

Leslie Curtis Statement of Evidence:

VISUAL AMENITY

Planning & Environment Court Appeal No. D13 of 2021

Between:

Peter Robinson and Paul Schubert

(Appellant)

And

Gladstone Regional Council

(In its role as Assessment Manager)

(Respondent)

And

Gladstone Regional Council

(In its role as Development Proponent)

(Co-Respondent)

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1 Statement

- 1 I, Leslie Grahame Curtis have prepared this Statement of Evidence (**SoE**) to assist the Planning and Environment Court of Queensland with respect to the Planning and Environment Court Appeal number D13 of 2021 (the **Appeal**).
- 2 I have been briefed by the solicitors for the Co-respondent. My Curriculum Vitae is included at **Appendix A** to this statement.
- 3 I confirm that:
 - a) I have been instructed to assist the Planning & Environment Court by reporting on the Visual Amenity issues in this Appeal. The issues addressed in this report are matters within my field of expertise;
 - b) I have been instructed on an expert's duty to the court in accordance with the Planning and Environment Court Rules 2018 (Qld) and Uniform Civil Procedure Rules 1999 (Qld), which I have read and understood and discharged that duty in preparing this report;
 - c) No instructions were given or accepted to adopt or reject any particular opinion in preparing this report;
 - d) I have made all enquiries I consider appropriate in preparing this report, and this report contains reference to all matters of significance;
 - e) The factual matters stated in this Statement of Evidence are to the extent of my knowledge true and correct, and the opinions are my genuinely held opinions.



Leslie Grahame Curtis
21 October 2021

2 Preamble

- 4 The **Appellant** filed an appeal to the Planning and Environment Court against the decision of the **Respondent** to approve the application for a Development Permit for a Material Change of Use for a Parking Station (the **proposal**), made by the **Co-Respondent**, concerning land located at 5 Agnes Street, Agnes Water, Queensland and described as Lot 8 on CP910294 (the **Site**).
- 5 The following plans of development have been relied upon for the preparation of this statement:
- a) DWG No: R2018073– LA-0100 Rev D, titled LANDSCAPING PLANTING PLAN prepared by CARDNO, dated 10/03/21; and
 - b) DWG No: 21-045-SK-04 Rev 1.1, titled AGNES WATER CARPARK LAYOUT PLAN AND AERIAL, prepared by Gladstone Regional Council
- 6 I undertook an inspection of the site and the surrounding area on Tuesday 5 October 2021.

3 Relevant Issues in Dispute

- 7 The Consolidated List of Issues in dispute in the Appeal agreed upon by the parties that are of relevance to visual amenity concerns are:
- a) 15. *Whether the proposed development will have the appearance of a ‘sea of car parks’ in an area which is otherwise characterised by relatively low scale residential uses.*
 - b) 16. *Whether the appearance of the proposed development will be inconsistent with, and detrimental to, the existing and intended character of the area.*
 - c) 17. *Whether the proposed development has been designed to contribute to the streetscape character through the provision of streetscape planting and landscaping along the Agnes Street frontage.*
 - d) 18. *Whether the proposed development will result in unacceptable visual amenity impacts having regard to the matters in paragraphs 15 to 17 above.*
 - e) 19. *Whether the proposed development complies with the following assessment benchmarks of the Planning Scheme:*
 - i. *Strategic Framework Part 3.6*
 - ii. *MUZ code Purpose statement 6.2.21.2(1)(c) and (d), overall outcomes (c) and (f), additional overall outcome for the Jeffery Court Precinct (a)(iii), PO21, PO25, PO27, PO29*
 - iii. *Landscape Code Purpose statement 9.3.5.2, overall outcomes (a), (c), (d) and (f), PO1, PO2, PO5, PO6, PO7, PO8, PO9, PO10, PO11, PO13*

8 The Relevant Matters that pertain to visual amenity concerns are:

- a) Whether the proposed development will adequately mitigate impacts on local residents with respect to vehicles parking in the local street network in order to access Agnes Water Beach.*
- b) Whether the proposed development will enhance the streetscape of Agnes Street through the provision of trees to be planted at the street frontage of the Land and through the provision of other landscaping on site.*
- c) Whether the proposed development will not result in a worsening of amenity impacts for nearby residents that cannot be addressed through the imposition of reasonable and relevant conditions.*
- d) Whether any non-compliances with assessment benchmarks are of a character that would call for the development application for the proposed development to be refused.*
- e) Whether any non-compliances with assessment benchmarks can be addressed by the imposition of relevant and reasonable conditions.*

4 The Site and Neighbouring Area

9 The site is an irregular shaped lot with an area of 3,581m² with a frontage of approximately 67 metres to Agnes Street.



Figure 1- Aerial view of the Site (adapted from QLD Globe)

- 10 The site is currently vacant and includes several established trees and other fragmented vegetation. It has an uneven surface with irregular vegetated depressions at its centre, to the rear (northwest) and to its northeast side boundary. A more detailed description of the existing vegetation and fauna is provided by Dr Justin Watson in his Statement of Evidence regarding Terrestrial Ecology¹.
- 11 There are two relatively level areas at its south-western and north-eastern ends. These areas are covered with compacted gravel and used for informal car parking. The verge along the frontage includes a pedestrian footpath, small street trees and overhead powerlines (refer to **Figures 2 to 7**).
- 12 The site has a fragmented 'makeshift' appearance accentuated by the temporary barriers around the vegetated depressions. While the taller established trees contribute to the broader landscape character of the area, the unstructured appearance of the informal car parking areas diminish the coherence and attractiveness of the streetscape.

¹ Justin James Watson, Statement of Evidence, 14 October 2021, Section 2.1



Figure 2- View looking to the northwest from the Site's frontage of the car parking area adjacent to the southwest boundary



Figure 3- View looking to the northeast along the site's frontage to Agnes Street



Figure 4- View looking to the northwest from the Site's frontage to Agnes Street of the vegetated depression at the centre of the site with the established trees



Figure 5- View looking to the northeast of the car parking area adjacent to the northeast boundary



Figure 6- View looking to the northwest from the Site's frontage to Agnes Street of the vegetated depression that adjoins the Site's northeast boundary



Figure 7- View looking to the southwest along the site's frontage to Agnes Street

- 13 The Site is adjoined at its rear to the northwest by a pond within the adjacent 'Beach Houses Estate', which is a residential enclave of individual dwellings set within landscaped common areas that accommodate the private access streets to the individual lots within the estate (refer to **Figure 8**).



Figure 8- View looking to the north from the site's rear of the Beach Houses Estate

- 14 Access to the Beach Houses estate is provide from Agnes Street via a landscaped driveway that extends along the site's fenced southwest boundary (refer to Figures 9 to 11).



Figure 9- The streetscape adjoining the site to the southwest



Figure 10- The entrance to the Beach Houses Estate from Agnes Street that adjoins the site to the southwest



Figure 11- The site's southwest fenced boundary

- 15 To the northeast the site is adjoined by the 'Mango Tree Motel', where its driveway and paved car parking area adjoins the common boundary with the Site. Dense Palms straddle the common boundary with the Site (refer to Figures **12** and **13**).



Figure 12- The Mango Tree motel that adjoins the site to the northeast



Figure 13- The Mango Tree Motel driveway and carparking frontage that adjoin the site

- 16 The streetscape opposite the site is characterised by the houses of the suburban residential area that extends along the south-eastern side of Agnes Street from its intersection with Springs Road (to the southwest) through to the car park that adjoins Tom Jeffery Park to the northeast (refer to **Figure 14**).



Figure 14- View looking to the southwest of the houses opposite the site.

- 17 The neighbouring streetscape along Agnes Street to the southwest along the northwest side of the street includes the Agnes Water Beach Club multiple dwelling development, which extends to the Endeavour Plaza Shopping Centre Shopping centre on the corner of the intersection of Agnes Street with Springs Road (refer to Figures **15 to 17**).
- 18 To the northeast the suburban housing area on the southeast side of the Agnes Street terminates at Jeffery Court where a carpark is located on the northeast corner of Jeffery Court and Agnes Street (refer to **Figures 18 and 19**). The car park services the adjoining Tom Jeffery Park and the beach
- 19 To the northeast along Agnes Street on the northwest side of the street the Mango Tree Motel adjoins a vacant lot adjacent to Tom Jefferey Park, which is adjacent to the beach (refer to Figures **20 to 22**).
- 20 The subject site is located within the Mixed-Use Zone and Jefferey Court Precinct under the Gladstone Planning Scheme. The site's immediate locality along Agnes Street has a well-established suburban coastal character comprised of low-density housing, shops, short-term accommodation, and multiple dwellings. The built form is accessed by sealed local streets with kerb and channel complemented by grassed verges with footpaths and intermittent street trees.

