

CAPABILITY STATEMENT

ZAND DESIGN STUDIO

ZAND
Design



22 Macarthur Street Parramatta
NSW 2150 - 12 luxury units

INDEX

BY

ZAND DESIGN
STUDIO

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A luxury Residence at 854 Henry Lawson Drive, Picnic Point, NSW 2213

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ABOUT



We are an experienced architectural team with a diverse portfolio spanning private residential, multi-residential, and commercial sectors. Our practice is committed to delivering highly considered, crafted designs that balance meticulous detailing with rigorous functional practicality.

Leveraging strong stakeholder liaison and communication expertise, we ensure the seamless delivery of every project—from initial concept and documentation through to completion and contract administration.

/02

OUR TEAM

/ JAVAD / MARK
/ SHERRY / ASH
/ PARHAM / YOUVIN
/ ROBIN / HODA
/ PARHAM



**/JAVAD
ZAND**
Director

Javad leads all projects from the initial brief through to completion, bringing over 18 years of experience in residential, commercial, and mixed-use design across NSW, ACT, and VIC. His approach combines the rigorous technical aspects of design with a strong philosophy centered on context and functionality, ensuring that every project achieves the best possible outcome.



**/ASH
NICK**
BIM
Manager

Civil Engineer and BIM Specialist with 15 years of experience and a portfolio of over 150 projects. Expert in Revit and full-cycle BIM modeling, with a proven track record as an Architecture Coordinator. Adept at synchronizing complex engineering requirements with architectural design to ensure technical accuracy and seamless project execution.



**/MARK
ZHANG**
Senior
Associate

Mark Zhang is a registered architect and design practitioner with over a decade of experience in architecture and urban design, ranging from bespoke residential homes to large-scale commercial and transport infrastructure. Having held senior roles as Project Architect and Project Lead, he specializes in managing complex, multidisciplinary projects for both private and institutional clients. By blending design thinking with technical expertise and project management, Mark ensures high-quality outcomes that balance buildability and compliance with the specific objectives of homeowners, developers, and builders.



**/YOUVIN
AL-JIZANI**
Architect

As an architecture graduate currently completing a Master of Architecture (Urban Transformation) at Western Sydney University, He is a dedicated, detail-oriented professional. He is a strong team collaborator with an innate ability to connect with colleagues and contribute effectively to every project. His technical expertise includes advanced Revit skills, with a focus on high-quality design and precise construction documentation.



**/SHERRY
ALA**
Project
Coordinator
& Admin

Project Coordinator with experience supporting architectural design, BIM coordination, and construction project delivery across residential, commercial, and infrastructure developments. Skilled in coordinating project activities, managing documentation, tracking progress, supporting quality and compliance processes, and facilitating communication between design teams, contractors, and clients.



**/HODA
RAHIMIAN**
Admin Team

Expert in Marketing and champagne management with over 9 years of experience in admin team with different companies, for the past 4 years working with Zand design Team, Also a designer driving growth through human-centered design and emerging tech. She bridges the gap between complex product strategy and market impact and value creation.



**/DANIEL
CAO**
Project
Manager

Daniel Cao is a UNSW Computational Design graduate proficient in BIM (Revit) and algorithmic automation via Python and Grasshopper. He excels at integrating complex consultant data, producing regulatory documentation, and streamlining architectural workflows through procedural design and strict technical compliance.



**/ROBIN
MOTLAGH**
Designer

With nine years of experience in the design industry, she specializes in multimedia, product, and interior design. Currently a student in Product Service System Design at Politecnico di Milano, her work focuses on delivering intuitive visuals alongside immersive design experiences and spaces.

