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10 February 2026
Ref: 252145.4L

NSW Independent Planning Commission
Via IPC Online Submission

Sir/Madam,

Submission on behalf of the Owners' Corporation of 'Metro Spire' (SP 88678) at 1 Post Office Lane – Novus on Victoria, Chatswood – Build-to-Rent (SSD-63324208)

We act on behalf of the Owners' Corporations of 'Metro Spire' (SP 88678) at 1 Post Office Lane, Chatswood.

'Metro Spire' is part of 'Metro Residences' comprising 3 residential towers situated over a 5 level podium containing Chatswood Train/Metro Station/concourse to the west of the SSD site (**Location Plan** below):

- Metro View at 69 Albert St, containing 27 storeys over the podium and 147 residential units;
- Metro Spire at 1 Post Office Lane, containing 38 storeys over the podium and 145 residential units; and
- Metro Grand at 438 Victoria Avenue, containing 40 storeys over the podium and 260 residential units.

The owners of Metro Spire have requested that we review the Assessment Report for the subject SSD and make this submission on their behalf.

We note that we made a submission on behalf of the Metro Residences in respect of the subject SSD during the DA assessment process. A copy of that submission (Ref: 252145.3L) is attached.

In summary, based on our review of the Assessment Report, our clients have the following objections and submissions on the proposal, focussing on the issue view loss and building bulk, scale and setbacks:

- **Loss of views** – the Assessment Report acknowledges (pp. 31-34) that the proposed SSD will result in a loss of views from both Metro Spire (easterly views) resulting in a significant loss of amenity to units in the building;
- **Tower bulk, scale and setbacks** – the view loss impact on Metro Spire demonstrates that the proposed tower has an excessive bulk and insufficient setbacks to protect the amenity of surrounding properties. To address the above matter, the design of the tower requires amendment through additional setbacks and/or slimmer form.

These matters are discussed further below.

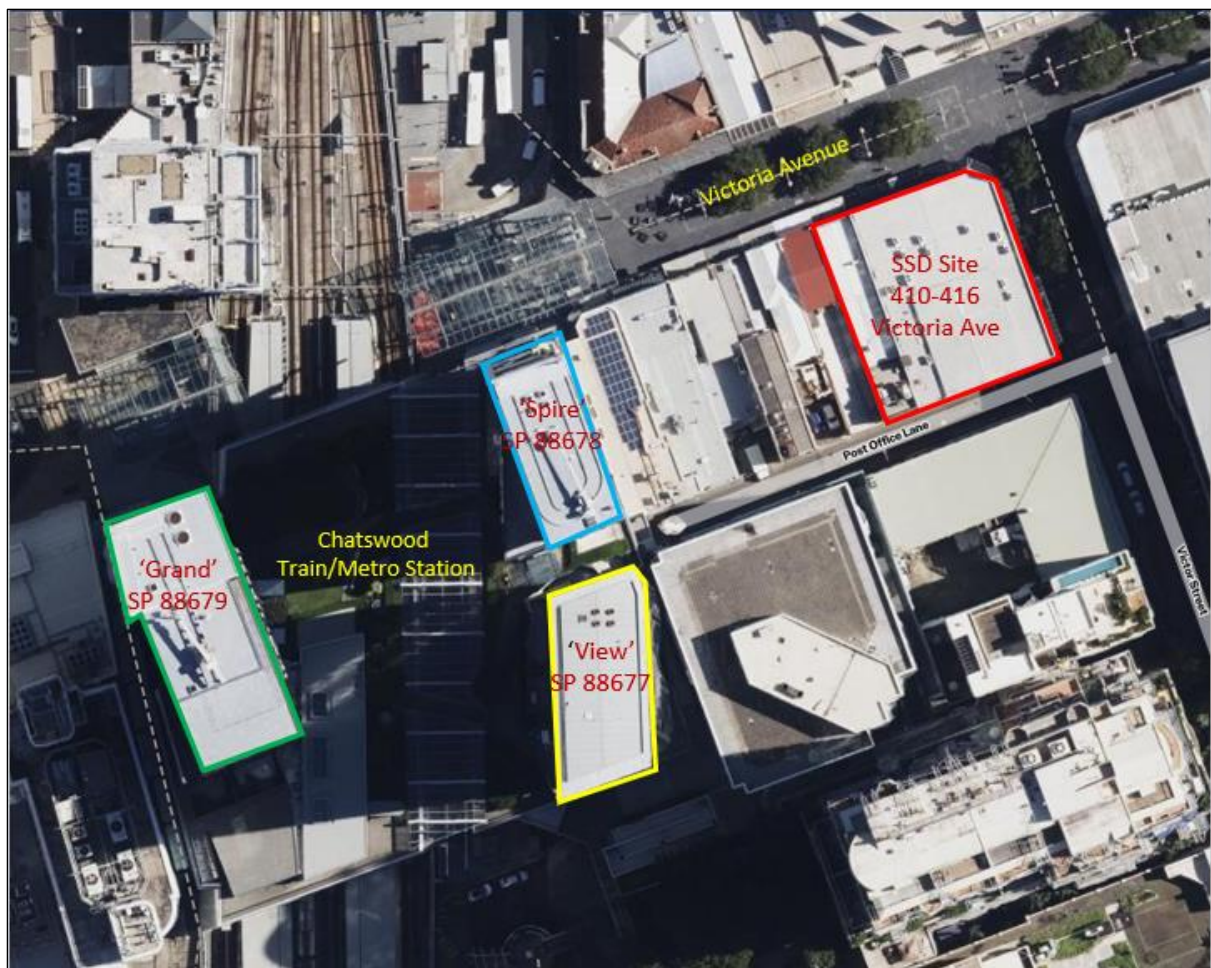
Metro Residences (SP 88677, SP 88678 and SP 88679) and the Surrounding Area

The Metro Residences comprises 3 residential towers situated over a 5 level podium containing Chatswood Train/Metro Station and concourse (see **Location Plan**). The three towers are as follows:

- Metro View at 69 Albert St, containing 27 storeys over the podium and 147 residential units;
- Metro Spire at 1 Post Office Lane, containing 38 storeys over the podium and 145 residential units; and
- Metro Grand at 438 Victoria Avenue, containing 40 storeys over the podium and 260 residential units.

