Multi–Residential & Urban Design

Capability Statement

COBiE
building efficiency

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Swann Ridge Apartments

Philosophy

COBiE Group are a team of problem solvers and dynamic thinkers. We are dedicated professionals with extensive master planning and multi-residential project experience. Our passion for responsive design , clear procedures and streamlined workflows aims to build efficiency into each and every aspect of our projects. Our primary objective is to deliver a design scheme that exceeds our clients expectations.

Melika Maunder | Managing Director

COBiE Group delivers projects through effective collaboration with all project members. Our driving motivation is to produce excellent design outcomes, be thorough in our delivery, minimise redundancy and reduce project risk throughout the process.

We utilise Building Information Modelling technology to add value to your project – from design and documentation; to delivery and maintenance of the built asset for the long-term. It is where our design and delivery team consolidate years of industry experience.

Whilst COBiE Group is a successful young entity, having formed in October 2011, we bring a very experienced team with 75+ years collective experience.

We welcome the opportunity to be a part of your team.

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Our Services

We aim to work with our clients to understand their individual project needs and respond accordingly.

Urban Design & Master Planning

Through our experience in commercial and residential projects we have a thorough appreciation for designing in an urban context aiming for realistic master planning solutions. To develop the design framework and capture site parameters, we produce our master plans in a dynamic 3D space.

Interior Design

Our Interior Design Team works in parallel with our Architectural Team. We believe in responsive holistic design that flows from the external elements to the internal details. Our team's experience in internal layouts and joinery detailing extends into well considered finishes selections and FF&E packages.

Building Information Management

All of our projects are modelled— from concept to construction using REVIT. Collaborating with Consultants in a 3D environment enables clash detection. We have the ability to take our BIM further through Construction Sequencing, Scheduling and Quantity Take Offs.

Multi-Residential Architecture

We believe in producing multi-residential architecture that addresses the project parameters (especially budget & time), its location and appreciates the lifestyle of the occupants. Our extensive experience in multi-residential developments balances this with a commercial edge in a subtle context.

Commercial, Retail & Mixed Use Design

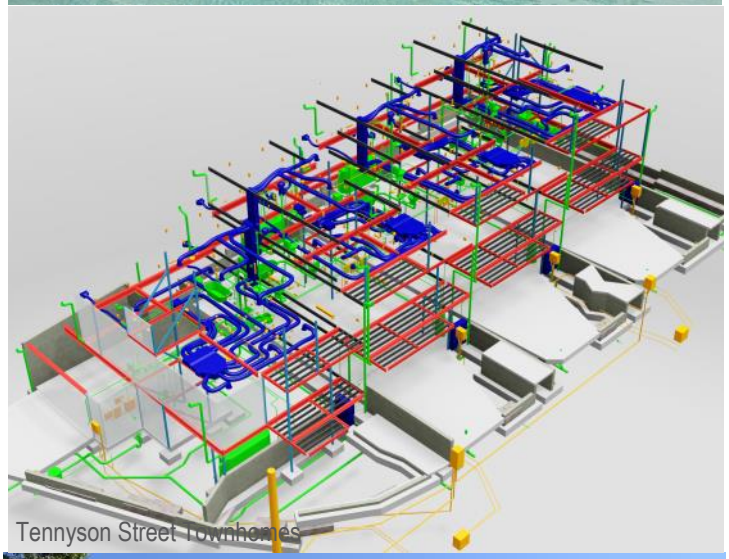
Commercial, retail and mixed-use precincts often play a large part in multi-residential developments. The ability to address both the livable with the streetscape requires careful consideration. Our design team's experience applies principles to capture positive solutions in context with the site specifics.

Project Marketing

We appreciate project marketing requirements for multi residential projects and can add value to the delivery by providing marketing material as requested. We are able to utilize our Building Model for marketing, in liaison with a Graphic Illustrator, to provide high quality, realistic images.

Swann Ridge Apartments

Sapphire Apartments


Tennyson Street Townhomes

Tingeera Apartments

Sapphire Apartments

Each member of our collaborative team has had extensive experience on Multi-Residential and Master Planning projects, from Sketch Design to Documentation, Architectural Detailing and Design—our team has a depth of knowledge that will add value to your project.