CORE SERVICES

1/ARCHITECTURE

- Concept Design
- Design Development
- Detailed Design
- Construction Documentation
- Take off quantity
- Schedules & finishes
- Building & Material Specifications
- BIM management

2/PLANNING CONSULTING & URBAN DESIGN

- Feasibility Study
- Planning Design & Concept
- SEE Report
- Subdivision Application

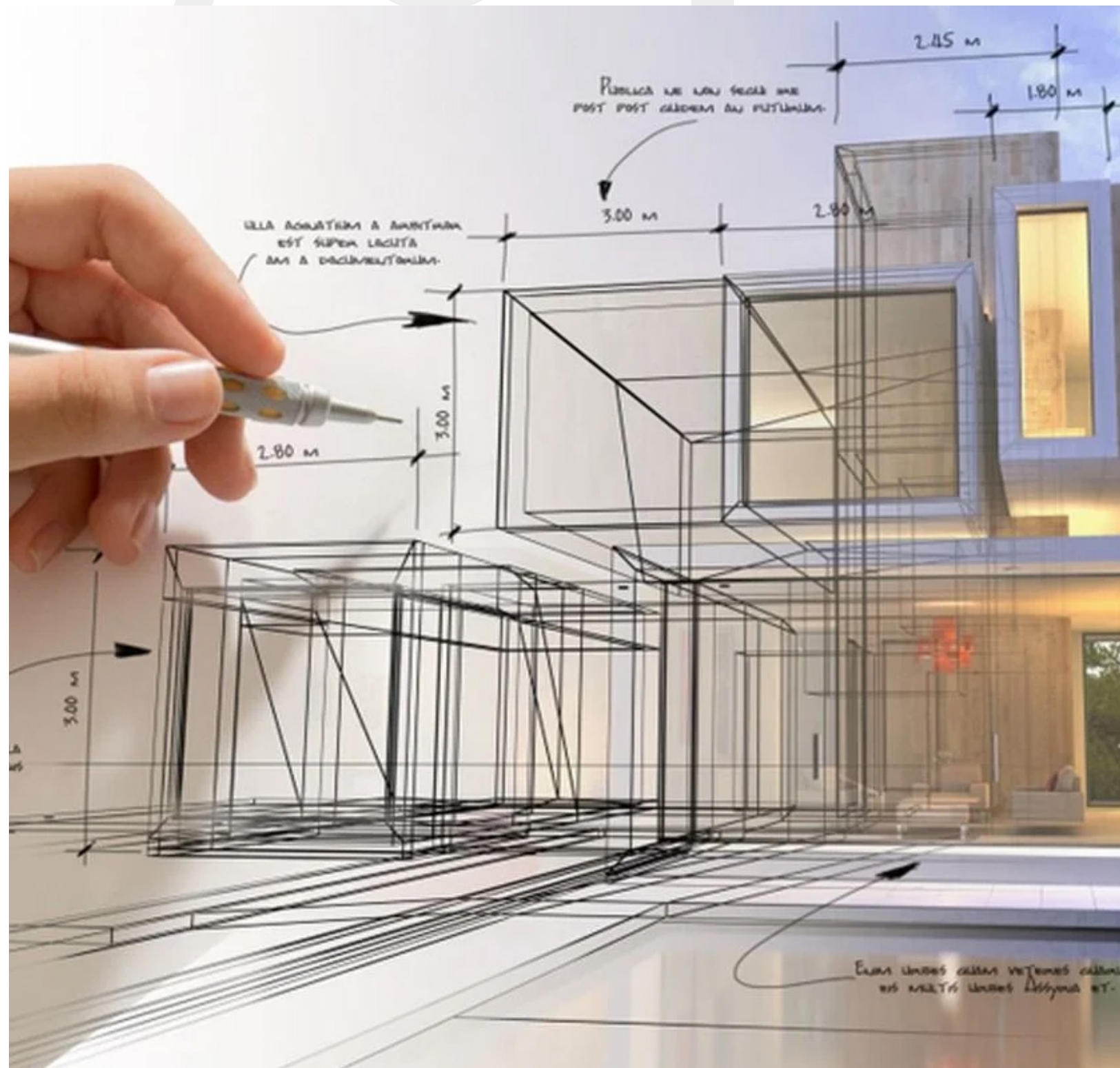
3/PROJECT & DESIGN MANAGEMENT

- Project and Design Management for DAP Projects
- Contract Admin
- Value Engineering
- Remedial Work
- Tender builders and select contractors
- Building Schedule & Program
- Construction Management

4/INTERIOR DESIGN

- Concept Design
- Designing Options
- Schedules and Material Board
- Detailed Drawing
- Rendering & Visualization

/ ARCHITECTURAL SERVICES



CONCEPT DESIGN

Initial stage where the main idea, form, and architectural vision of the project are defined based on client needs and site analysis. Includes early sketches, mood boards, and spatial concepts.

