

## Residential & Resort Communities Capability



### Office Locations:

North Queensland Office  
457 Draper Street, Parramatta Park QLD 4870

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# about us



*“ we aim to create significant and viable spaces,  
with community and the entire life cycle in mind ”*

LA3 is a Queensland based local consultancy with landscape architecture, master planning and urban design professionals providing quality services for a diverse range of projects in Australia and Asia-Pacific. Now 12-years old, the LA3 business includes professionals with experience in the industry of more than 30-years. Our design approach is based on a detailed assessment of the natural systems of a given site and an understanding of the cultural heritage qualities of that place.

We provide creative, robust and strategic visions which result in innovative and practical site-responsive solutions. LA3 provides design services from concept through to detailed design and documentation, and supervision. We can lead the design process or support you in the documenting aspects of your design.

We can also prepare contemporary 2D and 3D visualisations. In providing these services, we aim to create significant and viable spaces, with the community and the entire life cycle in mind.

The LA3 Team advantage comes from its depth of experience in providing full suite of services including:

Landscape Architecture;  
Master Planning;  
Architecture;  
Urban Design;  
Planning;  
Consultation;  
Horticulture;  
Visual Impact Assessment;  
Design Management; and  
Graphics and Visualisations.

Our approach enables our clients to achieve quality design outcomes on time and on budget above expectations. We have experience in a wide range of environments locally and globally and we understand the socio-cultural and environment uniqueness of each. We understand that our clients want the best value for money and we partner with them to achieve mutually beneficial results.

We manage sub-consultants including:

- Civil & Structural Engineering
- Geotechnical & Arborists
- Environmental Consultants
- Specialist lighting Design
- Artists & Community Art Projects

We can manage your contract providing advice on:

- Tendering & Award
- Quality Inspections
- Practical Completion
- Final Completion Certificates



*Redlynch Vistas, Redlynch, Queensland, Australia - Designed by LA3*

## OUR PEOPLE

We are actively engaged in pushing the boundaries of design locally, putting our products at par with the rest of the world.

The LA3 team has undertaken projects of varying complexities both locally and overseas, and understands the importance of:

- Working collaboratively with clients to identify needs and develop project design and implementation strategies;
- Understanding the contextual and site opportunities and constraints, to develop a solid basis for future strategies;
- Formulating a vision for the future use and management of the facilities and open spaces.

## OUR PHILOSOPHY

A strong client-stakeholder-designer partnership inspires us. We strongly believe that a collaborative method of working brings out the best outcomes for all our projects. We always work with our clients and stakeholders to provide robust design solutions that benefit everyone in the partnership in all circumstances.

## OUR DIFFERENTIATORS

With numerous firms providing the same or similar set of services, LA3 must demonstrate its point of difference. Our commitment is to deliver premium service to our clients, strive to excel beyond our own limitations, improve upon our standards and continue setting high-standards. We take pride in sharing with you, a few of our differentiators:

- We are advocates of environmentally sustainable design and development;

- We value the inputs of others and we always practise a design approach collaboratively;
- We maintain a very reliable network and we partner with like-minded professionals depending on project requirements.
- We have a broad skill sets to manage a larger multidisciplinary team;
- With our global exposure, we have a great depth of combined individual experiences;
- We operate with a fresh philosophy.



*Urban Design at the newly built Botanica Lifestyle Resort, Smithfield, Queensland*

# key people



## JOSEPH CORBIN

Managing Director, RLA AILA

Joseph is an AILA-Registered Landscape Architect with 30 years of professional experience in Northern Australia and Asia Pacific and 6 years in the Arabian Gulf. His long list of completed projects reflects his varied experience in design management, landscape architecture, urban design and landscape masterplanning.

He has a strong interest in the tropical Built Environment, place making, landscape and urban design. He enjoys co-design. He has managed large teams on landmark projects such as the Cardwell Foreshore Redevelopment. He was design manager of the significant Al Seef waterfront project for Aldar in Abu Dhabi in 2008 and the Doha Sports City in Qatar prior to that. He is currently designing Bargara Foreshore near Bundaberg.

He is based in Cairns as founding Director of LA3 and currently engaged in several important local projects including the Masterplanning of The Lake Eacham Visitor Facilities upgrade, Misson Beach Master plan and The Bellingen Main Street Redevelopment in NSW, and the Kuranda & Cardwell Cultural Precincts.

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## ANDREW PROWSE

Design Director, RLA AILA

Andrew has extensive landscape architectural experience in local community and tourism projects and has been responsible the design of many memorable landscapes in Port Douglas & Cairns. He was the Lead Landscape Architect for the Cairns Cultural Precinct (CPAC).

His design expertise has been recognised by many international, national and state awards including the Australia Council's inaugural Community Environment Art & Design Award for National Achievement in the Arts for the Gordonvale Townscape project. His projects have received several Australian Institute of Landscape Architect's Awards and his design for Munro Martin Parklands in Cairns new Entertainment Precinct won the AIA State Award for Urban Design & FNQ Project of the year Award. His work at the Reconciliation Rocks in Cooktown also won an AILA Award.

