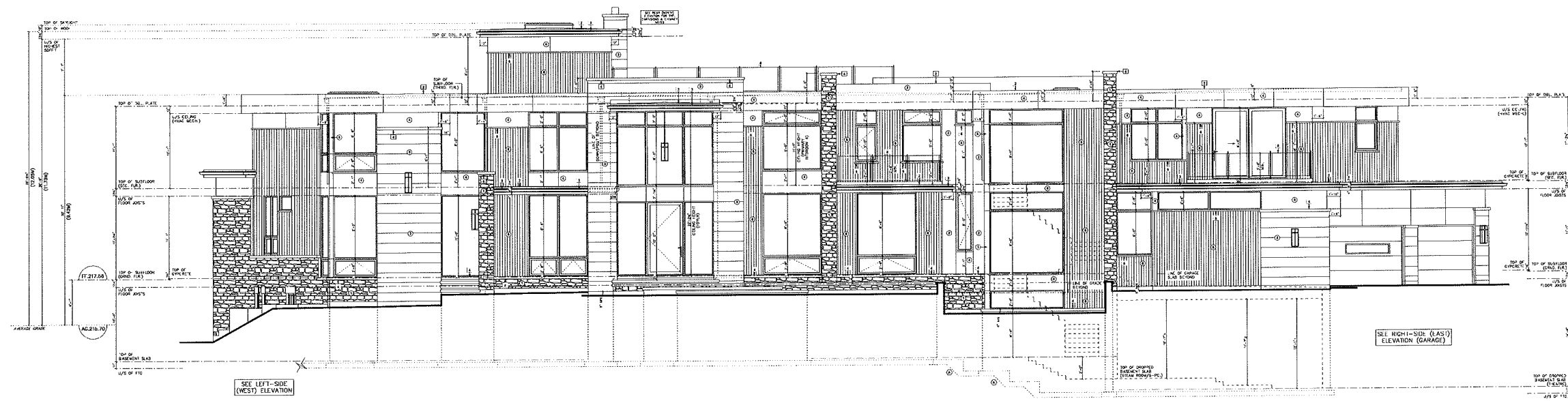
Date: Feb. 2023

Drawn by: MF

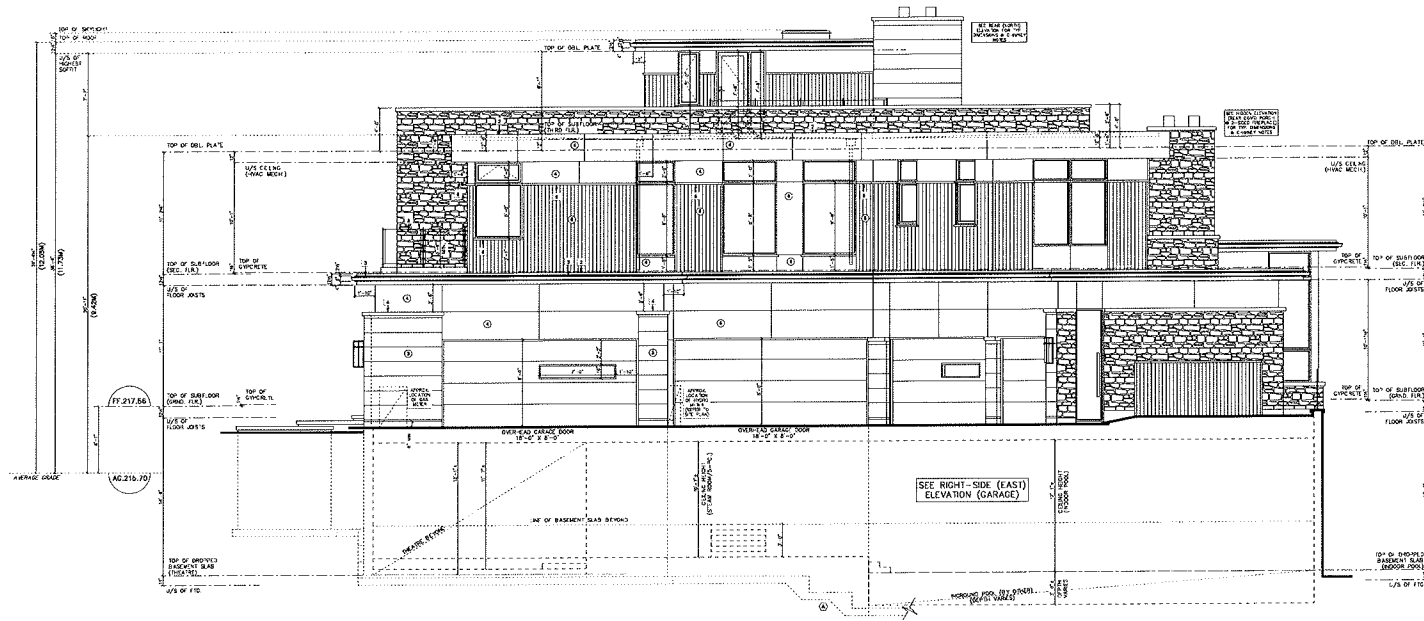
Project no.: 22-2018

A5

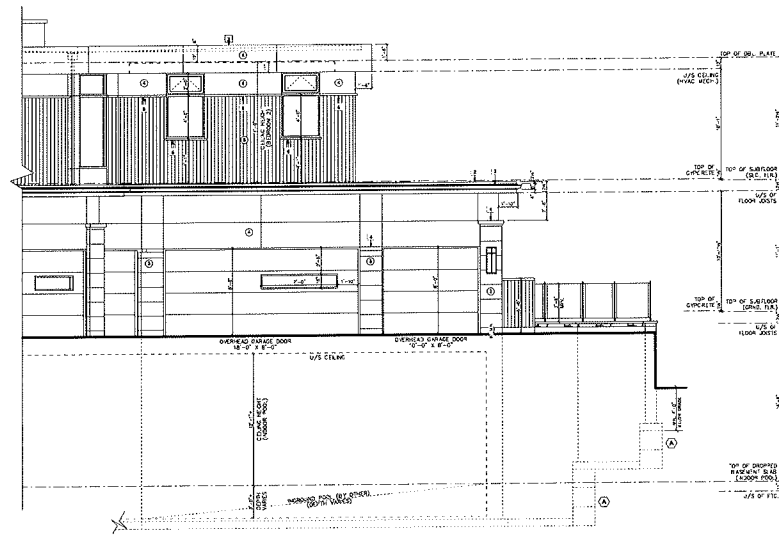




Front (South) Elevation



Right-Side (East) Elevation



Right-Side (East) Elevation
(Garage)

- Drawing Legend**
- 1.0. Materials**
- ① Natural Stone
 - ② Polyurethane Epoxy Resin
 - ③ Smooth Face Cut Stone
 - ④ ACM Panel
 - ⑤ Prefin. Alum. Panel - Corner Windows
 - ⑥ 4" Prefinished Vertical Wood Siding
- 2.0. Roofline**
- ① 2 Ply Tarred On Rubber Membrane Roof / Sloped As Per Drapage Plan
- 3.0. Trim, Cornices, Moulding, & Gutter/Holes**
- ① 12" Wide Prefinished Aluminum Fences Up Corner Trim & Side Edge Trim 1/2" Round Fences Match 1/2" Flat Stone 5" Fences 4" Prefinished Aluminum Corner Trim
 - ② 4" Cut Stone Coping Cap w/ 2" Projection
 - ③ 2" Prefinished Metal Sill Flashing
 - ④ 12" Cut Stone Lintel
- 4.0. Railings/Pool**
- ① Framesless Tempered Glass Panels Min. 47" Above Fin. Decking - Contractor To Provide. Show Drawing To Inspector Prior To Installation To Obtain They Meet To August Of 2023. S.E. & S.E. 13 Of The Supplement
 - ② 12"x12" Exposed Oak One Pinned Wood Post

Project:

The Third Home
30 Bellini Avenue
Lot 14
Registered Plan 43M-538
City of Brampton
Regional Municipality of Peel

Drawing:

Front & Right-Side Elevations

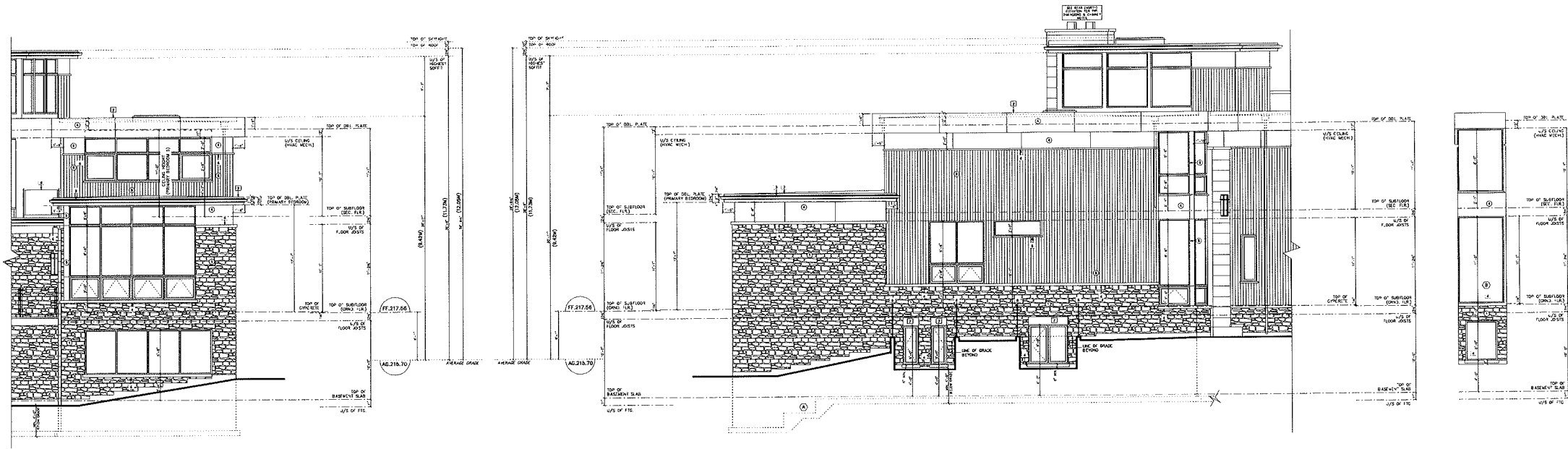
Scale: 1/4"=1'-0"

Date: Feb 2023

Drawn by: MF

Proj. no.: 22-2010

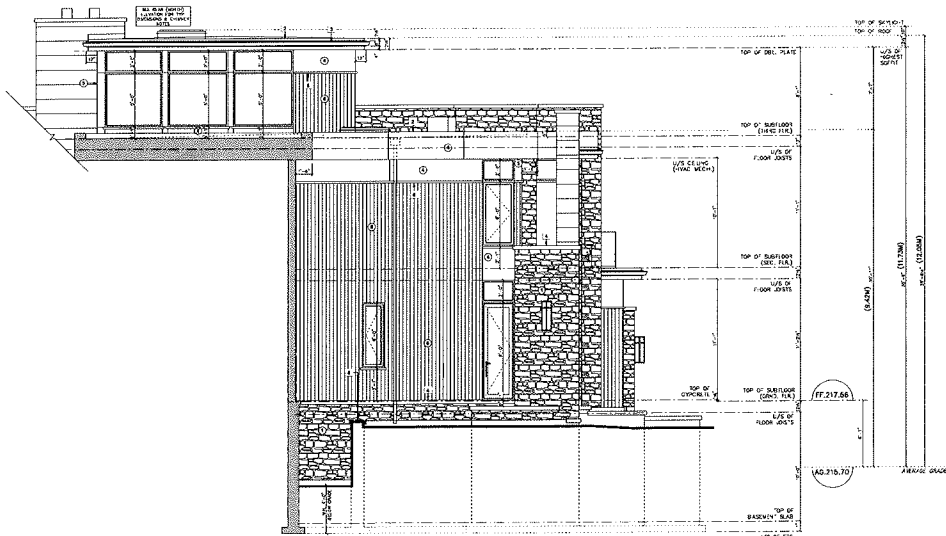
A6



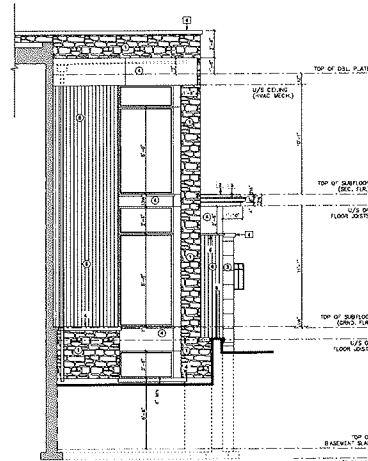
Rear Elevation
(Primary Bedroom)