DESIGN DEVELOPMENT

Refinement of the approved concept into more detailed architectural drawings with defined materials, systems, and dimensions & Coordination between aesthetics, function, and technical feasibility.

DETAILED DESIGN AND CONSTRUCTION DRAWINGS

Preparation of precise technical drawings and documentation required for construction stages. Includes architectural detailed drawings, construction documentation and schedules & specifications to ensure accurate execution on site.

TAKE-OFF QUANTITY

Measurement and calculation of materials and quantities required for construction. Helps estimate costs, procurement needs, and project budgeting accurately.

SCHEDULES AND FINISHES

Documentation listing all finishes such as flooring, wall treatments, ceilings, and materials per space. Ensures consistency, quality control, and clear guidance for contractors.

MATERIAL SPECIFICATION

Detailed definition of materials, products, and standards required for the project. Includes performance criteria, brands, finishes, and installation requirements.

BIM MANAGEMENT

Coordination and management of Building Information Modeling processes across disciplines. Ensures data accuracy, clash detection, and efficient collaboration between teams.

TENDER BUILDERS AND CONTRACTORS

Preparation of tender documents and evaluation of contractor bids. Supports selecting qualified builders based on cost, experience, and technical capability.

/ PLANNING CONSULTING & URBAN DESIGN

Zand Design engages experienced planners for complex projects to ensure all requirements are addressed from the outset, establishing a strong urban design framework that guides each project from concept through to completion. Our approach carefully considers site context, local character, zoning controls, and environmental factors to create well-integrated and responsive outcomes.

FEASIBILITY STUDY

Assessment of the project's feasibility in terms of budget, regulatory requirements, site conditions, and technical constraints, enabling developers and builders to make informed decisions on viability prior to committing to detailed design.

SUBDIVISION APPLICATION

Preparation of drawings and documents required to legally divide land into separate plots. Includes coordination with local planning authorities and compliance with zoning regulations.

SEE REPORT

Prepare Statement of Environmental Effects (SEE) report outlines the potential environmental impacts of a proposed development and demonstrates how the design responds to relevant planning controls.

PLANNING DESIGN & CONCEPT

Development of early design proposals aligned with planning regulations and urban context. Focuses on massing, layout, and compliance to support planning approval submissions.

/PROJECT & DESIGN MANAGEMENT

DESIGN MANAGEMENT

Coordination of design documentation to comply with building codes and regulatory requirements for multi-residential and commercial buildings. Ensures all consultants' work is aligned, compliant, and ready for approval.

CONTRACT ADMINISTRATION

Management of construction contracts between the client and contractor during the building phase. Includes reviewing progress claims, issuing instructions, and ensuring works meet agreed specifications.

CONSTRUCTION MANAGEMENT

Oversight of the construction process to ensure quality, cost control, and timeline adherence. Involves coordination between contractors, consultants, and suppliers throughout the build.

VALUE ENGINEERING

Systematic review of design elements to improve cost efficiency without compromising quality or performance. Focuses on finding smarter material choices and construction methods.

REMEDIAL WORK

Assessment and design of solutions to fix building defects, structural issues, or deterioration. Includes repair strategies, compliance upgrades, and performance improvements.

BUILDING MANAGEMENT

Support for the operational phase of a building including maintenance planning and performance monitoring. Helps ensure long-term functionality, safety, and asset value.

BUILDER SELECTION

Evaluation and recommendation of suitable contractors based on experience, capability, and pricing. Ensures the project team includes reliable and qualified builders.