Andrew's strength is in connecting with the project team and stakeholders, the visioning of a project at the outset, and providing a unique and inspiring landscape character to a new developments.

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## JHAY BANIAGA

Senior Landscape Architect

Jhay is a Senior Landscape Architect with a wide range of professional experience locally and internationally working with LA3 for 7 years.

As well as leading the design documentation for the landmark Cardwell Foreshore project in Nth Qld, he has worked on all aspects of design for LA3 from sketch design to Detailed Design and documentation.

Jhay is familiar with Mossman and Port Douglas and the conditions of Far North Queensland, world tropics and has a keen interest in detailing of landscapes. He has skills in Master Planning and Public Consultation having worked as a facilitator. His solid experience in detailed documentation, conceptualisation and 3D visualisation demonstrates his skills as a talented designer.

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# project experience

## BOTANICA LIFESTYLE RESORT Cairns, Queensland, Australia

LA3 are the project Landscape Architects of the Botanica Lifestyle Resort, a new community that promotes active lifestyles and a sense of belonging and security for residents. Botanica is superbly planned to balance style and nature within a secure environment. The resort is nestled against the Macalister Range and perched above a lush expanse of greenery. Each home is cocooned within Botanica's environment, with two strikingly designed country clubs located at the centre of the resort.

The first stage of the resort is centred around Botanica House which features a dining room, games area, library, cinema, bar and lounge, swimming pool, gym and tennis court. Subsequent stages will include a clubhouse with a wellness centre and heated indoor swimming pool, as well as a bowling green and workshop.



# project experience



BOTANICA LIFESTYLE RESORT  
Cairns, Queensland, Australia



# project experience

## VISTAS AT REDLYNCH Redlynch, Queensland, Australia

LA3 was engaged by Kenfrost Homes to design a centrally located park in Redlynch Vista. Featuring scenic mountain views, the centrally located, architecturally designed 6180m<sup>2</sup> park boasts an 8m high playground structure with slides, a spinning carousel, large swing, fitness node, a basketball half court, picnic and gazebo area and plenty of grass space.



# project experience



THE BEACH ESTATE  
Port Douglas, Queensland, Australia





# project experience

ARGENTEA PALM COVE  
Palm Cove, Queensland, Australia



# project experience



SMITHFIELD VILLAGE  
Smithfield, Queensland, Australia



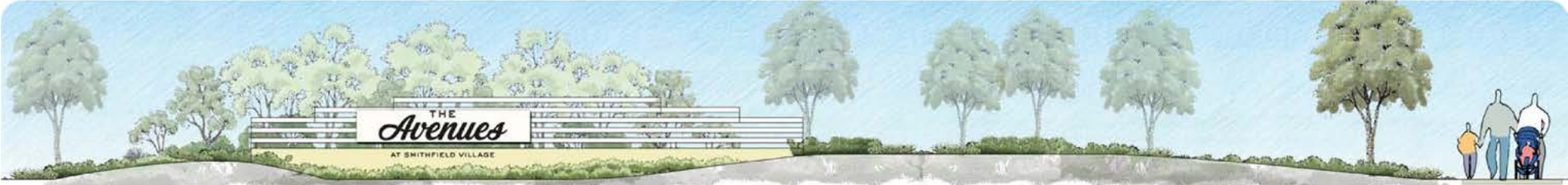
# project experience

SMITHFIELD VILLAGE  
Smithfield, Queensland, Australia



# project experience

THE AVENUES, SMITHFIELD  
Smithfield, Queensland, Australia



# project experience



BEACH HAVEN  
Palm Cove, Queensland, Australia



# project experience



## PEPPERS BEACH CLUBS Palm Cove & Port Douglas, Queensland, Australia

1.5 hectares of garden & lagoon pool  
150 apartments & 3 pools  
Opened 2002  
Garden & pool budget 2.5 million dollars



# project experience



PEPPERS BEACH CLUBS  
Palm Cove & Port Douglas, Queensland, Australia



# project experience

## THE LAKES RESORT Cairns, Queensland, Australia

4.5 hectares of garden  
350 apartments & 4 pools  
Built 1997 - 2000  
Garden & pools budget 4 million dollars





# project experience



THE LAKES RESORT  
Cairns, Queensland, Australia



# project experience

## CAIRNS ONE Cairns, Queensland, Australia

2 hectares of garden with 9 pools  
450 apartments & 15 villas  
Built 2004 - 2006  
Garden & pools budget 6 million dollars