Left-Side (West) Elevation

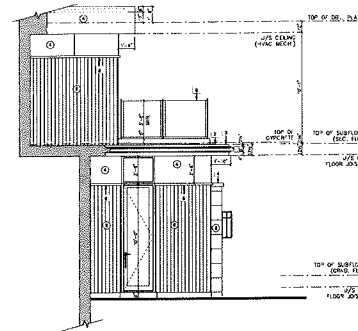
Hidden Elevation
@ Window Well
(Adjacent To
Elevator)



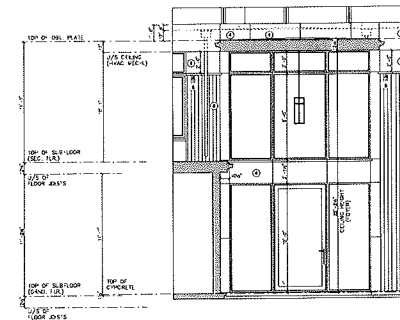
Left-Side (West) Elevation
Continued



Hidden Elevation
@ Stair-Well



Hidden Entry
@ Garage



Front Entry
Profile

Drawing Legend

1.0 Materials

- ① Natural Stone
- ② Pigmented Entry Stone
- ③ Smooth Face Oak Siding
- ④ ACM Panel
- ⑤ Prefab Alum. Panel - Corner Windows
- ⑥ Prefinished Vertical Wood Siding

2.0 Roofing

- ① 2-Ply Tapered On Rubber Membrane Roof Shingles As Per Drainage Plan

3.0 Trim, Cornice, Moulding, & Gutter Notes

- ① 12" Wide Prefinished Aluminum Fascia with Starter Siding & Soffit Edge, 1x12" Base, Fascia Board 1x12" Flat Stock 8" Square Batten Prefinished Aluminum Lateral Through
- ② 4" Oak Batten 84 1/2" Projection
- ③ 4" Oak Batten 84 1/2" Projection
- ④ 2" Prefinished Metal 84 Flat Flashing
- ⑤ 12" Oak Batten Lateral

6.0 Railings, Etc.

- ① Prefinished Turned Oak Panels Min. 4" Above For Decking, Contrasting To Porch, Shown Leaving To Inspector Prior To Installation To Ensure They Meet All Aspect Of OBC, S.B. & B.S.13 Or The Supplement
- ② 12" x 12" Lateral Cast Site Poured Wood Post

The Designer/Architect warrants that the drawings are prepared in accordance with the professional standards of the architectural profession and that the drawings are a true and accurate representation of the work shown.

David Small Designs Inc. is a registered professional architectural firm in the State of Ontario, Canada.

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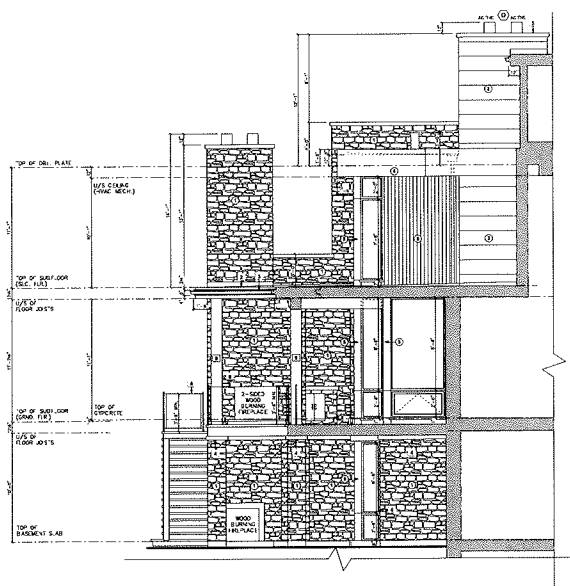
David Small Designs Inc. is a registered professional architectural firm in the State of Ontario, Canada.

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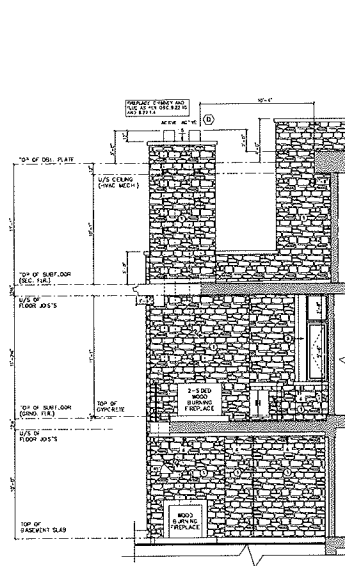
David Small Designs Inc. is a registered professional architectural firm in the State of Ontario, Canada.

