

URBAN  
DESIGN SOLUTIONS



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## URBAN DESIGN SOLUTIONS BOUTIQUE HOME DESIGN IN BRISBANE AND BEYOND

Officially, we're in the business of building design services.

We're a team of designers and technicians who design new homes; design renovations, extensions, and raise-ups to existing homes; work with developers and town planners to design multi-residential dwellings; and integrate building design with interior design and landscape design. We create visual designs for our clients, and detailed scale plans for the approval process and construction.

But we go above and beyond that, because our real goal is to improve lifestyles and living spaces.

We don't produce mass market designs that ignore the site and ignore your needs. Our briefing process is all about getting in touch with the project and with you as a person. Our designs are driven by how you live, what you want, and what you need—now and in the future. Because we're not just designing 'a' house. We're designing 'your' house.

The end result is a beautiful design that's perfect for your home, perfect for your family, perfect for your life.



**URBAN DESIGN SOLUTIONS**

ViewSonic



# DAVE RUSSELL - THE HEART OF URBAN DESIGN SOLUTIONS

## DIRECTOR / SENIOR DESIGNER

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 small team of 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.



# THE UDS TEAM



**JANE CHADWICK**

OFFICE ADMINISTRATOR

As Office Administrator, Jane ensures all projects remain on track from concept to completion.

Jane has a range of administrative experience within the property industries.

With a very high attention to detail, Jane's focus is to provide a high level Customer service and ensure our Clients receive regular professional communication throughout their design journey with us.



**JANA CRNJANIN**

DESIGN TEAM LEADER

With 20 years industry experience in building design, Jana recently obtained her medium rise building design licence. Her role as design team leader, she runs everyday & complex projects, overseas design team, cad systems & keeps UDS up to date with new regulations. In her time with UDS, Jana has produced wonderful designs on projects of varying scales, from small extensions to high end new homes, multi-residential & NDIS accommodation projects.

Jana's ability to understand clients and their briefs, convey design intent and buildability through thoughtful, concise documentation is a rare talent. She is passionate for clear documentation and believes that her skills in this area give her the ability to serve clients in a way that can help them not only in the design and documentation stage, but plays an important role to produce clear documents for consultants and builders. Jana completed her Diploma of Building Design and Interior Technology and her background is broad; from delivering documentation for large government fit outs, Green Star office building documentation, hospitality packages, retail and residential projects.

# THE UDS TEAM



## BRENDAN MCADAM

BUILDING DESIGNER

Brendan McAdam has over a decade of experience in the design and construction industry. He began his career in construction and moved into design earning a Bachelor's degree in Architectural Design. Brendan worked for Multiplex as a construction site engineer contributing to the 300 George St precinct before relocating to France. In Paris, he worked as an Architect, with a focus on Hermès retail stores in various locations, including Guam, USA, Mexico, Russia, and China in addition to some educational projects such as a university located in Berlin and a state library in Liechtenstein.



## CLARE BOTT

JUNIOR BUILDING DESIGNER

Clare has completed a Bachelor of Commerce and Diploma of Building Design (Low Rise) and has over 8 years of project management experience in the creative industries.

Clare's calm and friendly demeanour brings a welcoming energy to the office, she has a strong value for communication and strives to serve our clients in the best way she can. Clare is passionate about building design having built four homes herself, and continues to develop her skills as a junior building designer.



# INTERIOR DESIGN TEAM



**JOANNA  
KANE**

MERGE INTERIOR DESIGN

Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book. It has survived not only five centuries, but also the leap into electronic typesetting, remaining essentially unchanged. It was popularised in the 1960s with the release of Letraset sheets containing Lorem Ipsum passages, and more recently with desktop publishing software like Aldus PageMaker including versions of Lorem Ipsum.