BUILDING PROGRAM & SCHEDULE

Preparation of a structured project schedule outlining key phases, milestones, and deadlines. Helps track progress and ensures coordination between design, approvals, and construction.



/ INTERIOR DESIGN



44 Hayle Street ST IVES NSW 2075

CONCEPT DESIGN

Development of the initial interior or architectural design idea based on client requirements, style preferences, and functional needs. Includes spatial concepts, mood direction, and early design sketches.

DESIGNING OPTIONS

Preparation of alternative design solutions to allow comparison of layouts, styles, or material approaches. Helps clients choose the most suitable direction before final development.

SCHEDULES AND MATERIAL SPECIFICATION

Creation of finish schedules and curated color palettes to define the visual identity of the project. Ensures harmony between materials, textures, and overall design language.

SAMPLES

Collection and presentation of physical or digital material samples such as fabrics, finishes, and surfaces. Helps clients evaluate quality, color accuracy, and material suitability.

DETAILED DRAWING

Production of precise drawings including plans, elevations, and joinery details required for fabrication and construction. Ensures contractors can execute the design accurately.

RENDERING & VISUALIZATION

Creation of high-quality 3D images to communicate the final design before construction. Helps clients clearly understand the atmosphere, materials, and spatial experience.



/DUPLEX AND TOWN HOUSES

With over 30 projects annually, Zand Design Studio helps homeowners, developers and local builders create exceptional, future-ready buildings and homes.

/DUPLEX & TOWNHOUSE DEVELOPMENTS



335 Eastern Valley Way Castel Cove, NSW 2069

Description

Three-storey dual occupancy, with 5 bedrooms, on an 841 sqrm site. Featuring a palette of textured concrete and timber screening. Internally, premium finishes, marble, and bespoke joinery deliver a seamless, light-filled living experience.

Total GFA

550 Square Meters

Site Area

841 Square Meters

Construction cost

\$5M AUD

Status

Under Construction



27 Alamein Road Revesby Heights, NSW 2212

Description

This luxury two-storey dual occupancy with 5 bedrooms features a sophisticated facade of curved off-form concrete and warm timber screening, accented by integrated greenery. The mirrored design balances bold architectural geometry with refined materiality, creating a high-end contemporary presence.

Total GFA

510 SqrMeters

Site Area

630 SqrMeters

Construction cost

\$ 2.5M AUD

Status

Under construction



8 Kinross Place Revesby NSW 2212

Description

Designed as a contemporary dual-occupancy residence, the project places open-plan living areas below and 5 bedrooms above, creating two efficient homes that maximise light and spatial flow on a compact suburban site.

Total GFA

450 Square Meters

Site Area

569.1 Square Meters

Construction Cost

\$2.5M AUD

Status

Completed



9 Elsiemer Street, LONG JETTY NSW 2261

Description

This dual occupancy development represents a high-end luxury duplex. The building is characterized by a modern facade, integrated balcony greenery, and a material palette including timber accents and stone-textured finishes.

Total GFA

430 SqrMeters

Site Area

580 SqrMeters

Construction cost

\$ 2M AUD

Status

Under construction



/NEW HOMES, ALTERATIONS & ADDITIONS DEVELOPMENTS

Zand Design has the capacity to successfully deliver around 30 projects annually. Our clients range from individual homeowners to experienced builders, with project construction values typically spanning from \$500,000 to \$5 million. We are committed to maximising the value of each development, ensuring the best possible outcomes for both the project and the land.

/NEW HOMES, ALTERATIONS & ADDITIONS DEVELOPMENTS



18 Quebec Avenue Killara NSW 2071

Description

This two-storey family residence. The dwelling integrates regulatory performance requirements with open-plan living, featuring interconnected spaces that extend to outdoor terraces and landscaped areas to bring outside in.

Total GFA

350 Square Meters

Site Area

929.5 Square Meters

Construction cost

\$1.5M AUD

Status

Completed



44 Hayle Street ST IVES NSW 2075

Description

Designed for a bushfire-prone context, this six-bedroom residence balances regulatory performance with spatial openness. The dwelling unfolds across stepped levels to create generous living areas connected to outdoor terraces and a pool.