- 21 At its northeast end the suburban area interfaces with the foreshore recreational area that includes landscaped open space and car parking. The open space adjoins the beach to provide a high-quality recreational environment.



Figure 15- The site's surrounding area (Qld Globe)



Figure 16- The Agnes Water Beach Club



Figure 17- The Agnes Water Beach Club driveway and car park along the Agnes Street frontage (Google Earth 2/2008)



Figure 18- The car park at the end of Agnes Street to the northeast of the site adjoining Tom Jeffery Park



Figure 19- Tom Jeffery Park and the car park at the end of Agnes Street adjacent to the beach



Figure 20- The Mango Tree Motel and commercial uses at the end of Agnes Street to the northeast of the site



Figure 21- Tom Jeffery Park at the end of Agnes Street adjacent to the beach



Figure 22- The beach that adjoins Tom Jefferey Park

5 The Proposed Development

- 22 The proposal will clear the established trees at the centre of the site and much of the ground and mid-storey vegetation that has been identified as being dominated by either non-native or weed species². Trees will be retained along the frontage and native vegetation at the rear of the site that adjoins the pond will be retained and rehabilitated with weed control and the planting of suitable native species (refer to **Figure 23**).

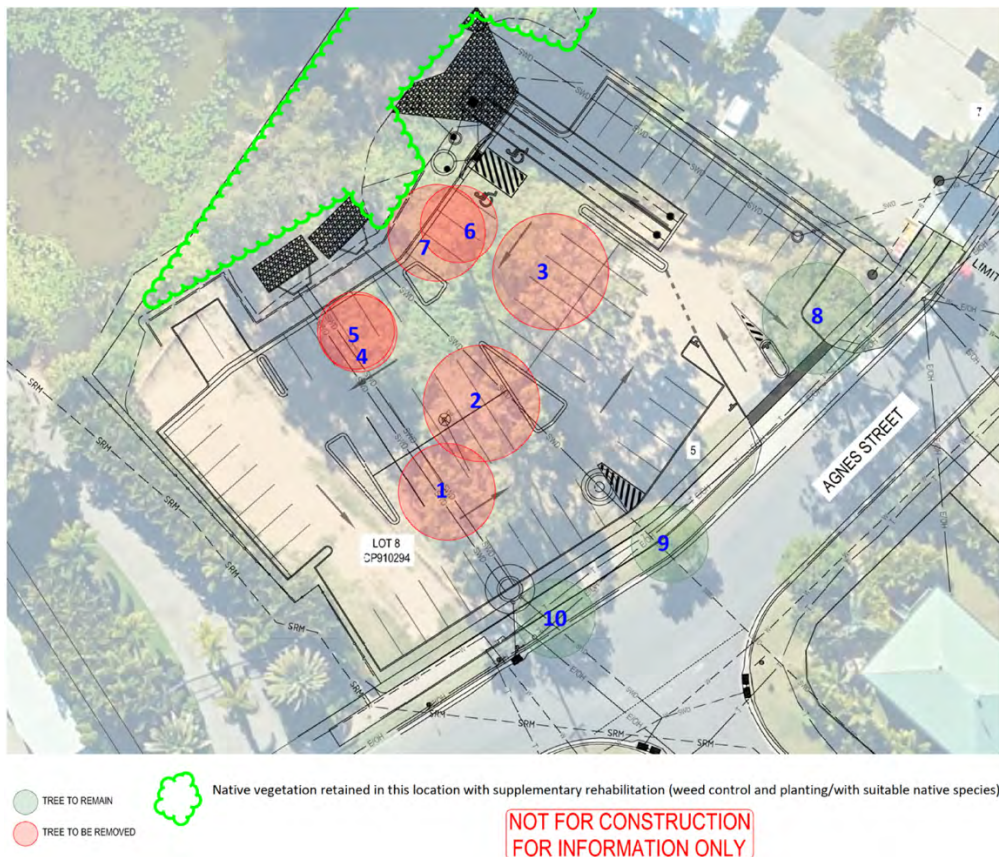


Figure 23- Tree removal and retention plan (annotated extract from the Statement of Evidence by Dr Justin Watson³ based upon Gladstone Regional Council drawing 21-045-SK-04)

- 23 The proposal will provide 73 car parking spaces on a sealed hardstand with associated infrastructure for stormwater management (refer to **Figure 24**). Planting areas will be provided within the hardstand area to accommodate four Tuckeroos (*Cupaniopsis anacardioides*), which are small relatively fast-growing trees that can grow to heights of approximately 8m. The trees will be planted in beds with minimum widths of approximately 2m, which widen with the geometry of the car park layout. The planter bed widths are relatively typical for car park locations and within my site planning experience as an architect and urban designer would be sufficient to support the tree growth.

² Ibid, Section 2.2

³ Ibid, Appendix D, page 031.

- 24 The frontage to Agnes Street will retain the existing street trees (or if lost during construction they will be replaced) and provide additional ground cover and shrubs that will grow to a height of approximately 0.5m. The existing tree at the northwest corner of the site will also be retained.

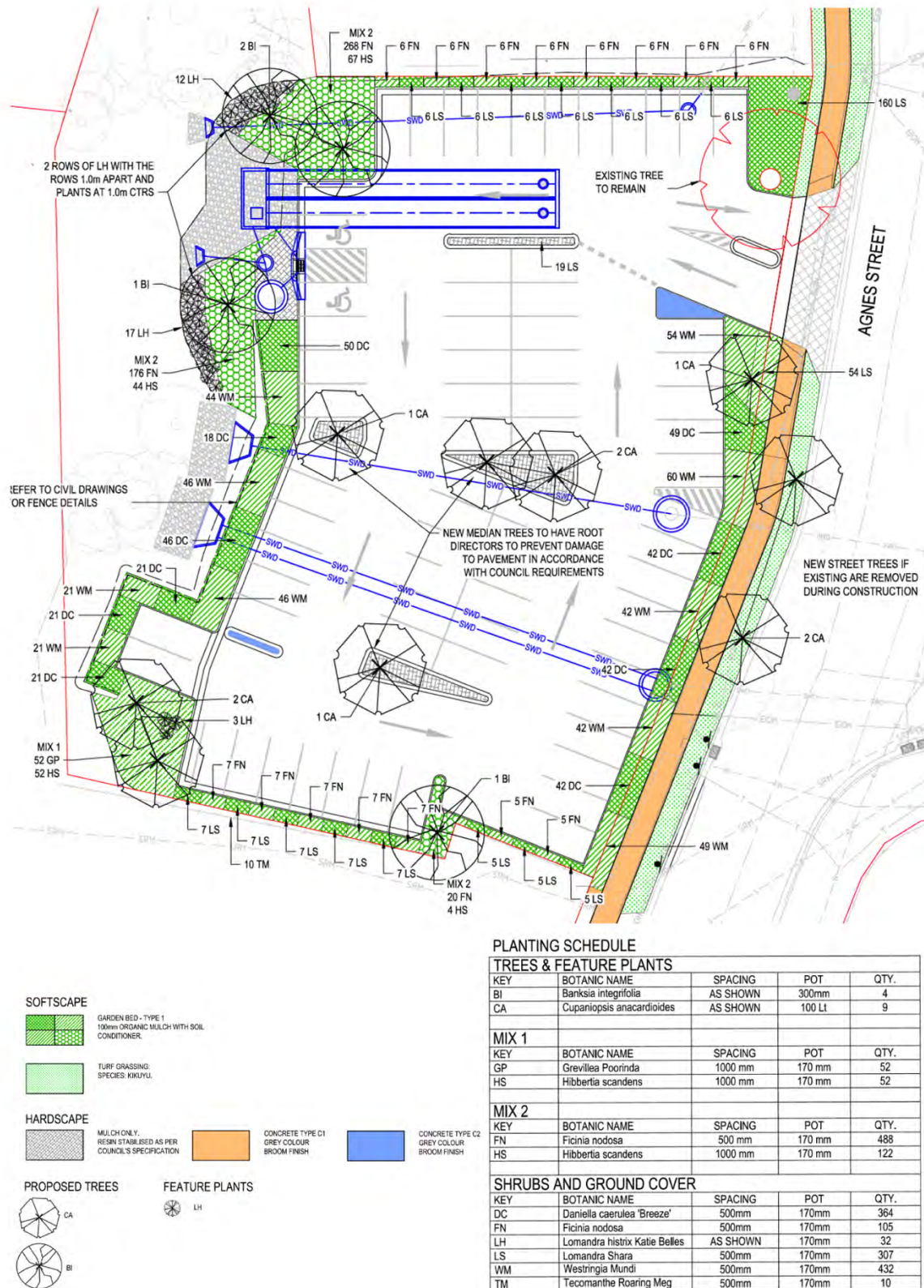


Figure 24- Proposed Landscape Plan (extract adapted from CARDNO drawing R2018073-LA-0100 Rev D)