**DAWN CAREY+  
MADISON GARDINER +  
JENNIFER KNIGHT**

DESIGNING INTERIORS

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THE BARN





# DESIGN PROCESS



## STAGES

### 1. PRE DESIGN

- Consultation & Site Visit
- Proposal & Acceptance
- Design Brief
- Survey
- Site Measure
- Site Analysis & Research

### 2. CONCEPT DESIGN

- Concept Designs
- Concept Meeting 1
- Consultants Preliminary Advice
- Design Feedback
- OPTION: Interior Design Brief

### 3. DESIGN DEVELOPMENT

- Revisions to Initial Design
- Design Meeting
- Final Amendments
- Design Approval
- OPTION: Interior Design Concept

### 4. DEVELOPMENT APPROVAL

- Development Approval prepared and submitted (if required)

### 5. DOCUMENTATION & APPROVALS

- Working Drawings to lodge BA
- Liaise with relevant consultants to obtain building approval
- OPTION: Interior Design Detailing





# 1. PRE DESIGN

# 2. CONCEPT DESIGN

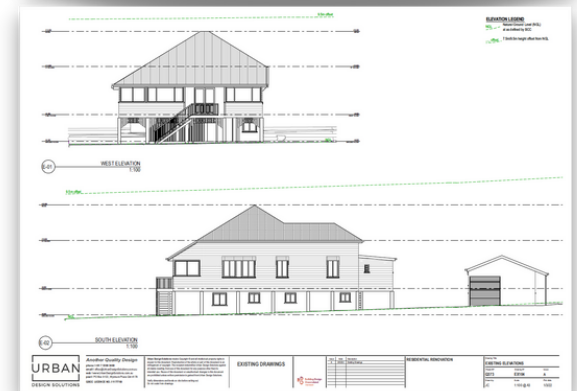
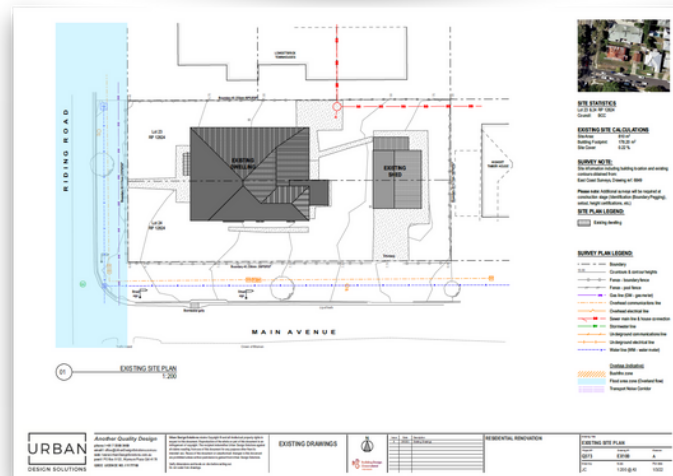
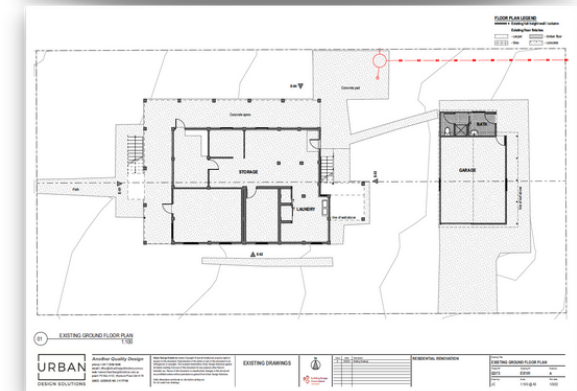
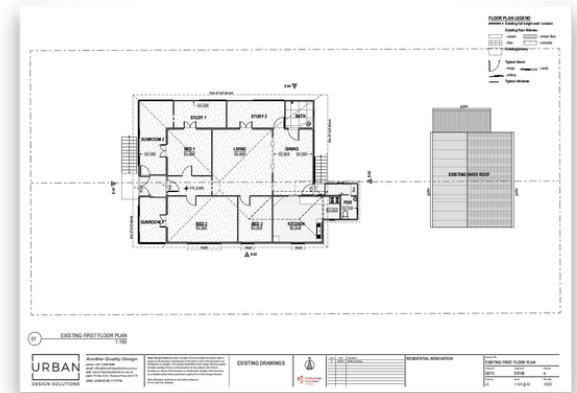
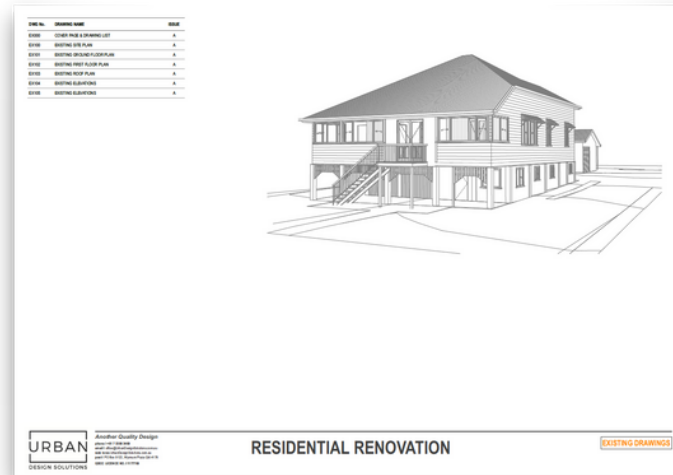
# 3. DESIGN DEVELOPMENT