Total GFA

400 Square Meters

Site Area

929.5 Square Meters

Construction cost

\$5M AUD

Status

Under construction



375 Pacific Highway Lindfield NSW 2070

Description

This development features four-bedroom townhouses with a tiered, contemporary aesthetic using dark metal, light masonry, and timber accents. Large-format glazing maximizes natural light across multiple levels, complemented by integrated landscaping and subterranean parking for a premium finish.

Total GFA

700 Square Meters

Site Area

1100 Square Meters

Construction cost

\$8M AUD

Status

Work in progress



/MULTI-RESIDENTIAL DEVELOPMENTS

Zand Design is capable of delivering complex unit developments, working closely with developers to achieve the best possible design outcomes and maximise the value of the land. Our projects typically range in frontage from \$10M to \$50M AUD.

MULTI RESIDENTIAL DEVELOPMENTS



66-68 Perouse Rd, Randwick NSW 2031

Description

This multi-level development comprises 10 units. The architecture defines coastal luxury featuring deep cantilevered terraces.

Total GFA

1250 Square Meters

Site Area

650 Square Meters

Construction cost

\$9M AUD

Status

Work in progress



22 Macarthur St, Parramatta NSW 2150

Description

This mixed-use development comprises 12 units. The design features a rhythmic, tiered composition that balances commercial activation with residential privacy through deep, cantilevered balconies and rounded masonry profiles. Elevated garden terraces soften the urban massing, while strategic setbacks and vertical articulation ensure optimal solar access and cross-ventilation for a highly resolved living environment.

Total GFA

1150 Square Meters

Site Area

850 Square Meters

Construction cost

\$12M AUD

Status

Tender stage



205 Eastern Road, Wahroonga, NSW 2076

Description

This multi-residential development consists of 8 units. The design emphasizes a tactile spatial experience through the extensive use of textured masonry. The architecture utilizes deep recesses and broad, open-air terraces to extend internal living zones.