David Small Designs Inc. is a registered professional architectural firm in the State of Ontario, Canada.

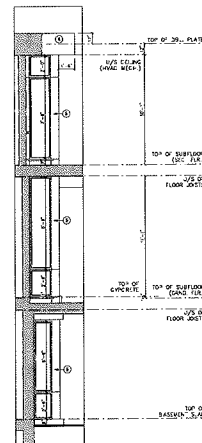
David Small Designs Inc. is a registered professional architectural firm in the State of Ontario, Canada.



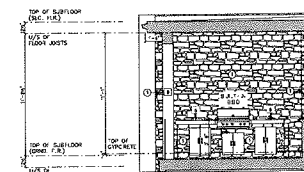
Hidden Elevation
(Rear Cov'd Porch
@ Stairwell)
(Facing West)



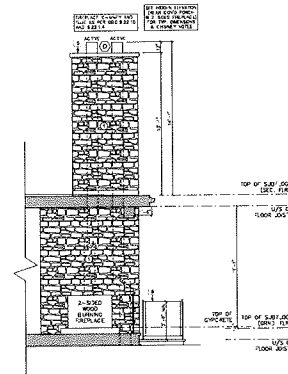
Hidden Elevation
(Rear Cov'd Porch
@ 2-Sided Fireplace)



Hidden
Windows
@ Rear Cov'd
Porch



Hidden Elevation
(Rear Cov'd Porch
@ Built-In BBQ)



Hidden Elevation
(Rear Cov'd Porch
@ 2-Sided Fireplace)
(Facing East)

Drawing Legend

1.0 Materials

- ① Natural Stone
- ② Pigmented Epoxy Resin
- ③ Smooth Face Cut Stone
- ④ ACM Panel
- ⑤ Prefab. Alum. Panel - Corner Windows
- ⑥ 4" Prefinished Vertical Wood Siding

2.0 Roofing

- ⑦ 2 Ply. Insulated On Rubber Membrane Roof Soped As Per Drainage Plan

3.0 Trim, Cornice, Moulding, & Outer Notes

- ⑧ 12" Wide Prefinished Aluminum Fences 1/2" Slotted Sides & 1/2" Edge, 1x12" Base Fences Blends 1/2" Full Face Stone 8" Square Metal Prefinished Aluminum Corner Trim
- ⑨ 4" Old Stone Sill w/ 2" Projection
- ⑩ 2" Prefinished Metal Sill Flashing w/ 2" Projection
- ⑪ 12" Old Stone Sill