6 The Proposal's Visual Impact

- 25 The visual *character* of a locality is described above at **section 4**, where it is shown to have a mixed low-rise character that includes residential, commercial, tourism and recreational uses. The proposed development will be located between two relatively intensive commercial short-term accommodation developments that include car parking areas that are visible from the frontage. A council car parking area is also located approximately 75m to the northeast at the end of Agnes Street and a shopping centre car park on the corner of the intersection with Springs Road to the southwest.
- 26 Based upon the above observations, car parking is not an unfamiliar element of the streetscape where it services private and public uses. Having regard to the recreational uses at the end of Agnes Street it might be reasonably assumed that car parking would be an anticipated requirement. The proposed development will be located on a site that is currently unstructured and utilised for informal car parking. Car parking on the site is a well-established element of the streetscape.
- 27 The landscape areas within the site will fragment the appearance of the proposed development's car parking area and when established the trees within the car park's landscape areas will ameliorate the appearance of the cars and the hardstand area. The retained trees and new shrubs along the frontage will maintain the partial screening of the site.
- 28 The proposed development is unlikely to be materially more intrusive than the current informal car parking use on the site, will not be incompatible with the existing context and will contribute to a more coherent streetscape appearance.

7 Discussion of Issues in Dispute

- a) 15. *Whether the proposed development will have the appearance of a 'sea of car parks' in an area which is otherwise characterised by relatively low scale residential uses.*
- 29 While the broader surrounding area is generally characterised by relatively low scale residential uses, the area visible along the Agnes Street view catchment, which includes the subject site is characterised by a range of uses including but not limited to low scale residential uses.
- 30 As discussed above, while detached dwellings characterise the existing development along the southeast side of Agnes Street between Springs Road (to the southwest) and Jefferey Court (to the northeast) the existing development along the northwest side of Agnes Street is characterised by a shopping centre, the 3-storey 'Agnes Water Beach Club' and its associated car parking, the

unstructured car park on the subject site, the 'Mango Tree' Motel and its associated car parking, and the adjoining 'Lazy Lizard' café and bar. The northeast end of Agnes Street includes open space and car parking. It may therefore be reasonably concluded the area is characterised by a mix of uses as opposed to being “..otherwise characterised by relatively low scale residential uses”.

- 31 The proposed development will generally be viewed obliquely by receptors as they move along Agnes Street where, subject to their viewpoint and the parallax effect of the oblique sightline, the subject site's frontage will be 'compressed' and varyingly screened by the adjoining existing development and the landscaping along the common side boundaries. The site's frontage will become increasingly more visible to receptors as they come into closer proximity to the frontage.
- 32 Receptors on the southeast side of Agnes Street will have their view of the proposed development's frontage partially obstructed by the existing (or replaced) trees and the new shrubs within the verge along the frontage. The frontage landscaping will be complemented by the new trees that will be located within the car park. These landscape elements and the screening they provide will fragment the view and appearance of the car park when looking across the street so that it will not appear as “a sea of carparks”.
- 33 Receptors on the northwest side of Agnes Street will have a more direct view of the proposed development from the adjoining frontage. While the new shrubs will provide limited screening of the car park, they will soften the interface with the street and reinforce the frontage's landscape amenity. The trees within the landscape islands at the centre of the car park will fragment the contiguity of the hardstand surface and provide prominent vertical landscape elements that will partially screen the car parking behind. The car parking will also be set against the backdrop of the vegetated area at the rear of the site, and the landscaping that adjoins the site along the common side boundaries. The perimeter and central landscape elements will mitigate the appearance of the car park in relation to the landscape setting, the adjoining properties, and the street. While the proposed development will be more visible to receptors from the frontage it is unlikely to appear as “a sea of carparks” but as a carpark within a landscaped setting.

b) 16. Whether the appearance of the proposed development will be inconsistent with, and detrimental to, the existing and intended character of the area.

- 34 The subject site is located within the Mixed-Use Zone (MUZ) and Jeffery Court Precinct of the Planning Scheme. The purpose of the MUZ code includes:

(1)(a) Provide for a mixture of development that may include business, retail, residential, tourist accommodation, community, service industry, entertainment and associated services.

(1)(c) Create an urban form characterised by high quality building design and streetscape outcomes.

(1)(d) Ensure a level of amenity commensurate with an urbanised mixed use area.

(2)(d) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.

(2)(f) Development creates pleasant living environments that ensure privacy, access to sunlight, open space, ventilation and natural climate control.

(2)(o) Development has access to development infrastructure and essential services.

35 With respect to the Jeffery Court Precinct the MUZ code states:

(3) (a)(i) Development supports coastal based tourism opportunities with a focus on Short term accommodation and small scale Food and drink outlets, Bars, retail and community uses.

(3) (iii) Development supports a mix of coastal tourism related uses and is of a height and scale that does not adversely impact on the coastal and visual character of the precinct or locality.

36 Having regard to the above outcomes, the intended character of the area may be reasonably anticipated to include public carparking to complement and satisfy the above requirements. For the reasons set out above in relation to issue (a), the scale and visual impact of the proposed development's car parking area is shown to be adequately mitigated by landscaping so that it will be consistent with reasonable expectations for car parking within an urbanised mixed-use area and will be consistent with creating a pleasant living environment.

c) 17. Whether the proposed development has been designed to contribute to the streetscape character through the provision of streetscape planting and landscaping along the Agnes Street frontage.

37 The observations set out above in relation to issue (a) are reiterated in relation to issue (c), where the proposed development will provide landscaping along the Agnes Street frontage (and within the site) that will contribute to streetscape character.

d) 18. Whether the proposed development will result in unacceptable visual amenity impacts having regard to the matters in paragraphs 15 to 17 above.

38 Having regard to the observations set out above in relation to issues (a) and (c), the proposed development will not have an unacceptable visual amenity impact.

e) 19. Whether the proposed development complies with the following assessment benchmarks of the Planning Scheme:

- i. Strategic Framework Part 3.6*
- ii. MUZ code Purpose statement 6.2.21.2(1)(c) and (d), overall outcomes (c) and (f), additional overall outcome for the Jeffery Court Precinct (a)(iii), PO21, PO25, PO27, PO29*
- iii. Landscape Code Purpose statement 9.3.5.2, overall outcomes (a), (c), (d) and (f), PO1, PO2, PO5, PO6, PO7, PO8, PO9, PO10, PO11, PO13*

39 With respect to issue (e)(i), based upon the observations set out above in relation to issues (a) to (d), the proposed development will provide a streetscape improvement that will provide public realm infrastructure that will support the intended use and character of the locality. In my opinion, with respect to visual amenity, the proposed development is consistent with the outcomes sought by Strategic Framework at Part 3.6.

40 With respect to issue (e)(ii), and in relation to the MUZ code purpose statement 1(c) and (d), OO2(c) and (f), and (3)(a)(iii), the comments set out above in response to issue (b) are reiterated where the proposed development is shown to be consistent with these provisions.

41 In relation to PO21, PO25, PO27, PO29 of the MUZ code:

- a) PO21: As a car park, the proposed development will contribute towards high quality streetscape outcomes that integrate effectively with intended street types and along key pedestrian and cycle routes.
- b) PO25: where relevant, the proposed development will provide a consolidated landscaped car parking area comprised of hard and soft elements that are of a character and durability that reflects the mixed-use locality, will enhance the appearance of the development, screen unsightly elements and provide shade.
- c) PO27: The proposed development minimises impacts on surrounding land and provides for an appropriate level of amenity within the mixed-use centre, having regard to visual impact, privacy, and outlook. Other impacts are a matter for other experts to consider.
- d) PO29: For the reasons set out at issue (a), the proposed car parking will not visually dominate the streetscape.

