



VISUAL AMENITY STATEMENT OF EVIDENCE

Project: 6 Paine Street, Newport

VCAT Reference: P2101/2013

Date: 15 January 2014

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1.0 Qualifications and Practical Experience

1.1 Name and Professional Address of Expert

- Johnny Wilkinson
Director
Scharp Design Pty Ltd
408 Fitzroy Street
Fitzroy, VIC 3065

1.2 Qualifications

- Bachelor of Interior Architecture & Design, The Nottingham Trent University, 1999

1.3 Experience

Since graduating from The Nottingham Trent University, Johnny has worked at the following firms:

- KSS Design Group, London – Interior Designer Sep 1999 – Nov 2003
- GT Images Pty Ltd, Melbourne – 3D Artist Feb 2004 – July 2004
- Scharp Design Pty Ltd, Melbourne – 3D Artist/Director Aug 2004 – present

1.4 Expertise

- Scharp Design has developed its level of expertise in this field since its inception in 1999, and since then has been providing 3D visualisation and 3D photomontaging services to a wide variety of architectural, developer and government clients, in all states and territories of Australia as well as internationally. Scharp photomontages and visual amenity statements have been presented to VCAT Panel hearings regularly since 1999. We have developed a sound system within our studio, which utilises professional surveyed information provided to us which is then used to construct a virtual 3D computer environment and ultimately render a highly accurate photoreal representation of the proposed architecture within a site's current environment.

1.5 Project Team

The following staff at Scharp worked on the photomontages:

- Johnny Wilkinson, Director (Bachelor of Interior Architecture & Design)
- Ian Trenuela, Senior 3D Artist (Bachelor of Interior Design)
- Tara Robson, 3D Modeller (Bachelor of Built Environment (Interior Design), Diploma of Digital Media and Animation)
- Jacob Hill, 3D Modeller (Advanced Diploma of Building Design & Technology)



2.0 Project Information

Scharp was commissioned by Domain Hill Property Group Pty Ltd to prepare the attached photomontages as VCAT evidence for the proposed development at 6 Paine Street, Newport.

2.1 Client

- Domain Hill Property Group Pty Ltd
Loft 1, 49 Smith Street
Fitzroy, VIC 3065

2.2 Architect

- Kavellaris Urban Design
Unit1/76-78 Balmain Street
Cremorne, VIC 3121

2.3 Surveyor

- Breese Pitt Dixon
1/19 Cato Street
Hawthorn East, VIC 3123
- Goodison & Associates
Level 1, 424 Bridge Road
Richmond, VIC 3121

2.4 Photographer

- Scharp Design Pty Ltd
408 Fitzroy Street
Fitzroy, VIC 3065



2.5 Lawyer

- Best Hooper Solicitors
563 Little Lonsdale Street
Melbourne, VIC 3000

2.6 Planning Expert/Urban Design Expert

- Message Consultants Australia Pty Ltd
2/398 Smith Street
Collingwood, VIC 3066

2.7 Landscape Expert

- ERM
Level 3, Tower 3
18-38 Siddeley Street
Docklands, VIC 3005

2.8 Traffic Expert

- Traffix Group Pty Ltd
Suite 8, 431 Burke Road
Glen Iris, VIC 3146

2.9 Heritage Architect

- Bryce Raworth Pty Ltd
19 Victoria Street
St Kilda Vic 3182



3.0 Methodology

The methodology used to produce the photomontages was as follows:

- 3.1 Architectural drawings were supplied in CAD format by Kavellaris Urban Design, which included original site survey information provided by Breese Pitt Dixon. The information contained in these drawings was used to produce a 3D model of the proposed architecture in Autodesk 3DS Max 2012. Please see section 5.0 Appendix 1 for a full list of supplied architectural drawings.
- 3.2 Site Survey information was extracted from the architectural and Breese Pitt Dixon drawings. The AHD levels contained in these drawings were used to construct basic block models of the existing buildings on and adjacent to the site to such a level that they can be used for 3D photo-matching purposes. Please see section 5.0 Appendix 2 for a full list of supplied site survey drawings.
- 3.3 The photographs were taken using a Canon EOS 5D Mark II Digital SLR using a 17mm lens. Height above ground was 1.7m. Please see section 5.0 Appendix 3 for the full list of photographic data.
- 3.4 To create an accurate alignment for the photo matching of the model and the photograph in Autodesk 3DS Max 2010, the 3D camera is moved to the correct location of the real world camera from the information provided. All camera locations were surveyed by Goodison & Associates. We then use the supplied camera survey information and the basic rules of 2-point and 3-point perspective to line up the buildings. Camera zoom and rotation are adjusted until all existing building verticals, as well as base and parapet heights, line up. When this occurs, the photo and 3D camera match exactly, thus giving a true representation of the proposed building within its existing environment.
- 3.5 All camera positions are the same as the camera positions in the visual amenity statement relied upon in VCAT proceeding P27/2012.
- 3.6 Landscaping information was extracted from the drawings provided by ERM, and represented as mature species in the photomontages by inserting photographic imagery of the specified landscaping items using Adobe Photoshop CS5. Please see section 5.0 Appendix 4 for a full list of supplied landscaping drawings.
- 3.7 Note that the proposal by ERM to remove the existing Cherry street trees and replace them with Chinese Elms has been represented in the accompanying photomontages titled Proposed. However, in the photomontages titled Proposed without Proposed Landscaping, the existing Cherry street trees have not been removed.
- 3.8 The proposed 3D model is then rendered to a digital 2D image file which is then stitched or merged into the photograph using Adobe Photoshop CS5.
- 3.9 The proposed architecture and landscaping depicted was reviewed progressively by Domain Hill Property Group Pty Ltd, Kavellaris Urban Design, Message Consultants Australia Pty Ltd and ERM during and at the end of the production for accuracy.



