Jan Matuszczak Pty Ltd

Statement Accompanying Photomontages for proposed Residential Development
18 Brahe Place, 6-8 Garden Avenue, 10 – 12 Garden Avenue, East Melbourne

V.C.A.T. reference P1053/2011 June 2011

Expert Witness: Mr. Jan Matuszczak

Qualifications and Experience:

Fellow of the Royal Melbourne Institute of Technology in Architecture.
Registered with Architects Registration Board of Victoria.
Member of the Australian Association of Architectural Illustrators.
38 years experience in architectural presentation with projects throughout Australia, Asia, Europe, and the Middle East.

Instructions received:

Instructed by Mattingley Courtney Architects and Kellock Town Planning to prepare:
1. Two Photomontages views; namely Garden Avenue & Brahe Place.
2. A Statement to V.C.A.T.

Documents reviewed:

Development Plans by Mattingley Courtney Architects (dated June 2011)
Survey prepared by Peter Richards Surveying 02/02/2010.
My own site photographs for reference.

Introduction:

3 D Computer modeling has been used to create a number of photomontage images to help explain the relationship between the proposed development and the existing built environment.

The use of a computer model enabled an accurate comparison between the existing and new. The computer model relied on documentation provided by the Surveyor and the Architect to accurately determine the massing, heights and setbacks of relevant buildings. Site photos were used on the model to show a realistic representation of the proposal.

Software Used:

1. ***SketchUp Pro*** version 6.0 (6.4.263)
Used to set up an accurate model of the existing conditions and the proposed building using the documentation supplied by the Architect and Surveyor.

2. ***ArtLantis R*** version 1.2.6 Release fc0
Used to render the SketchUp model of the proposed building.

3. ***Adobe Photoshop CS*** version 8.0
Used to combine the photos of the existing environment with the proposed building.

Cameras Used:

Canon Digital IXUS 851S 6.2 – 18.6 mm 1:2.8 – 4.9
Minolta Dimage 7 SLR Digital 7.2 – 50.8 mm 1: 2.8 – 3.5 APO

Camera Tilt:

Typically all camera views are taken at 1700 mm above prevailing ground level and hand held and level to my best knowledge at the time. Any perspective distortion caused by camera tilt was adjusted and corrected in Photoshop.

Time Photos Taken:

Garden Avenue 28/10/2010 afternoon
Garden Avenue 30/10/2010 afternoon
Brahe Place 09/11/2010 morning

Details of Existing Elements:

The images were constructed from an accurate computer model of the existing buildings and the proposed development. Documentation supplied by the architect and surveyor were used to create the computer model.

Using Photoshop, reference photographs were placed on the model to represent the existing environment. Irrelevant elements such as power lines etc. were not shown.

Assumptions:

The proposed building and the existing buildings have been set to survey levels.
Outside the survey, levels have been interpolated and established from site observations.

There have been no other assumptions relied upon, only the above process and methodology have been adopted in producing the photomontages as part of this Statement.

The following images form part of this statement:

Image 1. Plan showing the view location in Garden Avenue.
Image 2. Existing Photo of Garden Avenue taken in the position used in the photomontage.
Image 3. Computer Model showing the relationship between the existing and proposed for Garden Avenue. The computer view was the base for the final photomontage.
Image 4. Photomontage of Garden Avenue without the inclusion of proposed landscaping.
Image 5. Photomontage of Garden Avenue with proposed landscaping.
Image 6. Plan showing the view location in Brahe Place.
Image 7. Existing Photo of Brahe Place taken in the position used in the photomontage.
Image 8. Computer Model showing the relationship between the existing and proposed for Brahe Place. The computer view was the base for the final photomontage.
Image 9. Photomontage of Brahe Place without the inclusion of proposed landscaping.
Image 10. Photomontage of Brahe Place with proposed landscaping.

Declaration:

I hereby declare that I have made all the enquiries that I believe are desirable and appropriate, and no matters of significance that I regard as relevant have to my knowledge been withheld from the Tribunal.



Mr. Jan Matuszczak
Jan Matuszczak Pty Ltd



1. Plan showing the view location in Garden Avenue



2. Existing Photo of Garden Avenue taken in the position used in the photomontage



3. Computer Model of Garden Avenue showing the relationship between the existing and the proposed



4. Garden Avenue Photomontage without the inclusion of Proposed Landscaping



5. Garden Avenue Photomontage with Proposed Landscaping



6. Plan showing the view location in Brahe Place



7. Existing Photo of Brahe Place taken in the position used in the photomontage



8. Computer Model of Brahe Place showing the relationship between the existing and the proposed



9. Brahe Place Photomontage without the inclusion of Proposed Landscaping



10. Brahe Place Photomontage with Proposed Landscaping