



Custom Designs for Modern Lifestyles



Exciting Times!

Building a new home or renovating your existing one is a very exciting time. Family members having their own unique space. Budding home chefs dreaming of that amazing new kitchen, thoughts of food and wine with friends in open outdoor areas. A games room or swimming pool for fun with the kids and mates. A media room for immersive movie-nights. All of these things are what truly make a house, a home.

We've been there and know the challenges.

For many though, it can be a daunting task. Knowing where to start and even what that 'dream' actually looks like isn't easy., Knowing how it will all come together; how the spaces will interact & flow to achieve the connection and separation of all spaces, allowing your ideal lifestyle. When it comes to renovations, how will the new spaces connect and relate to the existing home, will they compliment or contrast the existing style. Then, once the design is resolved, the right builder needs to be selected. Choosing the right fixtures, fittings, finishes and colours can all seem quite overwhelming, not to mention very time consuming!

A building designer makes it all easier.

A good building designer with a strong focus on their clients needs can really help. A building designer won't just come up with a fantastic design solution to meet your brief.. They'll also gain an understanding of your lifestyle and how you want to live in your home. They'll help guide you through the process, looking after each step, reducing the overwhelm and stress. Helping with everything from consultant liaisons, assistance with selections and builder selections, as well as quality inspections during construction.

The proven UDS design experience.

Urban Design Solutions has a proven five stage design process for solving all these challenges. When you add additional services like interior design and construction supervision, it can make the process even easier. Or work directly with one of our fabulous complimentary consultants in areas such as landscape design, built-in art assets or smart home technology, for a complete design solution.

"My experience with David and the team at Urban Design Solutions was excellent. They were easy to communicate with, No challenge was too hard and they have a great "Can do" attitude. Their plans were accurate and professional and our local council even mentioned " I wish we received all plans like this ". They met all deadlines and promises given. I would have not hesitation in referring the services of Urban Design Solutions and would definitely do business with them again."

Regards.
Scott

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7 REASONS TO CHOOSE URBAN DESIGN SOLUTIONS

1. **We hear you.** It's our job to be mind readers and bring your ideas to life. We'll give you advice based on our experience, and apply our expertise to guide your ideas to fruition.
2. **We work with you as a team.** We're grateful you've included us as part of your project. We'll help you build an outstanding team of consultants around your project to ensure its success.
3. **We don't settle for second-rate.** We take all aspects of design into consideration, and we don't cut corners. This means no coming back to have things done twice, and no nasty surprises through the course of the project.
4. **We won't let you get out of your depth.** We offer a unique, efficient service, which translates into value for money. We speak to you in plain English so you can easily understand what's involved at every stage of the project.
5. **We know what we're doing, beyond design.** We have extensive knowledge in many speciality areas throughout the building industry. This means we can anticipate all aspects of a project and consider their impact on the overall outcome.
6. **We're considerate of your budget.** We want to build you a dream without creating a financial nightmare. We balance your desires and your financial position to get the most out of your design.
7. **We're in your corner.** We're focused on achieving the best outcome for you, and we partner with an Australia-wide building quote service, Builderlinks, for your protection. We genuinely want the best for you and your project.

"Just a quick note of thanks for your time, understanding, effort and patience while working with us these last 18 months. It has been a great pleasure to work with you Tim and to know you really cared about our dreams. You have always attended to any questions promptly and addressed matters on our behalf professionally. We would happily recommend your services to anyone looking to renovate or design a new home. Your industry knowledge plus your willingness to be flexible around our needs has allowed us to retain family history and be able to enjoy living in our beautifully renovated home. We really appreciated all the little things you helped us with, thank you!"

-Karen & Mark

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PROCESS



PRE DESIGN

1

After your initial enquiry we research your site to determine any and all constraints your project may face, then we meet and learn about your project, your site and ask questions to gain an in depth understanding of what you are looking to achieve. More than just developing a design brief, we look to understand you as a person, a family and your lifestyle, or in the case of a development project, your target market.



CONCEPT DESIGN

2

We take everything we have learnt in the Pre Design stage and start developing an initial design response, we meet to discuss these preliminary ideas and the direction the design is progressing, asking further questions to get you thinking in a way you may not have before and to get "into your head" even further. It is here we start engaging with builders for initial feedback on the construction budget.



DESIGN DEVELOPMENT

3

The initial concept design is developed into your final design solution in response to your feedback from the concept design, as well as the feedback from the builders, we continue to work with both yourself and the builders to ensure you are not only thrilled with the design, but that you can actually afford to build it!



DOCUMENTATION

4

We prepare drawings with appropriate levels of documentation for the approval process, initially Development Applications (DA – if required) and then Building Approval (BA). These drawings are also used as the basis for the structural engineering and detailed construction quoting, then ultimately construction. It is our goal to make the whole process as painless and stress free as we can for our clients, this is why we take special care in our documentation and we manage the external consultants on your behalf. "Our job is to make everyone else's job easy".



INTERIOR DESIGN

5

To see our design transform into a home you will truly love we offer our interior design service. We understand that our clients are often either too busy, don't have the skill or the inclination to visit all the different suppliers to select their colours, finishes and fixtures, which is why we'd love to do it for you! The interior design service is made up of two main aspects, the selections and the detailed documentation, and it can be tailored specifically to your personal needs, from advise and minimal assistance, to designing and detailing your whole home, we want to help your home reach it's full potential.



CONSTRUCTION SUPERVISION

6

Choosing the right builder is critical to the success of your project, whether you engage us for our construction supervision service or not, we are happy to recommend a list of high quality builders, who we trust, to quote your project. Then once construction starts, we can offer as needed, or scheduled site inspections to ensure the build is going to plan, from a design perspective, but also workmanship and timing. We then complete a final defects inspection at the completion of the build.

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"We have worked with Urban Design Solutions for the past five years and have found Dave and the team to be professional and very knowledgeable. Their plans are clear and easy to read, and when items need to be addressed the team are always focused on safe compliant solutions."

-Clare Krueger



New Homes & Renovations



DAVE RUSSELL

THE HEART OF URBAN DESIGN SOLUTIONS

Your home is a very personal thing. We take that seriously, and want to provide you with very personal service and design.

I started Urban Design Solutions in 2009, but I'd been building up to it for a long time before that—from the hours spent sketching home designs in my spare time during high school, to the 15 years of industry experience and study and mentorship that shaped my philosophy of design prior to founding UDS.

When I started the company, it was just me, working from my home office. Since then, we've grown to a team of seven talented people, all passionate about design and about seeing people's dream homes come to life.

Even though some things have changed since 2009, so many things have stayed the same. We still tailor our services and designs to the unique needs of each client. We still hold high quality design and

documentation at the centre of everything we do.

And even with our great team, I'm still available for discussion about your project at any stage, from your first enquiry right through to completion. For me, the best part of the job is seeing the smiles on people's faces when I present a design to them, so I love getting involved in every part of the business. When you work with UDS, you'll always be treated with care and respect. You can be confident that we'll listen to you, understand your needs, and provide you with high quality service that brings a smile to your face.



Dave Russell
Dave Russell



We'd love to hear more about your ideas. In our initial consultation we will find out your current problems, your real needs, your desires and your concerns, then we'll walk through our process and how we can tailor our service to meet your home design goals.

So give us a call on **3399 3469** or email **office@urbandesignsolutions.com.au** to book your complimentary initial consultation.