# 4. DEVELOPMENT APPROVAL

# 5. DOCUMENTATION & APPROVALS



Our initial meeting gives you the opportunity to get to know us, get professional advice and gain an understanding of our processes. We take the time to discuss your brief, ideas, understand your lifestyle and the desired result you are looking for. For development clients gain knowledge of target markets. Once you engage with us, this is where we gather all our information, on the site, building, brief and you and your lifestyle.





1. PRE DESIGN

2. CONCEPT DESIGN

3. DESIGN DEVELOPMENT

4. DEVELOPMENT APPROVAL

5. DOCUMENTATION & APPROVALS



All your ideas, design brief, images are now transformed into the initial concept design.

We finalise this stage by a round table discussion viewing the drawings and 3D model and explaining our thinking behind the design.

It's at the completion of this stage we recommend starting conversations with builders.



1. PRE DESIGN

2. CONCEPT DESIGN

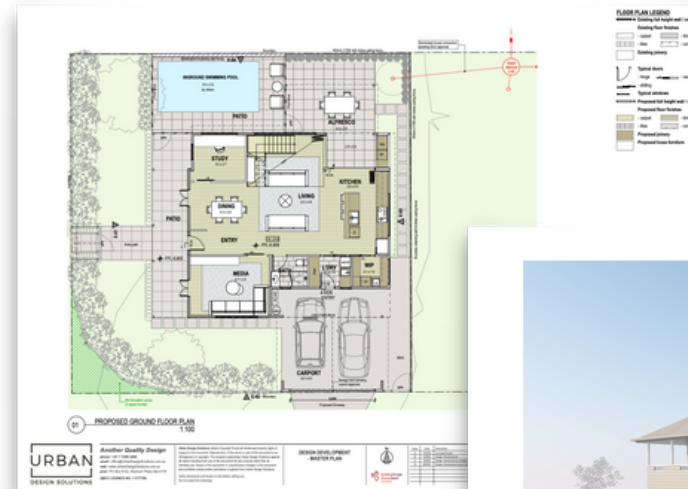
3. DESIGN DEVELOPMENT

4. DEVELOPMENT APPROVAL

5. DOCUMENTATION & APPROVALS



Modifications to the concept design are made based on your feedback to the concept design and/or feedback from builders. This is the fine tuning stage, modifying the design to create the perfect design for your lifestyle.