- 42 With respect to issue (e)(iii), and in relation to the Landscape code purpose statement overall outcomes (a), (c), (d) and (f) the comments set out above in response to issues (a) to (d) and (e) ((i) and (ii) are reiterated.
- 43 In relation to PO1, PO2, PO5, PO6, PO7, PO8, PO9, PO11 and PO13 of the Landscaping Code, the comments set out above are reiterated, where the proposed development is shown to:
- a) PO1: complement the intended character of the streetscape and zone, and to be functional and designed to be visually appealing in the long-term.
 - b) PO2: Provide shade in appropriate locations and include an appropriate mix of soft and hard elements.
 - c) PO5: Where possible facilitate the retention and integration of mature existing vegetation, both within and external to the site.
 - d) PO6: Maintain privacy between adjoining buildings, protect local views, vistas, and sightlines screen service, parking areas, reducing the visual impact of long unbroken walls.
 - e) PO7: Provide an open-air car parking area that provides suitable levels of shade through the use of appropriate planting.
 - f) PO8: Having regard to the site planning and efficient layout of the carparking and the relative need for the proposed use to maximise exposure to prevailing breezes and northeast morning sun, minimise prevailing winter winds and western summer sun and optimise shade, responds appropriately to local conditions through the central location of the proposed new tree planting and the partial retention and/or rehabilitation of the existing vegetation. The maintenance of infiltration to subsurface soil and irrigation methods are issues that can, and are, normally addressed in the detail design of the proposal.
 - g) PO9: Not undermine the surveillance of paths, walkways, parking areas, streets, and public spaces. The landscape elements do not interfere with relevant sightlines, the car park will be free from obstructions and is clearly defined by the landscape treatments. Public and private spaces are clearly distinguishable and accessible. Issues related to lighting are addressed by Mr Paul King in his Statement of Evidence in relation to Noise, Air Quality and Lighting Amenity.
 - h) PO11: Include landscape elements that provide high levels of durability and robustness, are cost effective, and have the ability to be maintained conveniently over the long term.
 - i) PO13: Subject to the advice other qualified experts, protect the structural integrity and function of buildings and structures; overhead and underground services, and other forms of infrastructure.

44 Should the court approve the proposed development, matters related to the selection of climatically appropriate species, planting densities and stock sizes may be addressed in the detail design of the proposed development.

45 In my opinion with respect to visual amenity concerns, any non-compliances identified by the Court can be addressed by the imposition of relevant and reasonable conditions and would not warrant a refusal of the development application.

Relevant Matters

46 The Consolidated List of Issues in dispute in the Appeal agreed upon by the parties include the following relevant matters that pertain to visual amenity concerns:

a) Whether the proposed development will adequately mitigate impacts on local residents with respect to vehicles parking in the local street network in order to access Agnes Water Beach.

47 While a traffic management issue for other qualified experts to consider, the number of cars parked within the streets and at times on the street verge contribute to the congested appearance of the streetscape and can dominate its character and diminish its otherwise attractive residential amenity. The proposed development in providing additional off-street public car parking in a consolidated landscaped area will assist to mitigate the visual impact of the congested on-street carparking.

b) Whether the proposed development will enhance the streetscape of Agnes Street through the provision of trees to be planted at the street frontage of the Land and through the provision of other landscaping on site.

48 Based upon the observations set out above in relation to issues (a) to (e), the proposed development will contribute to a more coherent streetscape that manages public carparking within an area partially screened by landscaping along the frontage and within the site. The landscaping has regard to balancing amenity and safety considerations for visibility. The landscaping will complement the retained and the existing neighbouring landscaping. The existing informal car parking detracts from the streetscape and has the potential to progressively impact upon the site's amenity unless managed. Having regard to these considerations the proposed development, including the landscaping will enhance the streetscape.

- c) *Whether the proposed development will not result in a worsening of amenity impacts for nearby residents that cannot be addressed through the imposition of reasonable and relevant conditions.*

49 Based upon the observations set out above in relation to issues (a) to (e), the proposed development will not worsen amenity impacts for nearby residents that cannot be addressed through the imposition of reasonable and relevant conditions.

- d) *Whether any non-compliances with assessment benchmarks are of a character that would call for the development application for the proposed development to be refused.*

50 In my opinion with respect to visual amenity concerns, any non-compliances identified by the Court would not call for the proposed development to be refused.

- e) *Whether any non-compliances with assessment benchmarks can be addressed by the imposition of relevant and reasonable conditions.*

51 In my opinion with respect to visual amenity concerns and the relevant matters, any non-compliances identified by the Court can be addressed by the imposition of relevant and reasonable conditions.

CONDITIONS

52 Within my experience, there are no controversial aspects of the proposed development that would warrant conditions of approval beyond what would be conventional best practice. I note the measures set out by Dr Watson in his Statement of Evidence⁴, and where relevant to visual amenity considerations I concur with the measures.

8 Conclusion

53 Based upon the above observations the proposed development:

- a) will not have the appearance of a 'sea of car parks' in an area which is otherwise characterised by relatively low scale residential uses,
- b) will not be inconsistent with, and detrimental to, the existing and intended character of the area,

⁴ Ibid, page 020, paragraphs 74 and 75

- c) has been designed to contribute to the streetscape character through the provision of streetscape planting and landscaping along the Agnes Street frontage,
- d) will not result in unacceptable visual amenity impacts having regard to the above.

54 Based upon the observations set out in this statement, the proposed development, with respect to visual amenity concerns, will be consistent with the assessment benchmarks identified at Issue (e). However, should any non-compliances be identified by the Court with respect to these matters, I believe they could be adequately addressed by the imposition of relevant and reasonable conditions and would not warrant a refusal of the development application.

55 With respect to the relevant matters, in my opinion the proposed development will adequately mitigate impacts on local residents, enhance the streetscape of Agnes Street through the provision of trees and landscaping and will not result in a worsening of amenity impacts for nearby residents. Any non-compliances identified by the Court would not call for the proposed development to be refused and could be addressed by the imposition of relevant and reasonable conditions.

Appendix A: Curriculum Vitae

Leslie Grahame Curtis
architect | urban designer | visual assessment consultant

Interplan va | PO Box 1843, Surfers Paradise, QLD 4217 | Email: leslie.curtis@icloud.com | Mob: 0434 213 771

QUALIFICATIONS AND PROFESSIONAL AFFILIATIONS

Bachelor of Architecture (SAIT 1982)
PhD Candidate (QUT 2014-)
Registered Architect (Reg. No. 2784), Queensland, Australia
Member, Australian Institute of Architects (RAIA)

SKILLS AND EXPERTISE

As a professional architect Leslie has expertise in architecture and urban design, visual assessment and the master planning of urban developments.

He has over 35 years national and international experience in resolving complex design issues on a broad range of project types. He has led project teams on major developments, managed a multi-disciplinary design office, and has been a senior specialist adviser to the Queensland State Government and Local Government Authorities.

Leslie has prepared numerous visual impact assessments for development applications and also assists the Planning and Environment Court of Queensland as an expert witness with respect to visual amenity, architecture and urban design appeal matters.

