

# Arshia EBADI

arshia.ebadi@gmail.com  
www.ebadi.com.au  
+61(0)452008973

## Profile

- Developer-builder side Design Manager with over 15 years of industry experience, delivering Class 2, Class 6, and high-end boutique developments
- Proven track record of delivering within Tier 1 ecosystems, with the most recent example in the iconic Lendlease's 4.3 billion+ One Sydney Harbour R3 tower
- Cost and time-driven commercial mindset, with solid acumen in financial feasibility modelling, value engineering, and risk management
- Responsible for establishing and tracking sophisticated design delivery and CC staging project lifecycle master programmes, with frequent short-range look-ahead planning across different project phases to navigate developments through to OC
- Driving consultants procurement from RFT, contract negotiations, engagement, and facilitating the delivery of the full scope, by holding regular design meetings, design reviews, and performance monitoring
- Leading the pre-con phase and authority approvals process, to ensure a smooth transition from DA determination to construction commencement
- Primary lead for owning and maintaining DA and CC matrices, and collaborating with the Council and certifiers to ensure satisfaction of all consent conditions and DBPA regulatory compliance
- Eye for detail and quality, with a focus on design excellence across the business, while evaluating outcomes against construction methodology, buildability, budget, and time
- Strong external and internal stakeholder management skills, acting as the primary integrator for all design resolutions, while maintaining strong working relationships with all parties
- Supporting executive strategy by providing input to improve construction management platforms, QMS, SiD, and WHS within the organisation

## Experience

Mar 2025 – Present

**Design Manager**  
**Landmark Group**

### Projects

**5 Halifax Street, Macquarie Park**

*Key project figures: Total Development Cost: A\$107 million; No. of Units: 295; No. of Stories: 30; FSR: 4.5; Yield: 4.7%; Commencement: Dec 2023; OC: June 2026; DA Architect: AJC; CC Architect: TEAM2*

**11-17 Second Ave, Blacktown**

*Total Development Cost: A\$102 million; No. of Units: 324; No. of Stories: 21; FSR: 9.3; Yield: 10.5%; Commencement: Jan 2021; OC: Oct 2026; DA Architect: DKO; CC Architect: Zhinar*

**Lindfield House**

*Total Development Cost: A\$95 million; No. of Units: 219; No. of Stories: 10; FSR: 3; Yield: 3.07%; Commencement: Apr 2024; OC: Jul 2028; DA Architect: DKO; CC Architect: Landmark Group*

Nov 2021 – Mar 2025

**Senior Project Lead**  
**PTW - Lendlease OSH Office**

### Projects

**One Sydney Harbour in collaboration with Lendlease & Renzo Piano Building Workshop**

*Total Development Cost: A\$4.3 billion; Sales Revenue up to March 2025: >A\$4 billion + A\$140 million penthouse record sale; No. of Units: 849; No. of Stories: Residences One: 72, Residences Two: 68, Watermans Residences: 29; Commencement: 2017; OC: 2025*

**Pitt Street Mall Station, Designed by Norman Foster Architects**

Jan 2019 – Nov 2021

**Project Lead**  
**COX - Southern Program Alliance**

### Projects

**AWP2 - Bonbeach, Chelsea, and Edithvale Stations**

**AWP1 – Mentone and Cheltenham Stations**

May 2018 – Nov 2018

**Architectural Designer**  
**Rob Mills Architecture**

### Projects

**30 Anderson St Apartments**

*Total Development Cost: A\$24.7 million; No. of Units: 10; No. of Stories: 4; FSR: 2.7; Yield: 0.7%; Commencement: 2016; OC: 2021*

**Wingadal Renovation,**  
**Millswyn Residence**

**Oct 2014 – Mar 2018**      **Client-Side Design & Development Administrator**  
**Kamran Residence by Hadi Teherani Architects**  
*Key project figures: No. of Units: 18; No. of Stories: 10; FSR: 5.9; Yield: 1.6%; Commencement: 2012; Completion: 2018*

**Sep 2012 – Oct 2014**      **Project Lead**  
**DC[4s] Architects and Urban Designers**

**Projects**  
Tehran Parliamentary Commissions and Offices, Kayson Headquarters, with Kayson Co. Qom Monorail in collaboration with SYSTRA France & international. Kayson Co. MAPNA Group, Parliamentary Offices of Iran (Competition, Winner)

**Aug 2011 – Jul 2012**      **Architectural Designer**  
**Erik Andersson Architects**

**Projects**  
Tullhus bridge in Norrköping, Salt Bar & Matsal Restaurant

#### **Projects with Private Clients**

Keresht Villa, 2017  
Summer House in Mosha', 2013  
Private House in Damavand, 2012

#### **Research, Publications & Recognitions**

Service Design in Public Housing, Proposal, Feb 2013  
Communal Hall in Hackney Wick, RUM Magazine, July 2012  
Computer as the Designer \_Form and Space Layout Allocation, Proposal, May 2012  
Parliamentary Offices of Iran, with DC[4s], Winner, 2012  
Sveriges Arkitekter Competition for Elderly Housing, 2012  
Reykjavik City Centre Redevelopment, with Jägnefält Milton Architecture Co, 2011  
Benetton Multistory Buildings, 2009  
Tokyo Shinken-chiku 9-Square Problem JA Magazine, with Hajizadeh & Associates, 2008

#### **Education and Qualifications**

Master of Science in Architecture, Kungliga Tekniska Högskolan, Stockholm  
Professional Certificate in Applied Corporate Finance, University of Cambridge  
Professional Certificate in Fundamentals of Project Management, the University of Adelaide  
NSW ARB Registered Architect  
NSW Design and Building Practitioner