4.0 Statement of Compliance

This statement complies with the guidelines as outlined in Appendix 1 to the Tribunal's decision in Austcorp Group Limited v Monash City Council & Ors [2006] VCAT 692 (see Appendix 4).

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

Yours,

A handwritten signature in black ink, appearing to read 'Johnny Wilkinson', written in a cursive style.

Johnny Wilkinson | Director



5.0 Appendices

Appendix 1 - List of architectural files

The following drawings supplied by Kavellaris Urban Design were used to model the proposed architecture.

1. 11-0022-TP2 VCAT.dwg (Rev C, 05/12/2013)
 - 11-0022-TP03 – Proposed Ground Floor Plan
 - 11-0022-TP04 – Proposed Podium & First Floor Plan
 - 11-0022-TP05 – Proposed Second Floor Plan
 - 11-0022-TP06 – Proposed Roof Plan
 - 11-0022-TP08 – Proposed Elevations
 - 11-0022-TP09 – Proposed Sections
 - 11-0022-TP10 – Proposed Central Elevations & Sections
 - 11-0022-TP12 – Material/Area Schedule

Appendix 2 - List of site survey drawings

The following drawings by Breese Pitt Dixon were used to model the existing neighbouring buildings:

1. 8334-S-00-Feature-Re F & L-01-V1.dwg (13/05/2010)

The following drawing by Goodison & Associates was used to further model the existing neighbouring buildings and locate the cameras:

1. 13567 - 8334-S-00-Feature.dwg (31/05/2012)

Appendix 3 - Photographic Data

- V01 – 13/10/2011 3:59pm, Height 1.7m, 17mm lens, 0.55° tilt
- V02 – 13/10/2011 4:06pm, Height 1.7m, 17mm lens, 0.9° tilt
- V03 – 26/09/2011 9:21am, Height 1.7m, 17mm lens, 1.05° tilt
- V04 – 26/09/2011 9:31am, Height 1.7m, 17mm lens, 0.2° tilt

Appendix 4 - List of landscaping drawings

The following drawings by ERM were used to portray the landscaping:

1. 0127959_LS4 & Ls5_Landscape_Concept_FINAL_5Dec2013_2.30pm.pdf (05.12.2013)



Appendix 5 - Statement of Evidence Guidelines

APPENDIX I INFORMATION TO ACCOMPANY PHOTOMONTAGES OR OTHER COMPUTER GENERATED IMAGES

1. A written statement explaining the methodology used for the preparation of images, including:-
 - the identity and qualifications of persons involved in the preparation of the images including data collection; the name and version of the software program(s) used to prepare the images;
 - the methodology used to collect relevant data (for example whether survey data has been obtained from topographical maps or fieldwork);
 - the camera brand and model including whether digital or SLR;
 - Camera lens size and type and whether the camera was horizontal or tilted. If tilted the angle should be stated;
 - time of day and date of all relevant data (including when photographs were taken, survey information obtained and the like);
 - the height above ground level from which all images have been taken would be viewed;
 - details of any existing elements that have been reconstructed or modified (other than the proposal itself) such as modifications to existing vegetation, re-instatement of cross-overs and the like;
 - any assumptions relied upon;
2. A plan showing the location from which all images have been prepared would be viewed and the angle of view.
3. A photograph of the existing conditions.
4. A photomontage of the proposal based on the same lens type/size and location as the existing conditions photograph (to enable direct comparisons) without the inclusion of any proposed landscaping.
5. A second photomontage image showing the proposal with any proposed landscaping, including delineation of the proposed building outline in the background.