PROFESSIONAL EXPERIENCE

- August 1997- Current: Principal, interplan architects and interplan va, Gold Coast, QLD
- December 2014- November 2018: Senior Design Architect (consultant) DBI Design, Gold Coast, QLD
- May 2011- December 2014: Associate and Manager Urban Design and Visual Assessment, LVO, Brisbane, QLD
- May 2009- June 2012: Senior Urban Design Advisor, Office of the Queensland Government Architect, Queensland Government, Brisbane, QLD
- October 2008- May 2009: Gold Coast Manager / Architect / Urban Designer, O1A Gold Coast, QLD and Melbourne, VIC
- June 2003 to October 2008: Principal Architect and Urban Designer Planning, Environment and Transport Directorate, Gold Coast City Council, Gold Coast QLD
- November 1999 to June 2003: Senior Advisor- Architecture and Urban Design Redland Shire Council Cleveland, QLD
- August 1997- Current: Principal interplan architects, interplan va, Gold Coast, QLD
- April 1990 to August 1997: Managing Director and Principal Architect (Brisbane) Executive Director (Tokyo), Interplan Y. Hasegawa and Associates, Brisbane and Tokyo
- February 1989 to March 1990: Senior Design Architect Stephenson and Turner Victoria, Melbourne, VIC and Adelaide, SA
- September 1984 to September 1988: Design Architect, Woods Bagot, Adelaide, SA
- March 1982 to September 1984: Graduate Architect SAIT (University of South Australia), Executive Architect / Property Management Office, Adelaide, SA

Leslie Grahame Curtis
architect | urban designer | visual assessment consultant

PROJECT EXPERIENCE

Court Appeals

Experience as an expert witness in the Queensland Planning and Environment Court with respect to visual amenity, architecture and/or urban design matters:

- Sparksman & Ors v CoCoGC & Anor PE2674/20
- Paradise Palms Residents Association Inc v Cairns Regional Council & Anor – PE 217 of 2020
- Odnal Group v Logan City Council PE3218/20
- Grassy Knoll V CoCoGC PE3526/20
- Fisigi v BCC PE 2533/20
- GG Propco v SCRC PE2909/20
- JP and CA Walsh v SCRC PED96/20
- Clive Palmer v CoCoGC PE2800/20
- HPD Group v SCRC PE2765/20
- Noosa Spotlight v Noosa Council PE476/20
- David William Neate v Noosa Council and Ors PE1219/20
- Creelman v CoCoGC PE1982/20
- Scumley Pty Ltd v BCC PE978/20
- Upan Company v CoCoGC PE2009/20
- Fort Real Estate Capital v Redland City Council PE1724/20
- Melinda Jane Patterson v CoCoGC & Ors PE1410/20
- Robina Transit_Palmer Leisure v CoGCC PE865/20
- Fetterun Pty Ltd v Sunshine Coast CouncilP&E Appeal 97/19
- North Harbour Holdings v MBRC and Or PE771/20
- Anthony Charles Burchill v CoGCC and Nifsan Dev Pty Ltd D67/20
- Parkview Holdings v BCC_805/20
- JSFNQ1 V Townsville City Council 139/19
- Patterson v CoGCC 1784/20
- Danny Powe v CoCoGC PE1502/20
- Self Storage Helensvale v GCCC PE 157/20
- Body Corp for Lofts on Jackson CTS 35501 v BCC
- Peter Michael Jensen v BCC and Azure 1750/20
- Reno Anthony Panozzo v BCC and Azure 1749/20
- Peter Anthony McKay v BCC and Azure 1747/20
- Northern Sands v Cairns Regional Council 72/17
- Henderson v BCC PE BD4139/18
- Zumbo v BCC and Ors 1934/19
- Aus Outdoor Sign Co v BCC 3725/19
- Austin BMI v ICC PE912/20
- Carla Turner and Ors V BCC PE187/20
- GC Motorsport Train Ctr v GCCC (3387/16)
- Wade Trass and Ors v BCC and Katwal 4655/19
- Matzin Capital Pty Ltd v Redland City Council - PE3797/19
- Paul Keogh V CoGC PE281/2019
- Dean Sandstrom & Ors v SCC and Windansea Boardriders 3760/19
- Dreamline Dev Corp v BCC [2807/19]
- Roubaix Properties Pty Ltd v Somerset Regional Council & Anor (2327/19)
- Cleanaway v ICC (4101/19)
- Rayjon Properties v Council of City of GC (3562/19)
- Kindred v MBRC (3331/2019)
- Lantrak Property Holdings (Qld) Pty Ltd v Ipswich City Council & Ors (3473/2019)
- Edith Pastoral V SRC (2773/2019)
- Dwyer v SCRC (166/2019)
- Stephens Family Pastoral V Logan City Council
- YQ Property Pty Ltd V BCC (1409/19)
- DFC (Project Management) v BCC 77 Walkers Way Nundah (1810/19)
- Riverstone (Townsville) vTCC (1275/19)
- Taylor v Moreton Bay Reg Council (108/19)
- TriCare (PT Vernon) Pty Ltd v Brisbane City Council (4646/17)
- JRD No.2 v BCC_5 The Esplanade, Forest Lake
- Maddison Ridge v Lockyer Valley RC (4340/18)
- Adpen v Moreton Bay Reg Council and Others (232/19)
- Andrew Micalleff v Moreton Bay Regional Council (4350/18)
- Deleje v BCC (2777/15)
- HPC Urban Design and Planning v Ipswich City Council and Ors.
- Parry KB v BCC (1326/2017)
- Gamblin v BCC - P&E Appeal no. 2782 of 2017
- Thomas Kevin Dooley & Ors v Brisbane City Council & Anor (1695/18 and 1696/18)
- The Planning Place Pty Ltd v BCC (1675/18)
- Northern Properties v BCC (3500/18)
- Birchie Pty Ltd v BCC (3844/18)
- ALH Group Ltd v Sunshine Coast Regional Council (1343 of 2015)
- QCAT Tree Dispute, Michael Ortlipp 8 Jaara Street, Graceville
- Leger & Ors v BCC (3974/16).
- Reid & Ors v BCC & Ors (130/17)
- United Petroleum Pty Ltd v Gold Coast City Council & Anor - P&E Appeal no. 3902 of 2016
- Residential Development Alliance Inc v GCCC & CSI (Gold Coast) Pty Ltd (271/15 and 187/17)
- Harman v BCC & Snape (2841/17)
- Community Facilities (Mosque and associated uses) at 161 & 161A Underwood Road, Eight Mile Plains, QLD. Planning & Environment Court Appeal No. 2249 of 2014
- ALH Group Ltd v Ipswich City Council - P&E Appeal No 451 of 2015
- ALH Group Ltd v Moreton Bay Regional Council - P&E Appeal No 1662 of 2015
- ALH Group Ltd v Brisbane City Council - P&E Appeal No 3963 of 2015
- Quintenon Pty Ltd v Brisbane City Council - P&E Appeal No 1996/15
- Emzay and Jones v GCCC and Paynter Dixon, PE_295 and 4301 of 2015
- Kirra Blue Pty Ltd v GCCC & Ors PE_287 of 2015
- Laws v Gold Coast City Council & Ors - P&E Appeal No 114 of 2016
- Body Corp. for Bowden Place & Ors v BCC and Carillon Newfarm Pty. Ltd.
- Malchada Pty Ltd v Gold Coast City Council PE_2940 of 2013
- 46 The Strand Pty Ltd v TCC – P&E Appeal no: 233 of 2015.
- Ordex Pty Ltd v Brisbane City Council, PE_2555/15)

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- Lambert St Kangaroo Point, P&E Appeal no. 2841 of 201

Visual Assessment

Experience in providing specialist advice and/or preparing specialist reports in relation to the visual assessment and impacts of development applications including:

- High-rise, Multiple Dwelling, Dixon St Coolangatta
- Multiple Dwelling, 798-800 Pacific Parade Currumbin
- Medium-rise, Multiple Dwelling, Breakfast Crk Rd Newstead
- Kirra Beach Hotel Change Application
- High-rise, Multiple Dwelling, 332 The Esplanade Palm Beach
- High-rise, Multiple Dwelling, Miles Street Kirra
- Medium-rise, Multiple Dwelling, Coyne St Kirra
- High-rise, Multiple Dwelling, 264 The Esplanade Miami
- High-rise, Multiple Dwelling, 10 St Kilda Ave Broadbeach
- Digital Billboard, Springwood
- Medium-rise, Multiple Dwelling, 10 Goodwin Tce Burleigh Heads
- Medium-rise, Multiple Dwelling, Maxwell St, New Farm
- High-rise, Multiple Dwelling, 2 Musgrave Street, Coolangatta
- Medium-rise, Multiple Dwelling, Hayle St_Burleigh Heads
- High-rise, Multiple Dwelling, 64 Goodwin Tce Burleigh Heads
- High-rise, Multiple Dwelling, 3547 Main Beach Parade
- Tricare Aged Care facility, Runaway Bay
- Medium-rise, Multiple Dwelling, 28 Pacific Pde Bilinga
- High-rise, Multiple Dwelling, 10 Goodwin Tce Burleigh Heads
- Two x High-rise Apartment/Resort Hotel tower development 48, 50-56 & 58 The Esplanade & 5 First Avenue, Burleigh Heads
- Aged Care facility, Runaway Bay, QLD
- Four x High-rise apartment /mixed use development, Capital Court, Varsity Lakes
- High-rise apartment building, 2 Musgrave Street, Coolangatta
- High-rise apartment building 64 Goodwin Terrace, Burleigh Heads, QLD
- High-rise apartment building First Ave, Burleigh Heads, QLD
- Two x Highrise towers/mixed use development, 1 Redcliffe Parade, Redcliffe
- Retirement Village, Pine Mountain Rd, Carindale
- High-rise apartment building, 1827 Gold Coast Highway Burleigh Heads, QLD
- High Rise Apartment Building and High Rise Hotel, The Esplanade, Burleigh Heads, QLD
- Sculpt Tower, High rise apartment building, Oak and Birt Avenues, Budds Beach, QLD
- Kirra Beach Hotel, Marine Parade, Kirra, QLD
- Iconic Vistas- BCC Civic Spaces Policy, Brisbane, QLD
- Apartment Buildings, 31 – 35 Grant Avenue, Hope Island, QLD
- Multi-Unit Building, 37 Arthur Street, Mermaid Beach, Gold Coast
- Multiple Dwelling and Short Term Accommodation Development 1908-1910 Gold Coast Highway, Miami, QLD
- Australian Legend World, Theme Park, 4 Lakeview Drive, Nerang, QLD
- Multi-unit building 488-490 Esplanade, Palm Beach
- High-rise 20-storey apartment building 20-22 Executive Drive, Burleigh Heads
- High-rise apartment building 46 Goodwin Terrace, Burleigh Heads, QLD
- High Rise Apartment Building, Mawarra St, Chevron Island, Surfers Paradise
- High Rise Accommodation / Mixed use Building, 100-102 Marine Parade, Southport, QLD
- High Rise Apartment Building, 2945-2947 Surfers Paradise Blvd, Surfers Paradise, QLD
- Magnoli, multi-unit building, Palm Beach Gold Coast
- High-rise Multi residential Development, 1969 Gold Coast Highway, Burleigh Heads, QLD
- Apartment Building Golden Four Drive & Lang Street, Bilinga
- Multi-Residential Development, 372-374 Marine Parade, Labrador, QLD
- Greenmount Redevelopment, Coolangatta Gold Coast QLD
- Apartment Building, Marine Parade, Labrador, QLD
- Multi-unit Buildings, 11 Querrin St. Yeronga, QLD
- Komune Apartments and Hotel, Coolangatta, QLD
- Luxe Private Residences, Surfers Paradise, Gold Coast
- High Rise Towers, Mariner's Cove, The Spit, Gold Coast
- Tourist Development, Firetail St, Tweed South
- Apartment Building, Frank St. Labrador
- Transfer Station, Barletts Road, Environ (Tweed)
- High Rise Apartment Building 127-129 Nerang St. Southport, Qld.
- Apartment Buildings, 130 Christine Avenue, Varsity Lakes
- El Dorado Redevelopment, major high-rise mixed use residential, cinema and retail development, Indooroopilly, Brisbane.
- "Coles Ashmore", Shopping Centre, Ashmore, Gold Coast
- "Vantage", Residential development, Ashmore, Gold Coast
- High-rise apartment building, Burleigh Heads, Gold Coast
- Runaway Bay Marina Redevelopment, Runaway Bay, Gold Coast
- Boutique Hotel, Spring Hill, Brisbane.
- "Jewel", High-rise/mixed use, Surfers Paradise, Gold Coast
- High-rise apartments building, Kangaroo Point, Brisbane
- High –rise commercial building, South Brisbane
- High-rise/mixed use, Southport, Gold Coast

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- "Paradise Resort", High-rise/mixed use, Surfers Paradise
- "Pure", High-rise/residential, Kirra
- "Kirra Beach Hotel", High-rise/mixed use, Kirra
- "Main Place", High-rise/mixed use, Broadbeach
- Detached Dwelling House, Hawthorne, Brisbane
- Residential Units, Camp Hill, Brisbane

Statutory Planning Assessment

Experience as the City of Gold Coast's Principal Architect and Urban Designer in advising and liaising with development applicants and undertaking specialist architecture and urban design assessments of major development proposals including:

- "The Oracle", High-rise/mixed use, Broadbeach
- "The Wave", High-rise/mixed use, Surfers Paradise
- "Jade", High-rise residential, Surfers Paradise
- "The Hilton", High-rise/mixed use, Surfers Paradise
- "Soul", High-rise/mixed use, Surfers Paradise
- "Southport Central", High-rise/mixed use, Southport
- "Brighton on Broadwater", High-rise/mixed use, Southport
- "Ultra", High-rise/residential, Broadbeach
- "Emerald Lakes", staged Residential/mixed use master planned community, Carrara
- "Reflections 1&2", High-rise/mixed use development, Coolangatta
- "Nirvana", High-rise/mixed use development, Kirra
- "Solaire", High-rise/mixed use development, Surfers Paradise
- "Artique", High-rise/residential development, Surfers Paradise
- "Cova", Master Planned Community, Hope Island
- "Victoria Towers", High-rise/mixed use, Southport
- "Seachange", Aged Care Community, Arundel
- "Marina Mirage", Shopping Centre extensions, Main Beach
- "Hope Island Master Plan", Master Planned Community, Hope Island

Architecture and Urban Design

Experience as the project/design architect and/or urban designer in preparing design proposals and/or managing design teams for a range of projects including:

Master Planning and Urban Design

- **Hope Island Residences, Gold Coast Qld**, Master plan for nine residential apartment building ranging in height from 3 to 14-storeys and comprising of 943 apartments and commercial tenancies
- **Toowoomba Regional Sports Centre Master Plan**, Preparation of a master plan, urban design strategy and conceptual architecture for a major sports complex at Toowoomba.
- **The Town of Carmichael**, Preparation of a conceptual master plan for the staged development of a new township for 10,000 people to service the proposed Adani mine in central Queensland.
- **Kadamba Master Plan, Goa, India**. Preparation of a master plan and urban design strategy for an integrated mixed use development encompassing over 800 residential apartments, a hotel, 11,000 sqm of retail space and 70,000 sqm of commercial office space.
- **Redland Bay Centre and Foreshore Master Plan**. Preparation of a centre master plan strategy to address long term land use, open space, recreation and transport issues.
- **Capalaba Town Centre and Streetscape**. Design management of a new public square and town centre streetscape works.
- **Point Lookout, North Stradbroke Island Streetscape works**. Design management of Point Lookout town centre streetscape enhancements.
- **Putatan Mixed use Development, Sabah, Malaysia**. Master plan and Urban Design for a mixed-use land reclamation project, including a residential estate, specialised university, shopping centre, marina and two tourist hotels.
- **Asia Pacific Space Centre, QLD., Australia**. Preliminary Master plan and prototype housing study for a remote residential community.
- **Nosoko Resort, Ishigaki Island, Japan**. Master plan for an integrated golf course resort on a coastal site.
- **Miyazaki Residential Estate, Japan**. Master plan for 32 Ha, 600 unit residential project including detached houses and condominiums.
- **Residential Resort, Isu Shirahama, Japan**. Master plan and Urban Design for an integrated residential resort that included a 100room hotel, 650 residential units, sports centre and 2 golf courses.
- **Miho Resort, Ibaraki, Japan**. Master plan and Urban Design for an integrated resort including a 300 room hotel, 50 room boutique hotel, 200 residential units, conference centre, commercial retail and cultural centre, recreational gardens and golf course.
- **Seihi Resort, Nagasaki, Japan**. Master plan and Urban design of 360 ha coastal site including 850 room hotel, conference centre, water park, entertainment centre, commercial and retail centre, marina, 240 residential units and 2 golf courses
- **Chikura Residential Resort, Japan**. Master plan and Urban design for 100 ha development including 440 high rise apartments, 380 medium rise condominiums, 250 room hotel, 400 residential allotments and village shopping centre.

