

URBAN
DESIGN SOLUTIONS





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.



URBAN DESIGN SOLUTIONS

ViewSonic



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



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 industry.

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



OLIVER BARKER

DESIGN TEAM LEADER

Oliver is a seasoned graduate of architecture with extensive experience in managing projects, consultant teams and clients. With a strong design flair and passion for architecture, Oliver excels in building design, construction documentation, consultant coordination, and detailed design. Oliver holds a Master of Architecture and a Bachelor of Built Environment from Queensland University of Technology, where he achieved high distinctions and notable academic recognition. Oliver has experience in BIM management, developing office standards and has managed documentation across all stages for diverse project types, including residential, high rise residential, commercial and luxury retirement.

THE UDS TEAM



LUCIA LAUS

BUILDING DESIGNER

Lucia brings over a decade of architectural experience across Argentina, New Zealand, and Australia. With a master's degree in architecture, she has specialized in custom residential designs and has been part of multidisciplinary and multicultural teams. Lucia is particularly interested in sustainable architecture, focusing on integrating environmental and cultural contexts to create spaces that enhance a sense of belonging and connection among users. Her professional journey has been enriched not only in architecture but also in the construction field, having many residential homes built across New Zealand and Australia.

As a Builder Designer at Urban Design Solutions, Lucia combines a solid foundation in architectural principles with practical construction experience. She is excited to bring her expertise and creativity to the team, helping clients realise and live in their dream homes.



BRISSY JARA

JUNIOR BUILDING DESIGNER

With a Masters of Architecture and currently pursuing an Advanced Diploma in Civil Construction Design, Brissy is a dynamic professional with a diverse background in residential design. Her career has spanned several countries, including Venezuela, the United States, Spain, and now Australia, allowing her to bring a wealth of international experience to her work. Brissy's extensive experience in various design environments has honed her ability to tackle creative problem-solving challenges with a unique perspective. Based in Brisbane, she is deeply passionate about design and is committed to continuously developing her skills as a junior building designer. Her global insights and dedication to her craft make her a valuable asset in the world of construction design.







DESIGN PROCESS



STAGES

1. PRE DESIGN

- Consultation & Site Visit
- Proposal & Acceptance
- Design Brief
- Survey
- Site Analysis & Research
- Design Feasibility Sketch (if required)

2. CONCEPT DESIGN

- Initial 2D Floor Plan
- Concept Meeting x 2
- Concept Design Plans
- Consultants Preliminary Advice
- Design Feedback
- OPTION: Interior Design Brief

3. DESIGN DEVELOPMENT

- Liase with all relevant consultants
- Revisions to Initial Design
- Design Meeting
- Final Amendments
- Design Approval
- OPTION: Interior Design Concept

4. DEVELOPMENT APPROVAL

- Development Approval prepared and submitted

5. DOCUMENTATION & APPROVALS

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





1. PRE DESIGN /
SITE ANALYSIS

2. CONCEPT
DESIGN

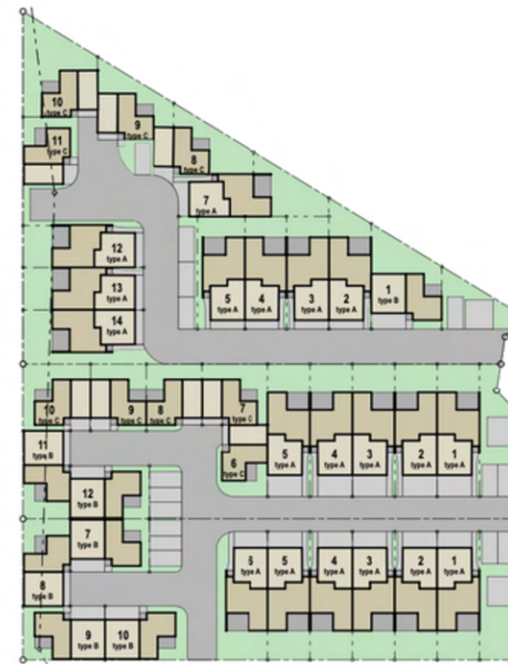
3. DESIGN
DEVELOPMENT

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 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.



