MULTI - RESIDENTIAL DESIGN PROCESS



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URBAN DESIGN SOLUTIONS OFFERING CUSTOM DESIGNS FOR MODERN LIFESTYLES

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 design the right kinds of homes for the right kinds of buyers and tenants. We design properties that attract attention and maximise profits. Collectively, we have over 50 years of experience working on multi-resident projects, large and small, so we understand the development mindset, as well as how to get the most out of a site to maximise profits, with consideration of site constraints. council codes, etc. When working on your project, we also consider liveability, location, market and demographic research, and design aesthetics, all to help your development stand above the rest. Whether you're on your first development project, or a seasoned developer creating another masterpiece, we can work with you on...

Splitters; Subdivisions; Duplexes; Villas; Townhouse developments; Unit developments; NDIS & ASD Developments.





DAVE RUSSELL - THE HEART OF URBAN DESIGN SOLUTIONS DIRECTOR / SENIOR DESIGNER

When it comes to development projects we understand that return on investment is the most important thing and we love that we get to play a role in you building financial security and wealth for your future. It is our belief that good design, documentation and customer service are the best ways we can help you realise your property development dreams!

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



JODIE JONASEN OFFICE COORDINATOR

As the Office Coordinator, Jodie ensures all projects remain on track from concept to completion. Jodie's experience comes from her time in the construction industry at various trade businesses, including as a director of her own very successful roofing company. She's also worked for a certifier/town planner and a major hardware chain.

For Jodie, it's about good relationships with clients from the moment you contact us. Jodie's priority is customer service. Whether it's before, during or after the project, she delivers professional, helpful, high-quality advice and assistance.

Jodie has an unparalleled passion for turning ideas and dreams into reality and is always eager to help, whether that with a client or a fellow team member.



JANA CRNJANIN DESIGN TEAM LEADER

With 17 years industry experience in building design, Jana completed her Diploma of Building Design and Interior Technology. Her role as manager of our CAD systems, templates and our design team plays an integral part of the UDS goals.

Jana's ability to understand client and their briefs, convey design intent and buildability through thoughtful, concise documentation is a rare talent. Jana's background is broad; from delivering documentation for large government fit outs, hospitality packages, retail and residential projects.

Jana has a passion for 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 also moving into approvals and ultimately construction.



Shari joined UDS in 2017 as a graduate in Diploma of Building Design, bringing experience in interior design as well as a sound knowledge in construction having completed several projects of her own.

While Shari has a passion for the traditional, she understands all styles in architecture. That flexibility, along with her great taste, means she will help you bring out the best in your project.

Whilst at UDS Shari has worked on both large and small projects. She is a problem solver, constantly meeting challenge's head-on and overcoming design obstacles (which occur often in our line of work). She is passionate about finding aesthetic and practical solutions tailored to your individual needs and requirements.

THE UDS TEAM



ANDREA VILLAFANE DESIGNER



DAVID MACNELLIE JUNIOR DESIGNER

Andrea's interest in design and architecture was spurred from an early age, leading her to study and complete her Bachelor's in Architecture and a Master's Degree of Property and Development. With over 8 years of experience working on a wide variety of projects, from small scale renovations, to high end new homes, multi-residential and commercial projects. Since joining UDS in 2020 Andrea has displayed her flair for architectural design on all scales of projects, Andrea has honed her skills and passion for the design process and for finding the perfect solution for each individual client. Andrea believes in creating spaces with a balance of smart design and functionality, becoming totally immersed in the design process with a longing to see the happy smiles on the client's faces, picturing themselves in their future home.

After completing his Diploma in Building Design, David joined UDS in 2021 after four years drafting experience with building companies, working on a diverse range of tasks within the flow of a typical home project allowed David to gain experience of the process as a whole. Since joining UDS David has enjoyed working on various scales of projects, his willingness and aptitude to learn, combined with a strong desire to achieve the desired outcome for our clients means David will rapidly outgrow the "Junior" tag of his current position.



ADMINISTRATION / JUNIOR INTERIOR DESIGNER The most recent addition to the UDS team.

The most recent addition to the UDS team, joining us at the beginning of 2022, Pooja comes with a wide range of experience in administration, sales and drafting, predominantly in the construction industry. Pooja obtained her Diploma of Interior Technology (Interior Design) in 2010.