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- **Tokyo Bay Marina, Tokyo, Japan.** Master plan for 21 Ha land fill project in Tokyo Bay including a 250 room hotel, 120 residential allotments and over 100 apartment units.
- **Tomigusuku Community, Okinawa, Japan.** Master plan, Urban design and Building Design Guidelines for a 200 Ha land reclamation project including a 60 Ha Industrial Park, 54 Ha Recreational Park, commercial and cultural centre and residential accommodation for 8,000 people.
- **Urban Resort, Osaka, Japan.** Master plan and Concept proposal for a 135 Ha island reclamation project including marina, hotel, golf course and sporting facilities.
- **Recreational Park, Fukushima, Japan.** Master plan and Urban design for a 150 room hotel, museum, water park and electronic amusement complex.
- **Lakefront Redevelopment, Suwa, Japan.** Master plan concept proposal for the redevelopment of a lakefront industrial site including 250 room hotel, 250 condominiums, cultural, commercial and retail facilities.
- **Hotel Project, Kagoshima, Japan.** Master plan and concept design for a 200 room hotel and shopping centre.
- **Sky Garden Resort, Vung Tau, Vietnam.** Master plan and concept proposal including 3 hotels, casino country club, tourist retail, cultural village and golf course.
- **Golf Resort, Noumea, New Caledonia.** Master plan and Urban design for a 300 room beach front hotel, tourist retail centre and golf course.
- **Parque Espana, Ise-Shima, Japan.** Master plan concept for a 70 Ha themed residential estate including 500 condominiums, retail centre and parklands.
- **Yaeyama Resort, Ishigaki Island, Japan.** Master plan for a 150 room hotel, 100 condominiums, sports club and executive 6 hole golf course.
- **Shan Shui Resort, Sabah, Malaysia.** Conceptual Master plan for an integrated resort including a 250 room hotel, sports centre and golf club.
- **Orange County National Golf Centre, Florida, U.S.A.** Master plan for a major golf academy including a clubhouse, specialised instruction facilities, student accommodation, staff amenities and course maintenance facilities.
- **Thanh Nhan Park, Hanoi, Vietnam.** Conceptual Master plan for the redevelopment of a recreational parkland including a 250 room hotel, 150 residential apartments, 9000 sq. m. shopping centre, water park and amusement centre.
- **City Centre Redevelopment, Konohana, Japan.** Conceptual Master plan for the integrated urban redevelopment of areas surrounding the proposed Universal Studios Theme Park in Osaka, Japan.
- **Urawa Town Centre, Urawa, Japan.** Conceptual Town Planning proposal for the redevelopment of a lakeside city centre.
- **Irabu Coral Island Resort, Okinawa, Japan.** Conceptual Master plan and Design for a 27 hole Golf Course, 300 room hotel, 100 room hotel, sports centre, function centre, golf academy and retail facilities.
- **Submarine Assembly Facility, Port Adelaide, South Aust.** Team leader for the master plan, design and documentation of the Manufacturing and assembly complex for the Royal Australian Navy Submarine Fleet.
- **Jubilee Point, Glenelg, South Aust.** Master plan team for an urban redevelopment and land reclamation project including 200 room hotel, amusement park, marina, canal front housing, condominiums and commercial retail centre.
- **Victor Harbour Foreshore, Victor Harbour, South Aust.** Premiated master plan and schematic design competition entry for the redevelopment of a coastal park and public facilities.

Residential

- **Jewel:** Design Development (constructed) of the podium for the high profile mixed use hotel, apartment and commercial development comprising three high-rise towers opposite the beach at Surfers Paradise
- **Waltons Redevelopment:** Conceptual design for two 31-storey high rise residential towers, a 15-storey hotel with commercial podium/arcade adjoining the Fortitude Valley railway station in Brisbane's night time entertainment precinct.
- **Iconic:** Concept Design and Design Development (constructed) for a 15-storey mixed-use residential apartment building opposite the beach at Kirra on the Gold Coast.
- **Ruby Stage 3:** Concept Design and Development Application (approved) for a 52-storey residential apartment building with commercial mixed use podium including a supermarket, entertainment centre, ice rink and retail tenancies in Surfers Paradise.
- **Ruby Stage 4:** Concept Design and Development Application (approved) for a 30-storey residential apartment building and retail tenancies in Surfers Paradise.
- **Imperial City:** Concept Design for a 3 tower (100-storey, 70-storey and 50-storey) and 60,000m² commercial / education / shopping centre at Southport, City of Gold Coast.
- **Kurrawa Lodge:** Concept Design and Development Application (approved) for a 16-storey boutique apartment building in central Broadbeach on the Gold Coast.
- **Midwater:** Concept Design and Development Application (approved) for a 47-storey residential apartment building at Main Beach.
- **Hope Island Residences:** Concept Design and Development Application (submitted) for nine residential apartment building ranging in height from 3 to 14-storeys and comprising of 943 apartments and commercial tenancies. Hope island, Gold Coast, QLD
- **72 Musgrave Street:** Concept Design and Development Application (approved) for 14-storey mixed-use residential apartment building opposite the beach at Kirra on the Gold Coast.
- **Residential High Rise Apartment Buildings (50 storeys and 10 storeys), Gold Coast, Australia.** Conceptual design for a high profile residential development on a prominent site in Surfers Paradise. The project includes significant urban improvement works aimed at creating an identifiable pedestrian precinct.

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- **Public Housing, Brisbane and Gold Coast, Australia.** Schematic Design consultant for 64 residential units at 5 site locations.
- **Corporate Guest House, Gold Coast, Australia.** Concept Design consultant for a 2500 sqm residence and corporate guest house.
- **Private Residence, Russell Island, QLD, Australia.** Schematic Design and Design Development consultant for a 300 sqm luxury residence.
- **Unit Development, South Brisbane, QLD, Australia.** Concept design and Development Application for 16 inner city units.
- **Unit Development, Taringa, QLD, Australia.** Concept design, design development and Development Application for 12 luxury units.
- **Unit Development, Kangaroo Point, QLD, Australia.** Concept Design for a 12 storey luxury condominium development.
- **Likos Residence, Tallai, Gold Coast, QLD, Australia.** Design and Documentation of a 600 sqm private residence overlooking the Gold Coast.
- **Curtis Residence, Red Hill, QLD., Australia.** Design, Documentation and Project management for alterations and additions to an inner city residence.
- **Townhouse Prototypes, Gold Coast, QLD, Australia.** Concept design for three duplex townhouse prototypes.
- **Unit Development, Kirra, Gold Coast, QLD, Australia.** Concept design and design development for the alterations and additions to six beachside units.
- **Private Residence, Paddington, QLD., Australia.** Design and Documentation for alterations and additions to an inner city residence.
- **Marina Condominiums, Misaki, Japan.** Schematic design for 9 luxury condominiums.
- **Pearl Garden Residential and Commercial Centre, Guangzhou, China.** Schematic Design and Design Development for 780 residential apartments.
- **Private Residences, Adelaide, South Aust.** Schematic design for two inner city residences.
- **Curtis Residence, Bridgewater, South Australia.** Design, documentation and construction management of a house in the Adelaide Hills.
- **Judd Residence, Blenheim, New Zealand.** Design and documentation of a house located within a vineyard for a leading NZ winemaker.
- **Thomas Residence, Seddon, New Zealand.** Design and documentation of a house on a rural site.
- **Brown Residence, Berowra, New South Wales.** Design of a house on a suburban site.
- **Gumley Residence, Sunshine Beach, Qld.** Design, documentation and contract administration of a two staged holiday/beach house overlooking sunshine beach.
- **Binney Residence, Noosa Heads, Qld.** Design and documentation of a multi level house on Noosa Hill.
- **House renovation, Sunshine Beach, Qld.** Concept design for alterations and additions to a suburban house.
- **Cameron Residence, Noosa Heads, Qld.** Concept design for a multi level house on Noosa Hill