01 PROPOSED SITE PLAN
1:500



Another Quality Design
PO Box 1122, Murrumbidgee NSW 2517
P +61 7 3399 2669
www.urbandesign.com.au

PROPOSED TOWNHOUSE
DEVELOPMENTS

Project: 1884 CD01 - Murrumbidgee, NSW 2517

1884 CD01 11/7/19

PROPOSED SITE PLAN (1)

1884 CD01 11/7/19

1884 CD01 11/7/19

1. PRE DESIGN /
SITE ANALYSIS

2. CONCEPT
DESIGN

3. DESIGN
DEVELOPMENT

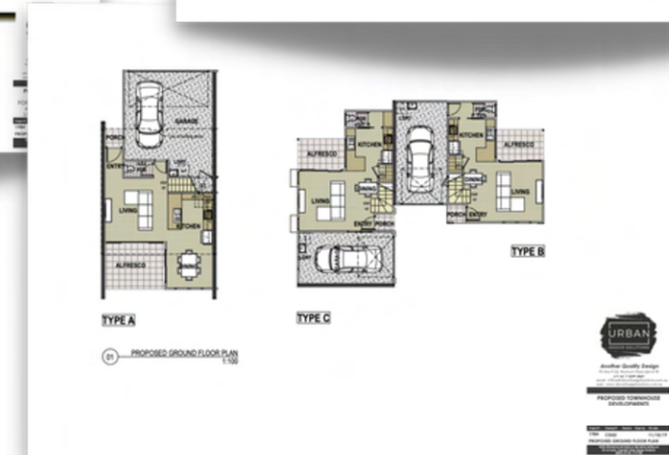
4. DEVELOPMENT
APPROVAL

5. DOCUMENTATION
& APPROVALS



All your ideas, design brief, images are now transformed into an initial 2D floor plan. Following this, we have an initial concept meeting to discuss this and further explore our options.

Upon completion of this, a more refined concept plan is prepared followed by another round table discussion viewing the drawings and 3D model. It's at the completion of this stage we recommend starting conversations with builders.



1. PRE DESIGN /
SITE ANALYSIS

2. CONCEPT
DESIGN

3. DESIGN
DEVELOPMENT

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

01 - PROPOSED SITE PLAN 1:500

02 - TYPE A FRONT ELEVATION 1:100

03 - TYPE A REAR ELEVATION 1:100

04 - TYPE A SIDE ELEVATION 1:100

05 - 30 - EXTERNAL WEST ELEVATION 1:200

06 - 30 - INTERNAL EAST ELEVATION 1:200

07 - 30 - INTERNAL EAST ELEVATION 1:200

08 - 30 - INTERNAL SOUTH ELEVATION 1:200

Natural light

- The site layout has been designed to maximise the Northerly orientation and natural light to the buildings, the majority of homes (77%) have a Northerly North Easterly or North Westerly focus for the habitable spaces, primarily the living rooms and private open space.
- The windows have generous proportions and have been located to maximise daylight penetration, the use of glazed entry doors will also assist.
- Ceiling heights have been increased to allow light to penetrate further into the buildings.
- The above approach to maximising solar access and daylight reduces reliance on artificial lighting and heating, as well as improving energy efficiency and residential amenity.
- Window hoods and roof overhangs will be utilised for sun management, providing shading in the warmer months and allowing warming light to penetrate in the cooler months with the lower sun angles. The hoods and overhangs will also add aesthetic interest and depth to the facades.

Natural ventilation

- Generally proportioned doors and windows will encourage circulation of natural breezes

URBAN
Another Quality Design
PROPOSED TOWNHOUSE DEVELOPMENTS



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

**LOGAN CITY COUNCIL
APPROVED PLAN OF DEVELOPMENT**
This is the approved plan of development for Development Application.

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Natural ventilation

- Generously proportioned doors and windows will encourage circulation of natural breezes throughout the homes.
- Front and rear openings have been provided to facilitate good cross-ventilation, with a goal of reducing reliance on air conditioning thus increasing energy efficiency.
- Ceiling fans can be used to support circulation of natural ventilation.