1. PRE DESIGN

2. CONCEPT DESIGN

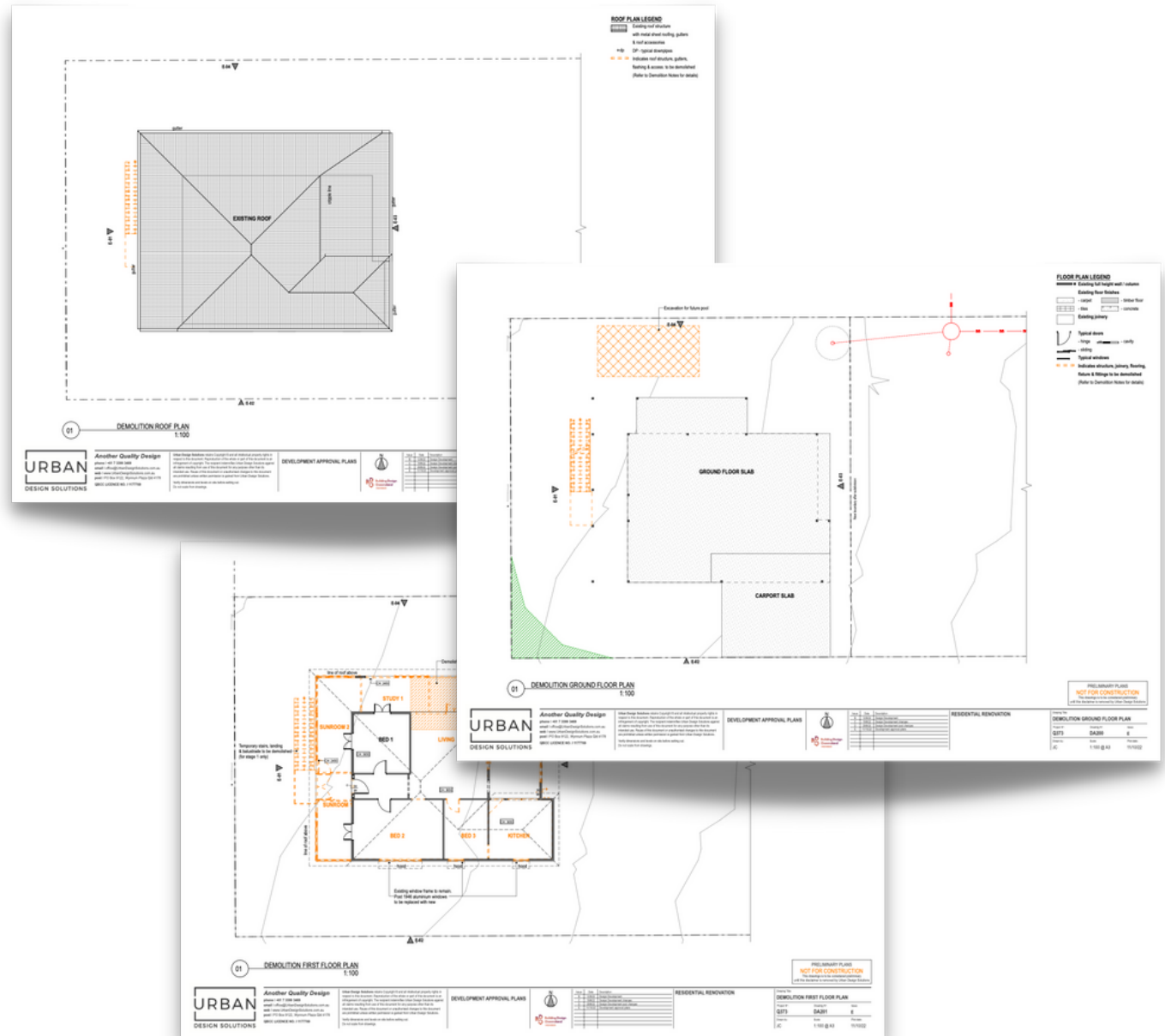
3. DESIGN DEVELOPMENT

4. DEVELOPMENT APPROVAL

5. DOCUMENTATION & APPROVALS



Certain properties or designs require a Development Application. We work in conjunction with town planners & other consultants as required to prepare all drawings as specified by council for approval. We will advise if your project is likely to require a DA.













## 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, we partner only with trusted, experienced local suppliers. We genuinely want the best for you and your project.



# TESTIMONIALS



MET AND EXCEEDED MY EXPECTATIONS ON ALL LEVELS ! 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. Thank you David and the team for assisting us with our renovations and making it so easy.

**Scott Altmann**



Great team, service and results. We used Urban Design Solutions to update some existing renovation plans for us, and what an important decision that proved to be. Not only were they fantastic to deal with, but the plans transformed the home design leading to a brilliant layout. Thanks Dave, Jodie, Jana and the Urban Design Solutions team

**Mark Berridge**



Dave and the Team at Urban Design were wonderful, very professional and helpful with our project. They listened to what we wanted to achieve and assisted with ideas and solutions to challenges.

**Dayna Zernike**



Dave and his team from Urban Design have helped us with multiple projects for home renovations over the last ten years. We have found their service to be very professional with great results on our renovations. Dave can explain and break down complex design ideas which we highly appreciated. We highly recommend Urban Design and look forward to working with Dave and the team for our future projects.