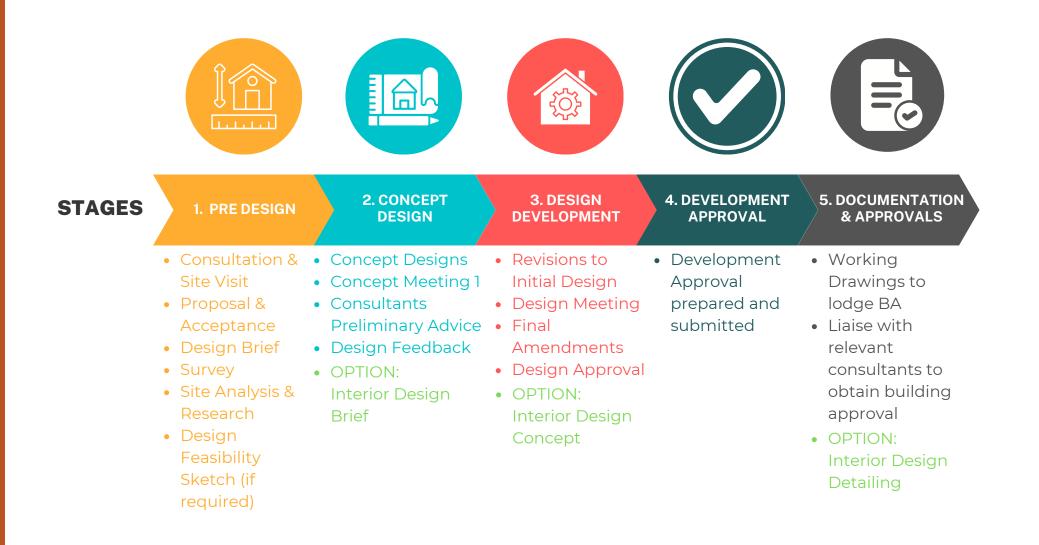
As the front of house Pooja's calm and friendly demeanour brings a very welcoming energy to the office, Pooja has a strong value for communication and for serving our clients in the best way she can. Pooja's role in assisting our Designers with the interior aspects of the project allows her the ability to help our designs and the finished buildings to shine in their best possible light, her skill in selecting appropriate colours, finishes and fixtures to compliment the overall building style and the client's own tastes is exceptional and growing constantly.







DESIGN PROCESS







2. CONCEPT

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 and we look to gain knowledge of target markets. Once you engage with us, this is where we gather all our information, on the site, building, brief and the local authorities regulations & constraints relevant to your development.



DESIGN



Working closely with town planners and other relevant consultants, 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.



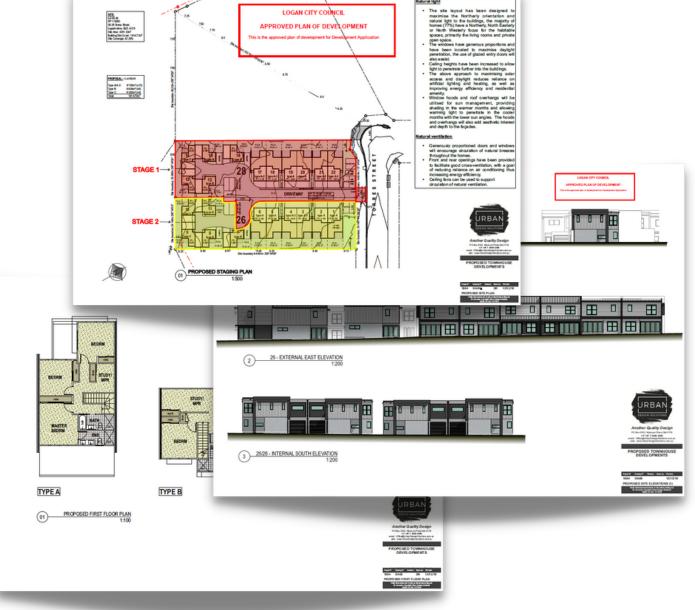
3. DESIGN DEVELOPMENT PROPOSAL:-Lot 67 1ge AA-2 \$7.52m²(40) 5ge 8: 66.62m²(40) 5ge 0: 66.62m²(41) 1ge 1: 100,75m² £Ç} Generously proportioned doors and w will encourage circulation of natural b Modifications to the concept F ~ design are made based on your H feedback and/or feedback from PROPOSED SITE PLAN 1 TYPE A FRONT ELEVATION 2 TYPE A REAR ELEVATION builders. This is the fine tuning stage, modifying the design to create the perfect design for ⊞ 0 0 ⊞ Ħ your development, buyers and/or 1 30 - EXTERNAL WEST ELEVATION tenants. 3 TYPE A SIDE ELEVATION III III | III ---2 30 - NTERNAL EAST ELEVATION