Total GFA

1250 Square Meters

Site Area

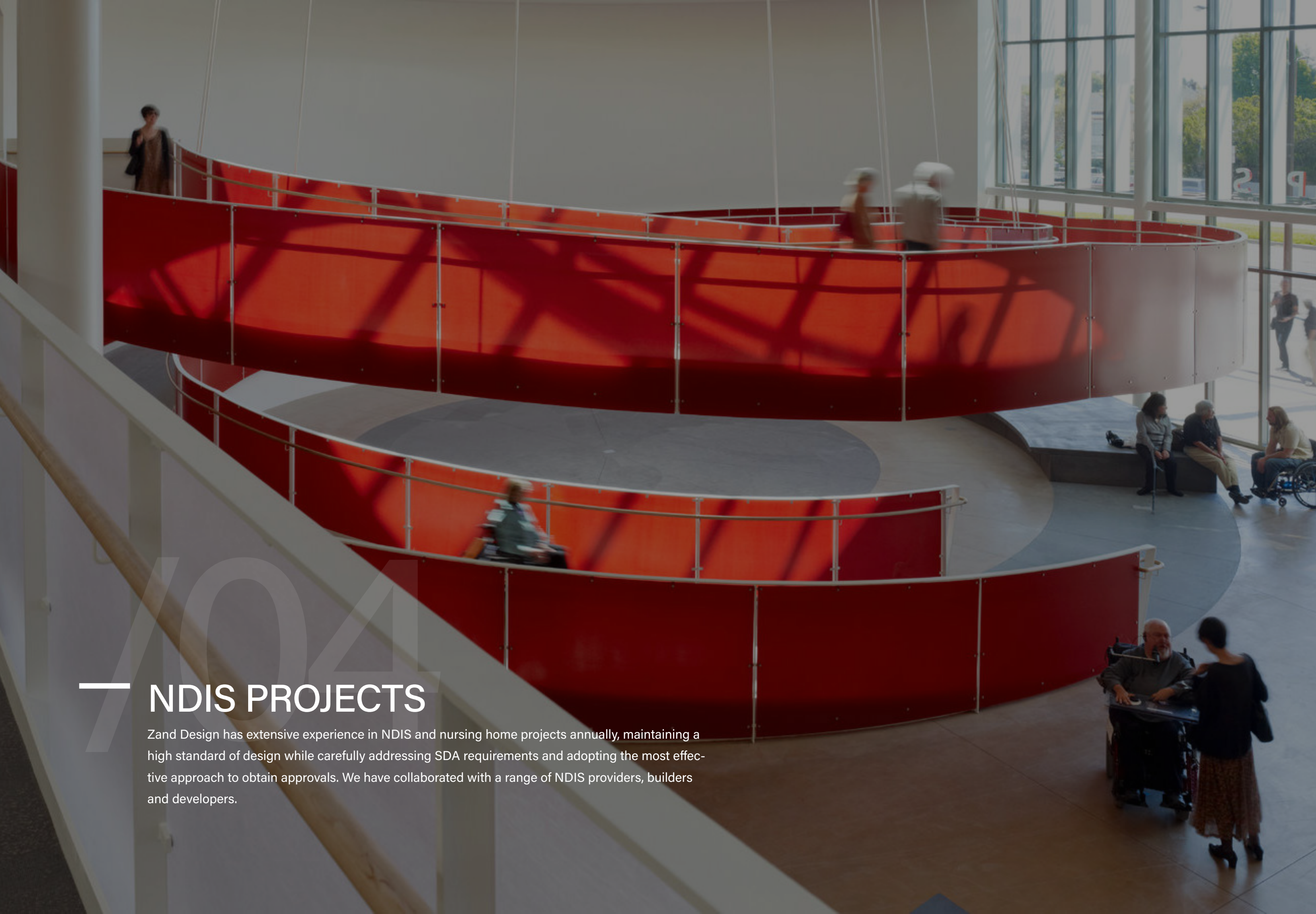
750 Square Meters

Construction cost

\$10M AUD

Status

Completed



7041

NDIS PROJECTS

Zand Design has extensive experience in NDIS and nursing home projects annually, maintaining a high standard of design while carefully addressing SDA requirements and adopting the most effective approach to obtain approvals. We have collaborated with a range of NDIS providers, builders and developers.

/NDIS PROJECTS



11 Ney Street, Mascot NSW 2020

Description

This project involves the alteration and extension of an existing residence to achieve SDA Robust compliance. The single-storey, four-bedroom dwelling integrates step-free circulation, reinforced walls, and resilient finishes within a compact suburban setting. The intervention upgrades the home to meet contemporary accessibility standards while retaining its original residential character.

Total GFA

300 Square Meters

Site Area

500 Square Meters

Construction cost

\$1M AUD

Status

Completed

293 Stanmore Rd, Petersham NSW 2049

Description

Designed to High Physical Support standards. Each three-bedroom dwelling balances regulatory precision with spatial clarity, seamlessly integrating step-free access, reinforced sanitary zones, and provisions for ceiling hoists within a compact footprint.