- Swann Ridge Apartments | St Lucia
  Melika Maunder | Project Director
  Clare Smyth | Interior Designer
  Ben Purssey | Documentation Lead
  Jane Grimmond | Documentation Architect
- Tennyson Street Townhomes | Norman Park
  Ben Purssey | Documentation Lead
  Melika Maunder | Documentation Architect
- Mariners Reach | Newstead
  James Harris | Documentation Lead
- Aria Artisan Apartments | South Brisbane
  James Harris | Documentation Lead
- Charlotte Street Apartments | Chermside
  James Harris | Documentation Lead
- Beaches Apartments | Gold Coast
  James Harris | Documentation Lead
- Amanzi Unit Development | Airlie Beach
  Ben Purssey | Project Lead
  Clare Smyth | Interior Designer
- Skytower Apartments | Brisbane
  Steven Berwick | Documentation
- Maxwell Street Apartments | Newstead
  Steven Berwick | Documentation
- Neptune Apartments | Broadbeach
  Jane Grimmond | Documentation & Site Architect
- Bronte on Proud | Labrador
  Jane Grimmond | Design Development & Documentation
- Broadwater Views | Labrador
  Jane Grimmond | Design Development & Documentation
- Mews Apartments | Brisbane
  Steven Berwick | Documentation
- Surf Parade Apartments | Broadbeach
  Jane Grimmond | Schematic Design
- Sapphire Apartments RSL Care | Hervey Bay
  Clare Smyth | Interior Designer
  Ben Purssey | Documentation Lead
- The Esplanade Units, Hervey Bay
  Melika Maunder | Project Coordinator
- Tingeera Apartments | Hervey Bay
  Melika Maunder | Project Coordinator
- 527 Gregory Tce | Brisbane
  Steven Berwick | Documentation
- The New Yorker | Ann Street
  Ben Purssey | Documentation Lead
- Central Brunswick Apartments | Fortitude Valley
  Ben Purssey | Documentation Lead
- 1 Holman Street, 51 Units | Kangaroo Point
  Ben Purssey | Documentation Lead
- Petrie Point, 187 Units | Brisbane
  Ben Purssey | Documentation Lead
- Tweedale Road Apartments | Applecross Perth
  Clare Smyth | Interior Designer
- Admiralty Towers Stages 1&2 | Brisbane
  Ben Purssey | Documentation Lead

Key Team

COBiE Group promotes a collaborative platform for each project. The experience and capability of each participant working together, we believe, provides the most successful built outcomes.

Melika Maunder

Architect
Team Manager

CEO | COBiE Group

B Arch Reg
A+ Member AIA

Melika provides effective Team Leadership with her pragmatic, results driven approach to each project.

Her focus is on achieving client outcomes and quality design solutions. Her greatest strength is her ability to work in an integrated way with all consultants, producing projects that are delivered on time and on budget.

Melika brings specialised knowledge of client requirements and building contractors through Design and Construct or the Tender procurement process.

Relevant Project Experience

- Swann Ridge Apartments | St Lucia
- Tennyson Street Townhomes | Norman Park
- The Esplanade Unit Development | Hervey Bay
- Tingeera Apartments | Hervey Bay

Jane Grimmond

Architect

COBiE Group

B Arch, B.App.Sc (Env.Des)

Jane specialises in the interface between architectural, interiors and the design brief, including consultant coordination.

Her extensive experience with major infrastructure projects provides direction on construction methodology and materials technology.

Jane's experience with contractors on site provides valuable contribution to detailing, scheduling and specifications.

Relevant Project Experience

- Swann Ridge Apartments | St Lucia
- Neptune Apartments | Broadbeach
- Bronte on Proud | Labrador
- Broadwater Views | Labrador
- Surf Parade Apartments | Broadbeach

Ben Purssey

BIM Project Manager

COBiE Group

Ben has architectural delivery experience with proven ability to problem solve, model and coordinate consultant information. With 10 years of REVIT experience, his technical knowledge and process driven results have been engaged on major residential and commercial projects.

He carries his documentation experience through to the BIM domain where his attention to detail and aim for accuracy at all levels provides an invaluable asset to all our projects. Coordinating and mitigating clashes with all consultants, keeps Ben's goal real.

Relevant Project Experience

- Swann Ridge Apartments | St Lucia
- Tennyson Street Townhomes | Norman Park
- Amanzi Unit Development | Airlie Beach
- The New Yorker | Ann Street
- Central Brunswick Apartments | Fortitude Valley
- Petrie Point, 187 Units | Brisbane

Steven Berwick

Documentation Lead

COBiE Group

Steven has extensive technical delivery experience with 10 years REVIT program experience. He is dedicated to using his technical skill to produce efficient outcomes for the team.

Always aiming to improve his detailing and documentation is to the benefit of each project.

With both experience in commercial and residential projects he has covered both the Traditional & Design and Construct Delivery Environment. Developing processes to provide efficiency during documentation is his continual process.

Relevant Project Experience

- Skytower Brisbane | St Lucia
- Maxwell St Apartments | Newstead
- Portside Wharf Apartments | Building 4
- Mews Apartments | Brisbane
- 527 Gregory Tce Apartments | Brisbane

Clare Smyth

Interior Designer

Director | COBiE Group

B Des (Int)

Clare is a Commercial Interior Designer with experience in commercial and residential sectors. She has a passion for good design and work's closely with clients to deliver functional spaces, that fulfil their aesthetic preferences and needs.