The three towers are situated to the west and south-west of the SSD site (see **Location Plan**). Metro View and Metro Spire are located at the western end of Post Office Lane. Metro Spire extends between Post Office Lane and Victoria Avenue. Metro View extends south of Post Office Lane. Metro Grand is located on the western side of Chatswood Train/Metro Station.

Metro Spire is separated from the SSD site by some 46m along Victoria Avenue, Metro View by some 49m and Metro Grand by some 110m.



Location Plan

(Source: portal.spatial.nsw.gov.au/explorer)

The relationship between the sites is also shown in **Figure 1** below.



Figure 1: Photo from Victoria Ave, showing the SSD site in the foreground and the Metro Residences towers to the west
(Source: Google)

Objections and Submissions on the Assessment Report and proposed SSD

As noted above, Metro Spire object to the assessment of the proposed SSD on the grounds detailed below.

Loss of Views

As noted above, the Assessment Report acknowledges (pp. 31-34) that the proposed SSD will result in a loss of views from Metro Spire (easterly views) resulting in a significant loss of amenity to units in the building (see **Figure 3**).

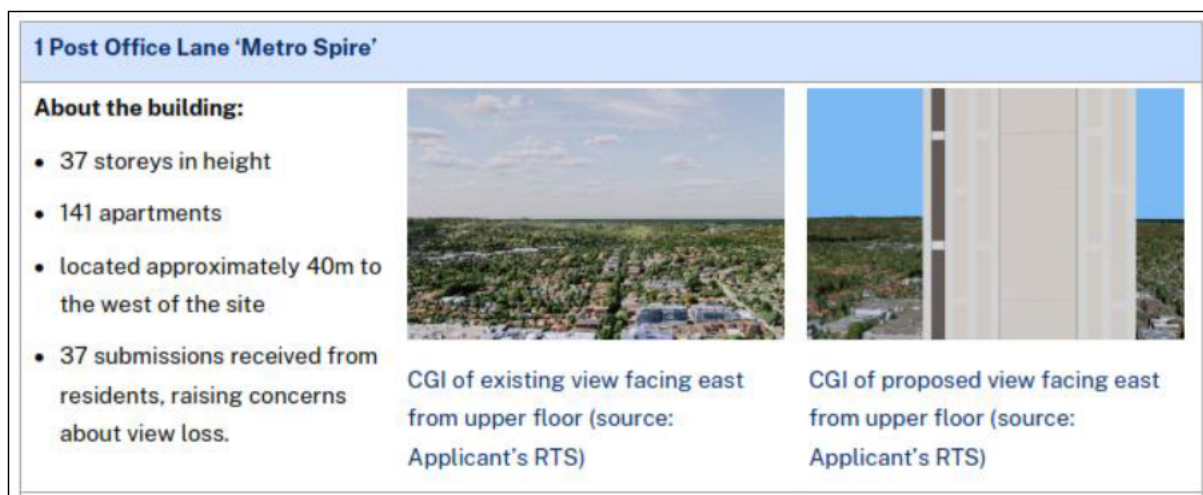


Figure 3: Extract from Table 7 in the Assessment Report
 (Source: Assessment Report, p. 33)

The Assessment Report concludes that the SSD will have a 'moderate' view impact (pp. 33-34) and is reasonable overall.

The assessment of view impacts is refuted on the basis that at the lower levels of Metro Spire, the easterly views vary according to unit layout. In this regard, the units most affected by the proposal will be the single aspect easterly facing units in Metro Spire at the lower levels – Levels 11-20 – which directly face the SSD site.

Apart from the units at the lowest levels of Metro Spire (Levels 5-10) which have opaque glass to the eastern façade, all east-facing units in Metro Spire will be affected by a loss of views/outlook to the east resulting in a loss of amenity to numerous dwellings.

The view impact assessment in the Assessment Report underplays or discounts the value of the existing views to the amenity of the units within Metro Spire. This value is partially derived from their expansive, uninterrupted nature, albeit that they are over a suburban context without 'iconic elements'. Based on the diagrams above in **Figure 3**, the impact of the proposed development would be to remove the central portion of the existing wide view, which is considered to be a significant impact as it would fundamentally change the nature of the existing view from the affected units and reduce their amenity.

Tower Bulk, Scale and Setbacks

The impact of the proposal on Metro Spire demonstrates that the proposed tower has an excessive bulk and insufficient setbacks to protect the amenity of surrounding properties.

To address the view impacts, the design of the tower requires amendment through additional setbacks and/or slimmer form to reduce view impacts.

Should you have any questions, please do not hesitate to contact the writer to discuss.

Yours Faithfully,

DESIGN COLLABORATIVE PTY LTD



James Lidis
 Managing Director