3 - NTERNAL EAST ELEVATION



1. PRE DESIGN / SITE ANALYSIS 2. CONCEPT DESIGN 3. DESIGN 4. DEVELOPMENT 5. DOCUMENT 1. PRE DESIGN / SITE ANALYSIS 0. CONCEPT DESIGN 0. DEVELOPMENT 0. DEVELoPMENT</t

The majority of development projects will 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 when your project will require a DA



1. PRE DESIGN / SITE ANALYSIS

L CONCEPT

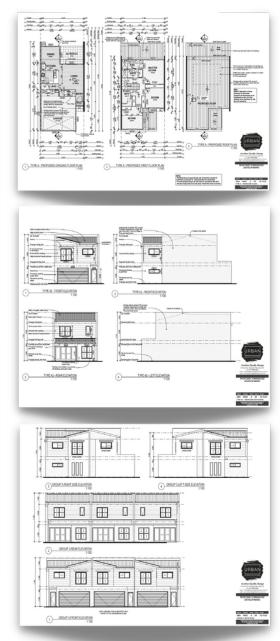
3. DESIGN DEVELOPMEN

5. DOCUMENTATION & APPROVALS

On receipt of client approval plus DA approval, we will commence the working drawings. At this stage we deliver detailed working drawings. We once again work in conjunction with consultants, such as certifiers and engineers to prepare for the Building Approval and construction of your project. These drawings will also be used for builders detailed pricing and ultimately for construction.