Total GFA

300 Square Meters

Site Area

500 square Meters

Construction cost

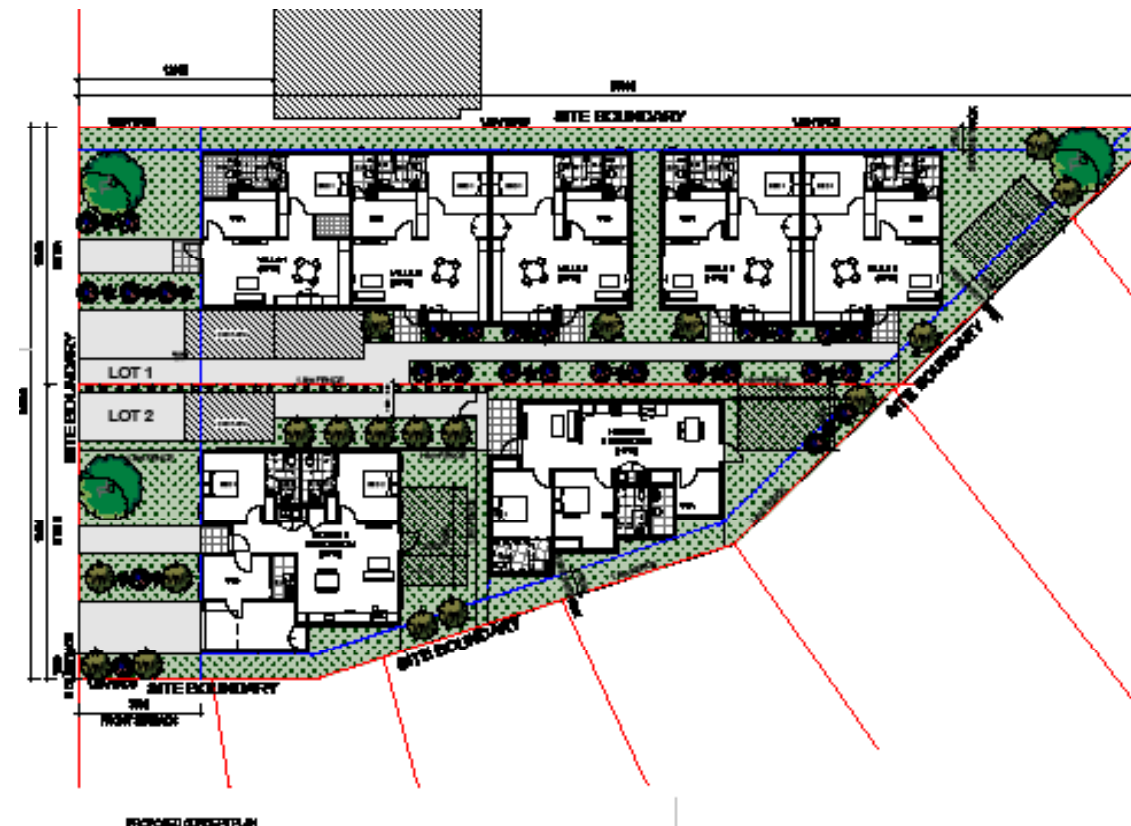
\$2.5M AUD

Status

Under construction

Number of villas

2



148 President Avenue Miranda NSW 2228

Description

This NDIS development consists of five villas and two houses designed to High Physical Support standards. The site layout prioritizes accessibility and spatial efficiency, integrated landscaping across a multi-lot subdivision.

Total GFA

600 Square Meters

Site Area

1675 square Meters

Construction cost

\$2.5M AUD

Status

Work in Progress

Number of villas

7

/WAREHOUSE & COMMERCIAL

Zand Design delivers 2 to 3 high-standard industrial projects annually, specializing in sectors such as food and grocery distribution and building material warehousing. The studio's expertise ensures functional, large-scale facilities tailored to the specific operational needs of diverse industrial clients.

/ MEDICAL AND DENTAL CENTER

This sector involves the design and delivery of specialized healthcare environments, including general practice clinics, multi-modality medical centers, and high-end dental centers. Zand Design studio delivers 5 to 8 projects annually, ensuring full compliance with clinical standards while prioritizing patient comfort and operational efficiency through sterile-grade finishes and integrated medical technology.

/REMEDIAL WORK

Remedial repair and upgrade of existing buildings to improve structural safety and operational performance. Zand Design studio collaborates with the Strata manager to guarantee that the design meets both the project deadline and high quality standards.

/SUBDIVISION

This category focuses on the strategic division of land into smaller allotments and change the zoning for coordinated residential and commercial development. Zand Design studio manages 10 to 15 subdivision projects per year, overseeing the integration of essential infrastructure, civil works, and optimized lot yields to facilitate future growth.