**URBAN
ANOTHER QUALITY DESIGN
PROPOSED TOWNHOUSE DEVELOPMENTS**

TYPE A
PROPOSED FIRST FLOOR PLAN 1:100

TYPE B

26 - EXTERNAL EAST ELEVATION 1:200

26/28 - INTERNAL SOUTH ELEVATION 1:200

**URBAN
ANOTHER QUALITY DESIGN
PROPOSED TOWNHOUSE DEVELOPMENTS**

1. PRE DESIGN /
SITE ANALYSIS

2. CONCEPT
DESIGN

3. DESIGN
DEVELOPMENT

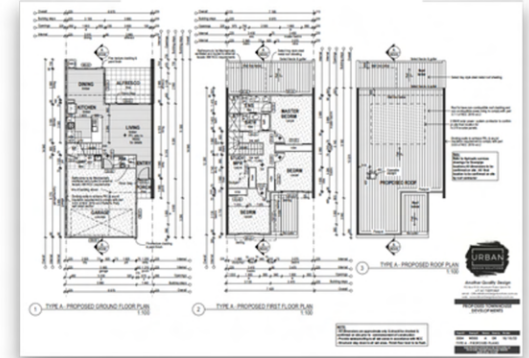
4. DEVELOPMENT
APPROVAL

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.	DWG No.	LAYOUT NAME	REV.	DWG No.	LAYOUT NAME	REV.	DWG No.	LAYOUT NAME	REV.	DWG No.	LAYOUT NAME	REV.
W000	COVER PAGE	A	W001	TYPE A1 - RCP	A	W002	TYPE C1 - RCP	A	W003	GROUP 1 - RCP	A	W004	GROUP 2 - RCP	A
W005	PROPOSED LOT PLAN	A	W006	TYPE A1 - PROPOSED ELEVATIONS	A	W007	TYPE C1 - PROPOSED ELEVATIONS	A	W008	GROUP 1 - PROPOSED ELEVATIONS	A	W009	GROUP 2 - PROPOSED ELEVATIONS	A
W010	PROPOSED SITE PLAN	A	W011	TYPE A1 - SECTION & SCHEDULES	A	W012	TYPE C1 - SECTION & SCHEDULES	A	W013	GROUP 1 - SECTION & SCHEDULES	A	W014	GROUP 2 - SECTION & SCHEDULES	A
W015	PROPOSED SITE PLAN PART 1	A	W016	TYPE A1 - PROPOSED ELECTRICAL PLAN	A	W017	TYPE C1 - ELECTRICAL PLAN	A	W018	GROUP 1 - ELECTRICAL PLAN	A	W019	GROUP 2 - ELECTRICAL PLAN	A
W020	PROPOSED SITE PLAN PART 2	A	W021	TYPE A1 - PROPOSED PLUMBING PLAN	A	W022	TYPE C1 - PLUMBING PLAN	A	W023	GROUP 1 - PLUMBING PLAN	A	W024	GROUP 2 - PLUMBING PLAN	A
W025	TYPE A1 - PROPOSED ELEVATIONS	A	W026	TYPE C1 - PROPOSED ELEVATIONS	A	W027	GROUP 1 - PROPOSED ELEVATIONS	A	W028	GROUP 2 - PROPOSED ELEVATIONS	A	W029	GROUP 3 - PROPOSED ELEVATIONS	A
W030	TYPE A1 - PROPOSED FLOOR PLANS	A	W031	TYPE C1 - PROPOSED FLOOR PLANS	A	W032	GROUP 1 - PROPOSED FLOOR PLANS	A	W033	GROUP 2 - PROPOSED FLOOR PLANS	A	W034	GROUP 3 - PROPOSED FLOOR PLANS	A
W035	TYPE A1 - PROPOSED SECTION & SCHEDULES	A	W036	TYPE C1 - PROPOSED SECTION & SCHEDULES	A	W037	GROUP 1 - PROPOSED SECTION & SCHEDULES	A	W038	GROUP 2 - PROPOSED SECTION & SCHEDULES	A	W039	GROUP 3 - PROPOSED SECTION & SCHEDULES	A
W040	TYPE A1 - ELECTRICAL PLAN	A	W041	TYPE C1 - ELECTRICAL PLAN	A	W042	GROUP 1 - ELECTRICAL PLAN	A	W043	GROUP 2 - ELECTRICAL PLAN	A	W044	GROUP 3 - ELECTRICAL PLAN	A
W045	TYPE A1 - PLUMBING PLAN	A	W046	TYPE C1 - PLUMBING PLAN	A	W047	GROUP 1 - PLUMBING PLAN	A	W048	GROUP 2 - PLUMBING PLAN	A	W049	GROUP 3 - PLUMBING PLAN	A
W050	TYPE A1 - GENERAL NOTES	A	W051	TYPE C1 - GENERAL NOTES	A	W052	GROUP 1 - GENERAL NOTES	A	W053	GROUP 2 - GENERAL NOTES	A	W054	GROUP 3 - GENERAL NOTES	A

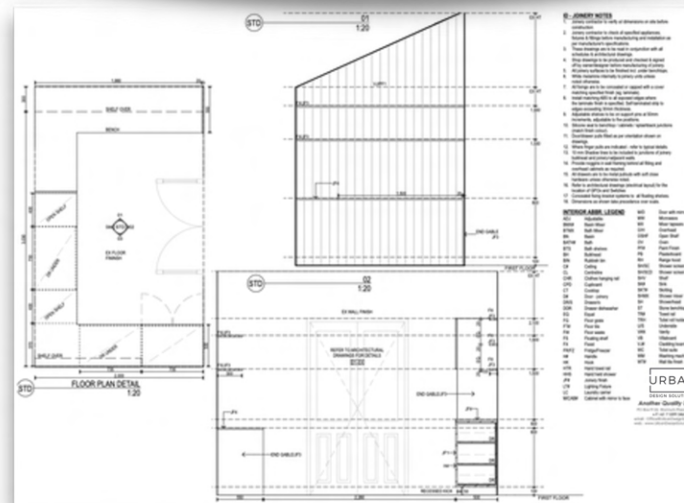




If you are looking to amplify your results and create a seamless execution of your project avoiding a lot of time consuming shopping & questions, then including selections of finishes and fixtures as well as the detailed drawings for the interior will assist your builder to successfully complete their 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