**Jayalath Bandara**



Great team, easy to work with and most importantly great designs. Highly recommended.

**Richard Smith**

# AWARDS



# CONTACT US

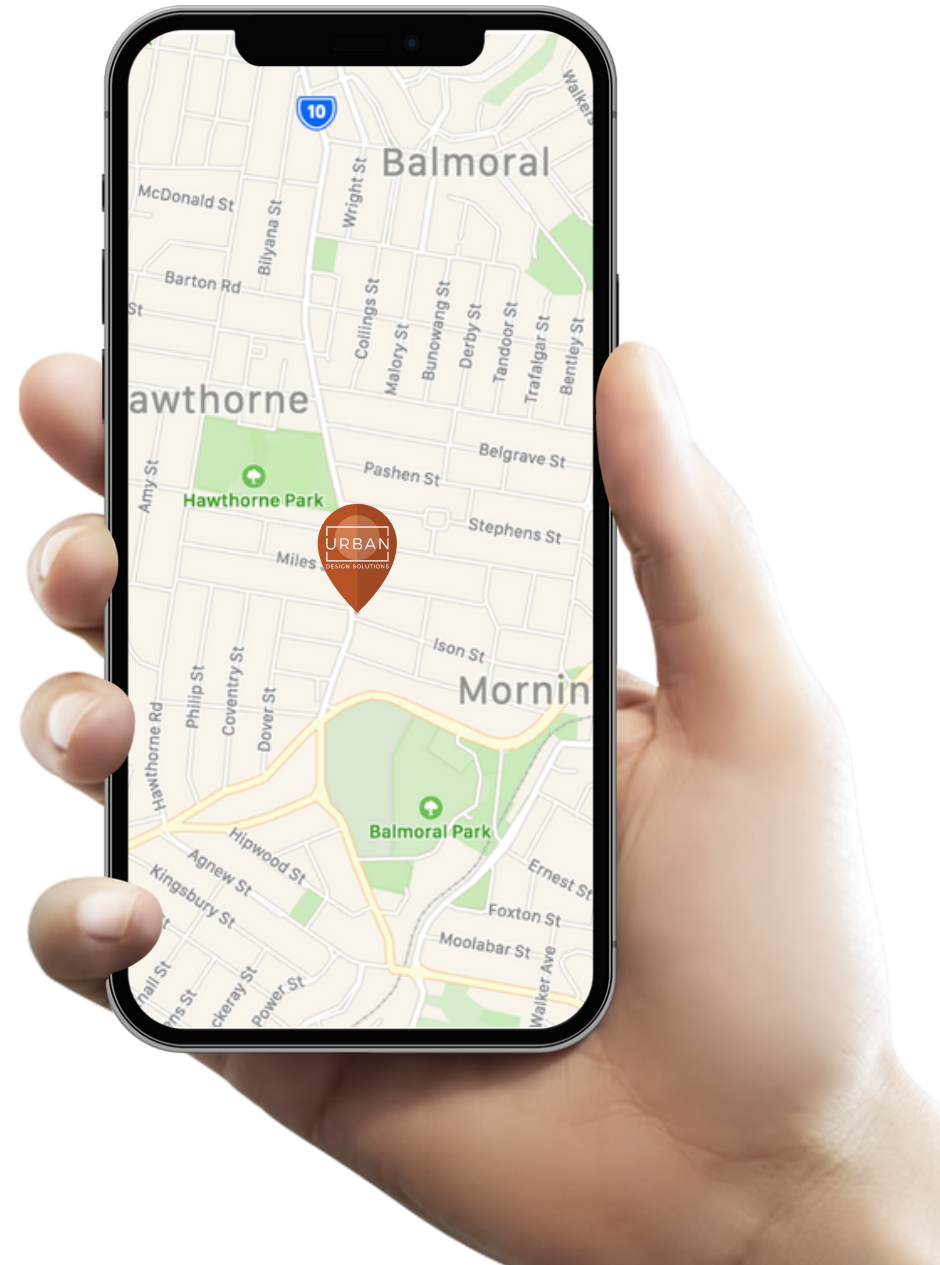
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