4.0 Railing, Post

- ⑫ Prefinished Glass Panels 4x8, 4x12, 4x16, 4x24, 4x36, 4x48, 4x60, 4x72, 4x84, 4x96, 4x108, 4x120, 4x132, 4x144, 4x156, 4x168, 4x180, 4x192, 4x204, 4x216, 4x228, 4x240, 4x252, 4x264, 4x276, 4x288, 4x300, 4x312, 4x324, 4x336, 4x348, 4x360, 4x372, 4x384, 4x396, 4x408, 4x420, 4x432, 4x444, 4x456, 4x468, 4x480, 4x492, 4x504, 4x516, 4x528, 4x540, 4x552, 4x564, 4x576, 4x588, 4x600, 4x612, 4x624, 4x636, 4x648, 4x660, 4x672, 4x684, 4x696, 4x708, 4x720, 4x732, 4x744, 4x756, 4x768, 4x780, 4x792, 4x804, 4x816, 4x828, 4x840, 4x852, 4x864, 4x876, 4x888, 4x900, 4x912, 4x924, 4x936, 4x948, 4x960, 4x972, 4x984, 4x996, 4x1008, 4x1020, 4x1032, 4x1044, 4x1056, 4x1068, 4x1080, 4x1092, 4x1104, 4x1116, 4x1128, 4x1140, 4x1152, 4x1164, 4x1176, 4x1188, 4x1200, 4x1212, 4x1224, 4x1236, 4x1248, 4x1260, 4x1272, 4x1284, 4x1296, 4x1308, 4x1320, 4x1332, 4x1344, 4x1356, 4x1368, 4x1380, 4x1392, 4x1404, 4x1416, 4x1428, 4x1440, 4x1452, 4x1464, 4x1476, 4x1488, 4x1500, 4x1512, 4x1524, 4x1536, 4x1548, 4x1560, 4x1572, 4x1584, 4x1596, 4x1608, 4x1620, 4x1632, 4x1644, 4x1656, 4x1668, 4x1680, 4x1692, 4x1704, 4x1716, 4x1728, 4x1740, 4x1752, 4x1764, 4x1776, 4x1788, 4x1800, 4x1812, 4x1824, 4x1836, 4x1848, 4x1860, 4x1872, 4x1884, 4x1896, 4x1908, 4x1920, 4x1932, 4x1944, 4x1956, 4x1968, 4x1980, 4x1992, 4x2004, 4x2016, 4x2028, 4x2040, 4x2052, 4x2064, 4x2076, 4x2088, 4x2100, 4x2112, 4x2124, 4x2136, 4x2148, 4x2160, 4x2172, 4x2184, 4x2196, 4x2208, 4x2220, 4x2232, 4x2244, 4x2256, 4x2268, 4x2280, 4x2292, 4x2304, 4x2316, 4x2328, 4x2340, 4x2352, 4x2364, 4x2376, 4x2388, 4x2400, 4x2412, 4x2424, 4x2436, 4x2448, 4x2460, 4x2472, 4x2484, 4x2496, 4x2508, 4x2520, 4x2532, 4x2544, 4x2556, 4x2568, 4x2580, 4x2592, 4x2604, 4x2616, 4x2628, 4x2640, 4x2652, 4x2664, 4x2676, 4x2688, 4x2700, 4x2712, 4x2724, 4x2736, 4x2748, 4x2760, 4x2772, 4x2784, 4x2796, 4x2808, 4x2820, 4x2832, 4x2844, 4x2856, 4x2868, 4x2880, 4x2892, 4x2904, 4x2916, 4x2928, 4x2940, 4x2952, 4x2964, 4x2976, 4x2988, 4x3000, 4x3012, 4x3024, 4x3036, 4x3048, 4x3060, 4x3072, 4x3084, 4x3096, 4x3108, 4x3120, 4x3132, 4x3144, 4x3156, 4x3168, 4x3180, 4x3192, 4x3204, 4x3216, 4x3228, 4x3240, 4x3252, 4x3264, 4x3276, 4x3288, 4x3300, 4x3312, 4x3324, 4x3336, 4x3348, 4x3360, 4x3372, 4x3384, 4x3396, 4x3408, 4x3420, 4x3432, 4x3444, 4x3456, 4x3468, 4x3480, 4x3492, 4x3504, 4x3516, 4x3528, 4x3540, 4x3552, 4x3564, 4x3576, 4x3588, 4x3600, 4x3612, 4x3624, 4x3636, 4x3648, 4x3660, 4x3672, 4x3684, 4x3696, 4x3708, 4x3720, 4x3732, 4x3744, 4x3756, 4x3768, 4x3780, 4x3792, 4x3804, 4x3816, 4x3828, 4x3840, 4x3852, 4x3864, 4x3876, 4x3888, 4x3900, 4x3912, 4x3924, 4x3936, 4x3948, 4x3960, 4x3972, 4x3984, 4x3996, 4x4008, 4x4020, 4x4032, 4x4044, 4x4056, 4x4068, 4x4080, 4x4092, 4x4104, 4x4116, 4x4128, 4x4140, 4x4152, 4x4164, 4x4176, 4x4188, 4x4200, 4x4212, 4x4224, 4x4236, 4x4248, 4x4260, 4x4272, 4x4284, 4x4296, 4x4308, 4x4320, 4x4332, 4x4344, 4x4356, 4x4368, 4x4380, 4x4392, 4x4404, 4x4416, 4x4428, 4x4440, 4x4452, 4x4464, 4x4476, 4x4488, 4x4500, 4x4512, 4x4524, 4x4536, 4x4548, 4x4560, 4x4572, 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Why it is not possible to comply? 30 Bellini

This is an expansive property. The design has been thoughtfully integrated with the grading and natural features of the lot, and oriented to take advantage of the beautiful views.

The only variance is building height. This is a result of the rooftop terrace and a small 3rd storey access point to the rooftop terrace. The 2-storey height of the home complies with building height.

The rooftop terrace is a key feature of this design. It is thoughtfully positioned near the centre of the home – ensuring no overlook condition or negative impact on neighbouring properties. The 3rd storey element complements the varying rooflines and vertical features and integrates beautifully with the modern façade.

This is truly a minor variance and appropriate for the design and neighbourhood.