/REMEDIAL /INDUSTRIAL /COMMERCIAL / HEALTH PROJECTS

Zand Design provides comprehensive architectural and project management services for remedial, industrial, and commercial sectors, as well as specialized health projects. The studio leverages technical expertise to deliver structural upgrades, large-scale industrial facilities, and high-performance commercial spaces, ensuring each development meets rigorous safety, operational, and clinical standards.



/WAREHOUSE & COMMERCIAL

**123 Cosgrove Rd, Strathfield
South NSW 2136 2049**

Description

This project involves alterations and additions to an existing industrial warehouse in the E4 General Industrial zone (Strathfield LEP 2012). The proposal reconfigures the Cosgrove Road facility to integrate showroom, office, and machinery areas while maintaining a 1:1 FSR. The design rationalizes internal circulation and service access to significantly enhance site efficiency and industrial functionality.

Total GFA

1,294.62 Square Meters

Site Area

2,458.58 square Meters

Construction cost

\$1.5M AUD

Status

Work in Progress



/DENTAL CENTER

**1/7 DEANE ST, BURAWOOD
NSW 2134**

Description

This project involves the internal fit-out and alteration of a 103-square-meter commercial tenancy to establish a compliant orthodontic practice in Burwood, NSW. The proposal reconfigures the space into an extended clinic featuring surgery rooms, sterilization and lab areas, and staff facilities.

Existing Internal Net Area

103 Square Meters

Construction Cost

\$1M AUD



/REMEDIAL WORK

**8 Parriwi Rd, Mosman
NSW 2088**

Description

This project involves remedial alterations to existing balconies and planter boxes within a Class 2 residential building in Mosman, NSW. The scope of works includes the demolition of existing tiles and screed, followed by the installation of new waterproofing systems compliant with AS 4654.1. The design ensures structural longevity through the implementation of graded falls (min. 1:80), new grated drains, and overflow provisions, alongside upgraded planter box drainage systems fully integrated with existing stormwater infrastructure.



/SUBDIVISION

**4 KANIMBLA ST, KATOOMBA,
NSW 2780**

Description

This project involves subdivision of a site with over 30% topography, managing significant level changes through a sophisticated architectural response. The proposal delivers three premium four-bedroom, two-storey residences featuring generous living areas and optimal spatial flow. The design balances density with high-end amenity, ensuring each dwelling integrates seamlessly into the sloped landscape.

Total GFA

2800 Square Meters

Site Area

Healthcare Examination Rooms

Construction cost

\$5M AUD

Status

Completed



106 /INTERIOR DESIGN

Zand Design delivers 30 to 40 projects annually, specializing in luxury residential interiors for homeowners, as well as commercial fit-outs for various franchises. The studio's expertise across these sectors ensures high-end, functional design solutions tailored to both premium living and brand-specific commercial requirements.

/INTERIOR PROJECTS



44 Hayle Street ST IVES NSW 2075

Description

3 levels luxury houses in the heart of St Ives area, which is transparent between inside and outside to capture the best and take advantage of 5 m level differences in the site. The specification is high end and luxury and use all luxurious design methods to make the best out of this project and respond to the context.



335 Eastern Valley Way Castle Cove NSW 2069

Description

This project features a seamless open-plan interior in Castle Cove, highlighted by a book-matched marble island that serves as a sculptural centerpiece. The design integrates light timber cabinetry, herringbone flooring, and a unique splashback window, creating a light-filled connection between the premium kitchen and the contemporary living space.



66-68 Perouse Rd, Randwick NSW 2031

Description

This project showcases a seamless interior design for a luxury coastal residence in Randwick. The open-plan living space features a sophisticated island kitchen with dark timber cabinetry, stone finishes, and gold accents, all oriented to maximize expansive ocean views through floor-to-ceiling glazing.



C9 Projects

Description

Zand Design has successfully delivered 20 projects for C9, undertaken extensive collaboration with the franchise to establish the branding and material palette for C9. This process led to the development of a vibrant and distinctive texture that defines the C9 identity, reflecting its offering as not only an ice cream venue but also a dessert café and more. We have worked closely with the franchise throughout this process to ensure a consistent and cohesive identity across all their projects.



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