Tourism and Hospitality

- **Lianyungang Centre, China.** Concept design for a large scale integrated mixed-use facility including three hotels, commercial and retail space and an intercity bus interchange.
- **Seaside Hotel, Montenegro.** Conceptual design consultant for a 32 room luxury boutique hotel.
- **Shan Shui Golf and Country Club, Sabah, Malaysia.** Concept design and design development for a two stage 300 room, 4 star resort hotel.
- **Irabu Coral Island Resort Hotel, Okinawa, Japan.** Concept Design for a 300 room hotel and function centre.
- **Rhiga Royal Hotel, Okinawa, Japan.** Schematic and design development management for a 350 room hotel at an integrated coastal resort.
- **Sun Moon Lake Hotel, Taiwan.** Schematic design of 300 room resort hotel on a lake side site.
- **Forest Hotel, Hachinohe, Japan.** Schematic design for 200 room hotel and conference centre on 55 Ha forest site.
- **Hotel Project, Cairns, Australia.** site evaluation, concept proposals and feasibility study for a 250 room hotel.
- **Miho Resort Tourist Hotel, Ibaraki, Japan.** Concept design for a 300 room 3 star hotel, conference, cultural and retail centre.
- **Miho Resort All Suite Hotel, Ibaraki, Japan.** Concept design for a 5 star 50 room all suite boutique hotel.
- **Seihi Resort Hotel, Nagasaki, Japan.** Concept design for an 850 room hotel and conference centre.
- **Hotel Project, Chatan, Okinawa.** Site evaluation and preliminary concept proposals for a 200 room hotel.
- **Sky Garden Resort, Vung Tau, Vietnam.** Concept design for a 300 room hotel and casino.
- **Golf Resort, Noumea, New Caledonia.** Concept design for a 300 room beach front hotel and tourist retail centre.
- **Chatan Hotel and Shopping Centre, Okinawa, Japan.** Conceptual design for a 300 room hotel and 24,000 sq. m. shopping centre
- **International Hotel, Hanoi, Vietnam.** Conceptual Design for a 250 room luxury, low rise hotel in Thanh Nhan Park.
- **Konohana Hotel and Conference Centre, Osaka Japan.** Conceptual design for a 500 room high rise hotel and conference centre.
- **Konohana Ferry Terminal & Hotel, Osaka, Japan.** Concept Design for an urban river Ferry Terminal and 200 room Hotel.
- **Ishigaki Port Terminal & Hotel, Okinawa, Japan.** Concept Design for a Port Passenger Terminal, Exhibition Hall and 160 room Hotel.

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- **Restaurant Tenancy, Victor Harbour, South Aust.** *Fitout of new retail tenancy as a restaurant.*
- **Student Cafeteria, SAIT, Adelaide, South Aust.** *Refurbishment of student cafeteria.*

Commercial

- **Australian Submarine Corporation Headquarters, Port Adelaide, South Australia.** *Design and documentation of a 2000sqm office building as part of the ASC complex.*
- **Government offices, Sandakan, Sabah, Malaysia.** *Schematic Design and space planning for a two storey, 400 sqm. office building.*
- **Commercial Offices, Bundall, Gold Coast, QLD. Australia.** *Concept design for a 1200sqm. high profile speculative office development.*
- **Damin Commercial Centre, Guangzhou, China.** *Concept Design for a 31 level, mixed use development.*
- **State Bank Branch, Ingle Farm, South Aust.** *Schematic design and design development for a new suburban bank building.*
- **Mutual Community, Adelaide, South Aust.** *Alterations and additions to ground and top floor levels of high rise building.*
- **Hindmarsh Tower, Adelaide, South Aust.** *Schematic design team for a high-rise office tower.*
- **Mutual Community Branch, Adelaide, South Aust.** *Schematic design for alternations to fitout and building facade in street shopping mall.*
- **Telecom Tenancy, Darwin, Nth. Territory.** *Fitout and space planning of retail tenancy for Telecom.*
- **Ward and Partners, Adelaide, South Aust.** *Highrise tenancy fitout and space planning for a Law firm.*
- **Telecom Tenancy, Adelaide, South Aust.** *Fitout of retail tenancy for Telecom.*
- **Health Insurance Commission, Canberra, ACT.** *Design team for the headquarters for Government Health Commission including specialised Computer Centre.*
- **101 Pirie Street, Adelaide, South Aust.** *Design development for a high-rise office building.*
- **Japan - Australian Business Centre, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of office and lecture room fit outs to existing building.*
- **Student Union Office, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of office fit outs to an existing building*

Leisure and Recreation

- **Sandakan Golf and Country Club redevelopment, Sabah, Malaysia.** *Schematic design for a Golf Clubhouse alterations and additions and a new Multipurpose Sports Centre.*
- **Shan Shui Golf Club, Sabah, Malaysia.** *Schematic design and design development for the Shan Shui Resort Golf Clubhouse.*
- **K Project, Tokyo, Japan.** *Concept design proposal for a US\$3 Billion domed theme park.*
- **Orange County National Golf Centre, Florida, U.S.A.** *Schematic design and design development for a golf club ,teaching institute, student accommodation , staff amenities and course maintenance facilities.*
- **Golf Club House, Tomobe, Japan.** *Concept design for golf club house.*
- **Hockey Centre, Glenelg, South Aust.** *Schematic design of a hockey field, grandstand, bar, gym and change room facilities.*
- **Entertainment Centre, Findon, South Aust.** *Schematic design team for a competition entry.*
- **Regent Cinema, Adelaide, South Aust.** *Design, documentation and contract administration of the refurbishment and alterations to a heritage listed cinema auditorium and public spaces.*
- **Poolhouse and Swimming Pool, Unley, South Australia.** *Design, documentation and contract administration of a recreational pool house and swimming pool.*

Industry and Technology

- **Asia Pacific Space Centre , Christmas Island.** *Concept Design proposal for a space vehicle assembly and support facilities.*
- **Submarine Assembly Facility, Port Adelaide, South Aust.** *Team leader for the design and documentation of the Manufacturing and assembly complex for the Royal Australian Navy Submarine Fleet*
- **Advertiser Reel Store, Hindmarsh, South Aust.** *Project architect for the design and documentation of a paper reel storage and handling facility for News Limited.*
- **Advertiser Production Centre, Hindmarsh, South Aust.** *Conceptual design proposal for new printing and administration facilities for News Limited.*
- **Faulding Laboratory Facility, Salisbury, South Aust.** *Project architect for the design and documentation of a research and development building including laboratory, research library and trial manufacturing facilities.*
- **Winery, Marlborough, New Zealand.** *Schematic design for a boutique winery and wine information centre.*
- **Computer Centre, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of a fitout to an existing building to provide Computer room and Office facilities for Central Administration department.*
- **Maintenance Workshop, SAIT, Pooraka, South Aust.** *Design, documentation and contract administration of alterations and additions to workshop and office area for Property Manager.*
- **Electronics Laboratory, SAIT, Whyalla, South Aust.** *Design, documentation and contract administration of alterations and additions to existing laboratory facilities.*

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- **Acoustics Laboratory, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of a fitout to an existing building to provide facilities for the School of Architecture.*

Retail

- **Pearl Garden Residential and Commercial Centre, Guangzhou, China.** *Schematic Design and Design Development for a medical centre and 20,000 sq. m. shopping centre.*
- **Shopping Centre, Burnside, South Aust.** *Design development of a suburban shopping mall and office complex.*
- **Harbour Mall Shopping Centre, Victor Harbour, South Aust.** *Design, documentation and contract administration for a new shopping village and covered pedestrian mall.*
- **Chatan Shopping Centre, Okinawa, Japan.** *Concept design for a 24,000sqm beach front shopping centre.*

Transport

- **Lianyungang Centre, China.** *Concept design for a large scale integrated mixed-use facility including an intercity bus interchange.*
- **Bus Station, Capalaba, Queensland, Australia.** *Design management of a bus interchange and landscaped public square in Capalaba.*
- **Heliport, Osaka, Japan.** *Concept proposal for prototype multiple heliport design.*
- **Ansett Air Terminal, Adelaide, South Aust.** *Design and Design Development for alterations and additions to the Adelaide Airport terminal for Ansett Airlines. It included new check-in facilities, arrival lounge, baggage collection, covered walkways, office areas and flight club lounge.*
- **Konohana Ferry Terminal, Osaka, Japan.** *Concept Design for an urban river Ferry Terminal.*
- **Ishigaki Port Terminal, Okinawa, Japan.** *Concept Design for a Port Passenger Terminal, Exhibition Hall*

Medical

- **Public Hospital, Port Pirie, South Aust.** *Schematic design team for a design and construct proposal for alterations and additions to a regional hospital.*
- **Medical Centre, Adelaide, South Aust.** *Conceptual planning and design team for alterations and additions to an inner city private hospital.*

Education

- **School of Business, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of the conversion of an existing nurses home building to classrooms and offices for the SAIT School of Business.*
- **School of Nursing, SAIT, Adelaide, South Aust.** *Schematic design for new School of Nursing building.*
- **School of Petroleum Engineering, SAIT, Pooraka, South Aust.** *Schematic design proposal for new School of Petroleum Engineering.*
- **Studio and Classrooms, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of the refurbishment of facilities for the School of Architecture.*
- **Entrance and Stairs, SAIT, Adelaide, South Aust.** *Design, documentation and contract administration of the addition of fire escape stairs and new entrance to a heritage listed building*