DWG No.	LAYOUT NAME	REV	OWG No.	LAYOUT NAME	REV	OWG No.	LAYOUT NAME	REV	DWG No.	LAYOUT NAME	REV
#000	COVER PAGE	A	0010	TYPE AZ-RCP	A	w052	TYPE CL-RCP	A	W065	GROUP 4 SLAB	
WOOT	PROPOSED LOT PLAN	A	1000	TYPE AZ - PROPOSED ELEVATIONS	A.	8038	TYPE C1 - PROPOSED ELEVATIONS	A	WC08	GROUP 4 ELEVATIONS	
9009	PROPOSED SITE PLAN	A	WEEK	TYPE A2 - SECTION & DAN BONEDULES	*	1006	TYPE CI - SECTION & SCHEDULES	A	WEAD	GROUP 4 ELEVATIONS	A
0000	PROPOSED SITE PLAN - PART 1	A	9002	TYPES A2 - PROPOSED ELECTRICAL PLAN	A	8040	TYPE C1 - ELECTRICAL PLANS	Α.	WC68	CONSTRUCTION DETNLS	A
AC04	PROPOSED SITE PLAN - PART 2	A	1000	TYPE AZ END - PROPOSED R. OOR PLANS		10041	GROUP 1 GROUND R. OOR PLAN	A	WD08	CONSTRUCTION DETAILS	A
AQ05	THPEA-PROPOSED PLANS	Α	W004	TYPE ALEND - SLAB GROUND FLOOR PL	A	W042	GROUP 1 FIRST FLOOR PLAN	A	WDH0	ID- NTCHEN DETAILS-TYPEA	A.
AC06	THPE A - SLAB GROUND FLOOR PLAN	A	1003	TYPE ALEND - RCP	A	10043	GROUP 1 SLAB	Α.	10061	ID-KITCHEN DETAILS-THPE BC	A
A067	TIPEA-ICP	Α	W006	TYPE AZ END - PROPOSED ELEVATIONS	A.	10044	GROUP 1 ELEVATIONS	A	WD42	ID - BATHROOM DETAILS - TYPE A	A
8008	THPE A - PROPOSED ELEVISIONS	Α	1007	TYPE AZ END - SECTION & SCHEDULES	٨	10045	GROUP 2 GROUND RLOOR PLAN	Α	10010	ED-BATHROOM DETAILS - TYPE B	A.
AC09	THPE & SECTIONS & D IN SCHEDULES	A	WCOB	TYPE A2 END - ELECTRICAL PLANE	A.	10046	GROUP 2 FIRST FLOOR PLAN	Α.	10064	ID - BATHROOM DETAILS - TYPE C	A
ercho	THPE &- ELECTRICAL PLANS	A	9009	TYPE &- PROPOSED FLOOR PLANS	A	8047	GROUP 2 SLAB	A	10045	ID-ENSUITE DETALS - TYPE A	
AC11	TIPE AEND - PROPOSED PLANS	A	100.00	TYPE 8- SLAB GROUND FLOOR FLAN		10048	GROUP 2 ELEVATIONS	Α.	WD66	ID - ENGLITE DETALS - TYPE B	A
40+2	THPE A END-SLAB GROUND FLOOR PLAN	A	W00H	TYPE 8-ROP	A	INC49	GROUP 3 GROUND FLOOR PLAN	A	WD67	ID - ENSUITE DETAILS - TYPE C	A
WCr3	TIPE ADD-RCP	A	1000	TYPE 8 - PROPOSED ELEVATIONS	*	10/050	GROUP 3 FIRST FLOOR PLAN	A	WC48	TYP FOR RM & LAUNCRY CETALS	A
8014	THPE AEND - PROPOSED ELEVICIONS	A	WC00	TYPE &- SECTION & SCHEDULES	*	WD64	GROUP 3 SLAB	A	AD49	STAR OFTALS - TYPE A	A
eich5	TYPE AGNO-SECTION & SCHEDULES	A	1000	TYPE &- BLECTRICAL PLANS	A.	10012	GROUP 3 ELEVATIONS	A.	MD/10	STAR OFTALS - TYPE BC	A
AC16	TIPEAEND-ELECTRICALPLANS	A	8008	TYPE CT - PROPOSED R. OOR PLANS		IND63	GROUP & GROUND R. OOR PLAN	A	WC/1	PROPOSED OVERALL PLANE	A
46(1)	THPE A2 - PROPOSED PLANS	A	1000	TYPE C1 - SURE GROUND RUDOR PLAN	A	M064	GROUP 4 FRIST FLOOR PLAN	A	MD-72	GENERAL NOTES	A.
AC18	TYPE AZ SLAB GROUND R. OOR PLAN	A							100173	GENERAL NOTES	A.





INTERIOR DESIGN



If you are looking to amplify your results and create a seamless execution of your project avoiding a lot of time consuming shopping & questions, then including selections of finishes and fixtures as well as the detailed drawings for the interior will assist your builder to successfully complete their job. Builders agree, accurate drawings avoid delays, mistakes and help keep costs to a minimum. Let us take the stress and running around out of making decisions or provide reassurance that you are making the right decision with choosing colours, finishes and fixtures. Advice from a professional will create your ideal aesthetic, incorporating functionality and delivering that 'wow' factor to really impress buyers









All too often in development projects corners are cut in an attempt to maximise profits by keeping costs down, however, this path often has the opposite result, poorly designed or constructed homes attract a lower quality of buyer and lower prices! At UDS we believe that good design and good construction are the cornerstone of bringing the best returns on investment.

We value imaginative thinking, creative problem solving, efficient design, key aesthetic design principles, and grounded solutions these values play a significant part in maximising results for our clients. We don't settle for secondrate design. We don't cut corners. We take all aspects of design into consideration. including form and proportion, energy efficiency and sustainability. We put extra detail and attention into the plans to make sure your project isn't just 'nice' but spectacular. Everything we do is done for a reason and with a purpose. We strive to raise the standard of the built environment

We only recommend builders from a network of high-quality professionals that we regularly use and trust. We don't have to wonder if they'll do a good job, or if you'll be happy with the end product. We know you will.

We put honesty and integrity first

We're always up front with you. We value your opinions and what you're looking to achieve, but will also share our professional opinion on what we think will work best. We'll be transparent and explain things clearly all the way through the process.