Close liaison with Reps provides accurate scheduling. Clare is conscious of the impacts of selection availabilities, particularly within a budget framework.

Her residential experience includes large and medium scale developments.

Relevant Project Experience

- Swann Ridge Apartments | St Lucia
- Tennyson Street Townhomes | Norman Park
- Sapphire Apartments RSL Care | Hervey Bay
- Amanzi Apartments | Airlie Beach
- Tweedale Road | Applecross Perth

Andrezza Labate

Interior Technician

COBiE Group

B Arch,

Andrezza has over 13 years of experience in the Architecture and Design Industry. Her experience over the last 6 years in Australia has provided a strong understanding of BCA and Australian guidelines.

She joins the team with consistent attention to detail in her drafting and documentation of interior spaces.

Andrezza approach each design with the intent of providing functional outcomes down to the very last detail.

Relevant Project Experience

- Swann Ridge Apartments | St Lucia
- Pimpama State Secondary College Stage 1 & Stage 2
- Sts Peter and Paul Church Bulimba

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Our Approach

Our commitment to the delivery of your project remains constant. This intense focus means a solutions-based approach, drawing on our team's varied experience. We understand and respect a business' objectives and adapt accordingly.

Time, Cost, Quality—these are interwoven, a gain in one may compromise another. Acknowledging them, we believe, leads to successful delivery. We do this by building efficiency in our work.

TIME	Milestones Agreed | Review | Information Exchange | Availability Absolute
COST	Brief Understood | Budget Acknowledged | Finishes Clear | Site Context | Services' design
QUALITY	3rd Party Certified to AS/NZS ISO 9001 & committed to its continual development

Our team validates the 3 key ways in which COBiE Group will work for project success.

1 | Experienced Considered Design

We approach our projects with an open mind and an experienced eye. Reviewing the Brief, assessing the site, understanding the budget and project aim—we provide a carefully considered concept. We work with our clients, and the consultant team, to maximise the project requirements for a successful built result.

2 | BIM & Clear Accurate Documentation

- To reduce rework, minimise redundancy and risk.
- The information harnessed within our 3D realm brings actual efficiencies for Contractors, Facility Managers and Building owners.
- With Consultants' 3D models we provide Clash Analysis Audits for an in-depth review process to minimise delay and reduce compromises to the project

3 | Collaborative Approach

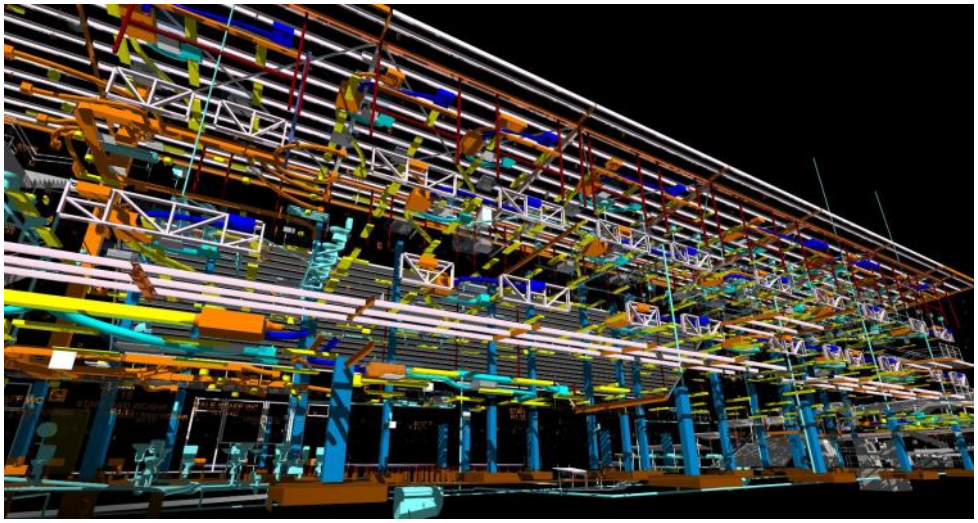
A collaborative approach is our company's ethos—clear and open communication between all parties. We pride ourselves on our approachability and believe this personal approach creates an open and easy forum for discussions. We select and like to be reviewed on:

Communication | Professionalism | Approachability | Efficiency | Expertise

Member Australian Institute of Architects

green building council australia
MEMBER 2014-2015

AS/NZS ISO 9001
BUREAU VERITAS Certification



Insurances: Public Liability $20M Professional Indemnity $20M (aggregate) | **Sustainability:** to AIA Environmental Policy & Green Building Council of Australia