DESIGN CONCEPT BOARD









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 second-rate 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

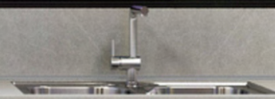
If you start with inaccurate or unclear plans, you'll have issues leading to poor construction or the need for redesign work. We've seen people deal with the problems that arise from dodgy documentation. It's no good for anyone.

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



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



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



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



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



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



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

Richard Smith

AWARDS



CONTACT US

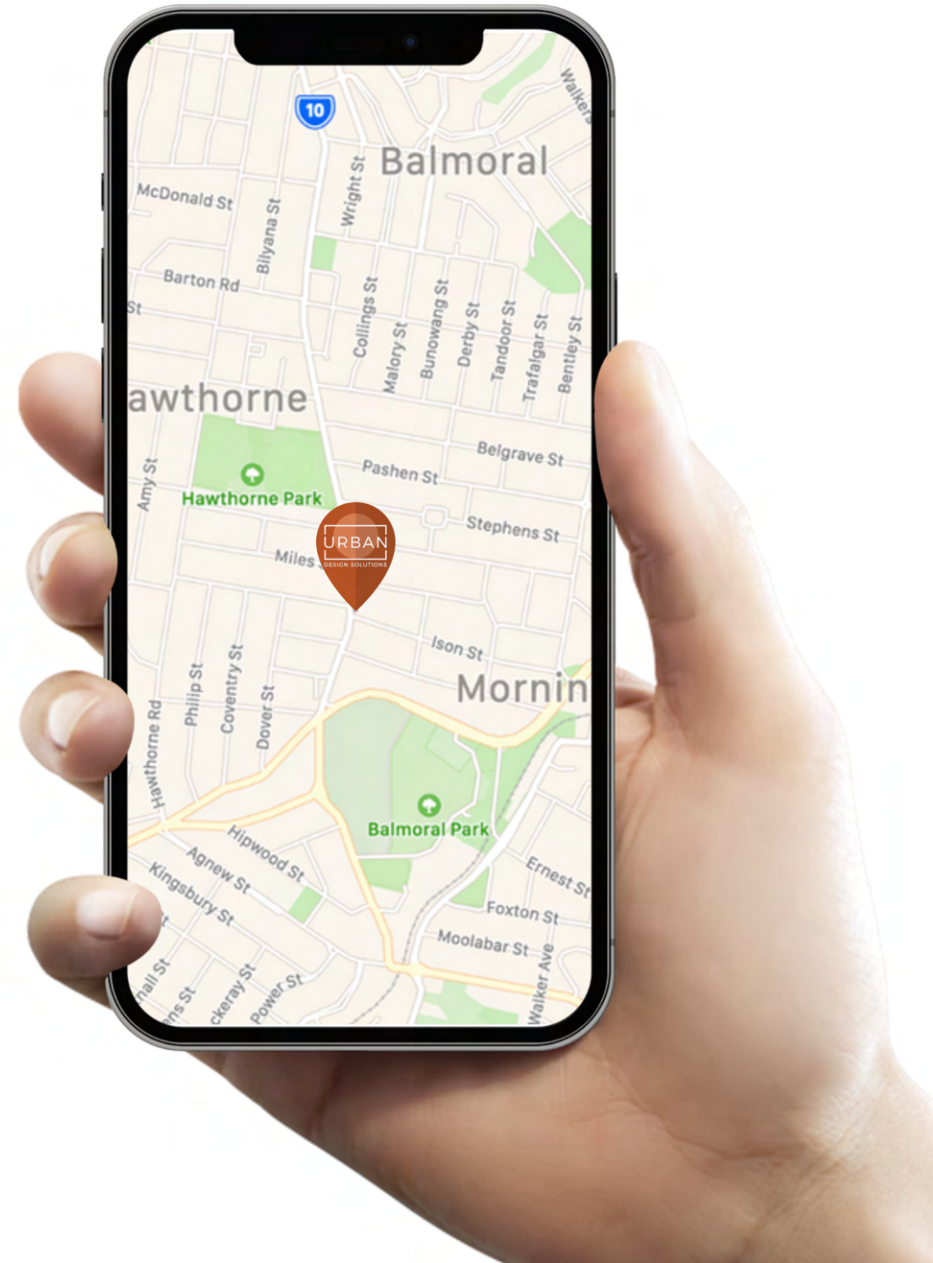
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