We pride ourselves on accuracy, clarity, and consistency in documentation

If you start with inaccurate or unclear plans. you'll have issues leading to poor construction or the need for redesign work. We've seen people deal with the problems that arise from dodgy documentation. It's no good for anyone. We don't rely on existing plans, or anyone else's accuracy. We do our own measuring. You know the saying, "Measure twice, cut once'? We take it seriously.

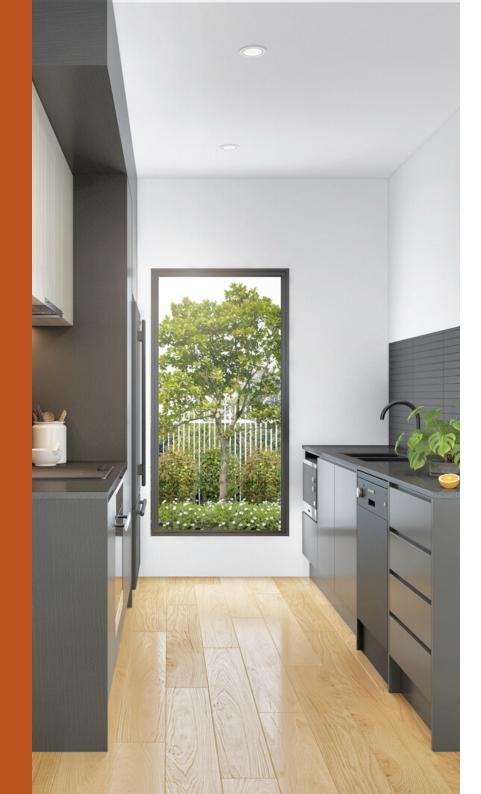
We make the plans clear and easy to read, which helps you to understand the drawings and helps in the approval process. (It also saves you paying for builders and contractors to stand around on site, trying to decipher unclear plans!)

We prioritise accuracy, clarity, and consistency, and the builders we work with regularly thank us for it.

We've built a team of people who are genuinely passionate about what we do, and that flows through to every aspect of every project. The range of different skills, backgrounds, and qualifications within our team makes us a force to be reckoned with. And we don't just treat this as a job —together we're on a mission to improve the standard of home design in Brisbane and beyond.







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 understand that to make a property development successful the numbers need to stack up, building costs play a significant role in the profitability of a project. We consider the local market, buildability and cost effectiveness in design, but also creative design to maximise the number of homes or the areas within each home, balancing constraints, budget and desire for the best outcome.

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

\star \star \star \star

Extremely helpful and accommodating, UDS went out of their way to provide effective solutions in a challenging context. I found the designers at UDS to be highly talented and creative. I am extremely happy with the level of service and the quality of work they provided. Highly recommended.

Sam Gurgis

\star

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

$\star \star \star \star \star$

Working with Urban Design Solutions was the most valuable decision we made in relation to our building project... Dave and his team treated our project as if it were their own. They worked 'with us' to bring our ideas to life.

Kerrie Donnellan

\star \star \star \star

We have had a few projects with Dave and his company. I could not recommend more highly to anyone who needs their projects designed on time, on budget and most of all accepted easily by various councils in SEQ. I am looking forward to working with Urban Design Solutions again in the near future.

Binh Nguyen

\star \star \star \star

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 projects. 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

\star \star \star \star

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

Richard Smith

CONTACT US

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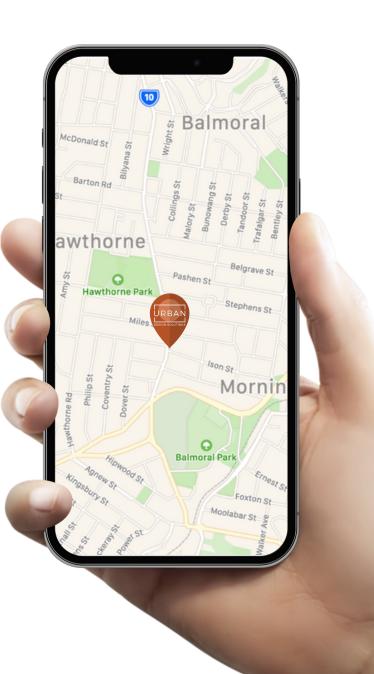
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