# project experience

CAIRNS ONE  
Cairns, Queensland, Australia



# project experience



MT PETER SUBDIVISION (UDIA AWARDED)  
Cairns, Queensland, Australia



# project experience



RAINFOREST EDGE  
Cairns, Queensland, Australia



# project experience



RAINFOREST EDGE  
Cairns, Queensland, Australia



# project experience

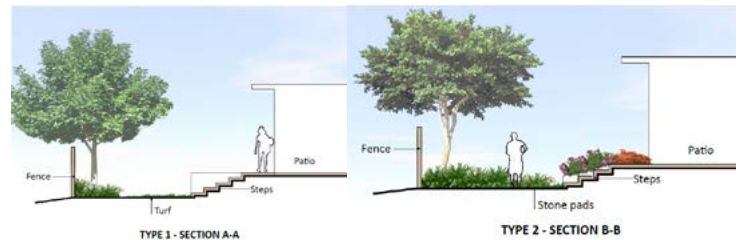
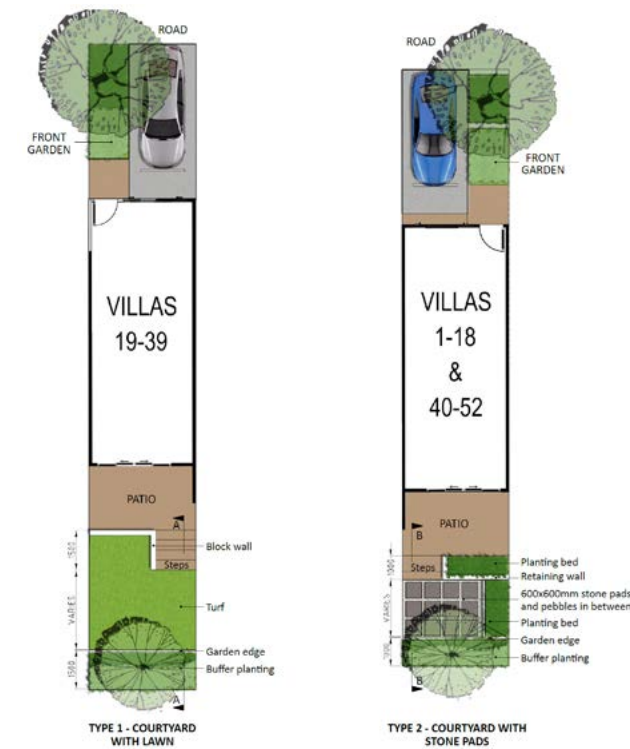
## NQ VILLAS, MANOORA APARTMENTS Cairns, Queensland, Australia



**PLANTING SCHEDULE**

BOTANICAL NAME	COMMON NAME
<b>SCREEN AND SHADE TREES</b>	
<i>Cassia javanica</i>	Pink Shower
<i>Delonix regia</i> var. <i>Flavida</i>	Yellow Palmetto
<i>Eucodia elleryana</i>	Corkwood
<i>Lophanthura lateralis</i>	Golden Chain Tree
<i>Pongamia pinnata</i>	Pongam Oiltree
<i>Randia flabellifera</i>	Yellow Mangrove
<i>Sarcia thalictroides</i>	Yellow Surua
<i>Tabebuia chrysantha</i>	Golden Trumpet Tree
<i>Terminalia sericocarpa</i>	Dumson Plum
<b>PALMS</b>	
<i>Archontophoenix alexandrii</i>	Alivi Palm
<i>Avicostia australis</i>	Cabbage Tree Palm
<i>Psychosperma maculatum</i>	McArthur Palm
<i>Wodyetia bifurcata</i>	Foxtail Palm
<b>GROUND COVER PLANTS</b>	
<i>Arachis pintoi</i>	Ornamental Peanut
<i>Cuphea hyssopifolia</i>	Purple Heather
<i>Hemigraphis evocata</i>	Purple Waffle
<i>Ophilepegon japonicus</i>	Mimdo Grass
<i>Rhoeo discolor</i>	Boat of Moses
<b>SHRUBS, SMALL SCREENS, &amp; FEATURE PLANTS</b>	
<i>Alpinia zerumbet</i>	Shell Ginger
<i>Aspidistra</i> sp.	Cast Iron Plant
<i>Bougainvillea spectabilis</i>	Bougainvillea
<i>Calathea lutea</i>	Havana Cigar
<i>Chamaedorea seifridii</i>	Bamboo Palm
<i>Codiaeum variegatum</i>	Croton
<i>Crossandra infundibuliformis</i>	Firecracker Flower
<i>Dracaena 'Song of India'</i>	Song of India
<i>Dyopsis lutescens</i>	Golden Cane Palm
<i>Ficus 'Green Island'</i>	Green Island Ficus
<i>Gardenia radicans</i>	Dwarf Gardenia
<i>Hamelia patens</i>	Fire Bush
<i>Heliconia rostrata</i>	Hanging Lobster Claw
<i>Hymenocallis speciosa</i>	Green-Gingie Spiderlily
<i>Isora 'Malay Pink'</i>	Malay Pink
<i>Rhapis excelsa</i>	Rhapis
<i>Sorbus 'Snow Leaves'</i>	Snow Leaves
<i>Phyllanthus multiflorus</i>	Green Waterfall Plant

- KEY**
- TURF / LAWN AREAS
  - GARDEN BEDS REFER PLANTING SHEET
  - PROPOSED TREES
  - EXISTING TREES (Note: Location adapted from Architect's drawings)
  - PATIO, STEPS & RETAINING WALLS BY BUILDERS
  - PROPOSED PLANTING BOXES
  - PLAYGROUND
  - STONE PADS AND PEBBLES





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