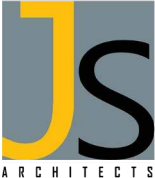


CAPABILITY STATEMENT

T: +61 1300 765 919 | E: info@jsarchitects.com.au | W: www.jsarchitects.com.au | Royal Australian Institute of Architects (RAIA) No. 6865



Acknowledgment of Country

JS Architects acknowledges the traditional Peoples and recognises that the land and sites of the projects we are a part of, have always been places of cultural, spiritual, social and economic significance. We wish to pay respect to their Elders – past, present and emerging – and acknowledge the important role Aboriginal and Torres Strait Islander people continue to play within the community.

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Our work

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What we do

JS Architects is a forward-thinking design firm with over 30 years of experience. We are passionate about creating unique, elegant, and sustainable architecture. Our proven track record spans a wide range of successful projects across Residential, Multi-residential, Commercial, Resort, Community, Education, and Health sectors.

We combine the capability of a large practice with the personalised service of a small studio. Our integrated team offers expertise in architecture, urban design, interior architecture, project management and landscape architecture to deliver cohesive, high quality and focused outcomes.

Our client-driven approach ensures every project is thoughtfully resolved, inside and out. As part of our mission, we are dedicated to translating our clients' aspirations into built reality through thoughtful design, sustainable practices, and a seamless process that prioritises collaboration and creativity.

We embrace the opportunity to work with you on your project.

S. Ochudzawa

SMARON OCHUDZAWA
International MRB Chartered Architect: QBEES
City of Sydney Head Architect
Qualifying Design Practitioner for Class 2 & Above
NSW Land and Environmental Court Expert Architect
MANAGING DIRECTOR | Mobile: 081 47000094

REGISTERED ARCHITECT #6885 NEW
NSW & ARCHITECT #10014 ACTS
MBA Cert IV Building & Construction



We create architecture that is shaped by intrigue, bold in vision, grounded in detail and timeless in impact.



471-477 Chapel Rd, Bankstown NSW

Our core values

.02



Excellence

Striving for perfection, we are committed to delivering designs of unparalleled quality and innovation.



Integrity

Honesty, transparency, and ethical conduct form the foundation of our interactions with clients, partners, and communities



Sustainability

We embrace environmentally responsible design, recognising the impact architecture has on the planet and future generations.



Collaboration

Fostering a culture of teamwork, we believe that collective efforts yield the best outcomes for our clients

Innovation

Embracing cutting-edge technology and design trends, we constantly push boundaries and challenge conventional thinking



60 Kelvin Park Drive, Bradfield, NSW

Our expertise

At JS Architects , we offer a comprehensive suite of architectural services, encompassing various sectors and design challenges.

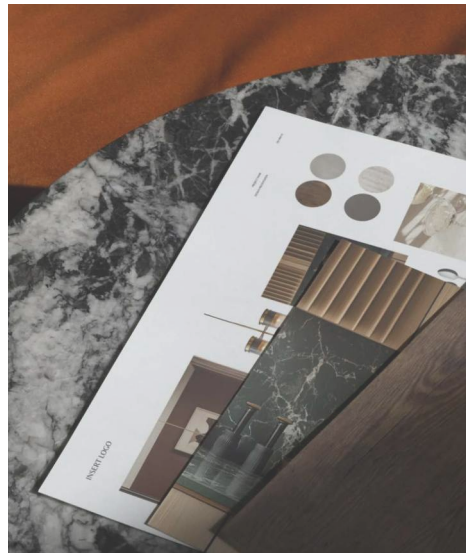
Architectural Design.

Our architectural design team possesses a rare blend of artistic vision and technical expertise, allowing us to create spaces that are not only visually stunning but also functionally efficient and responsive to the needs of the users.



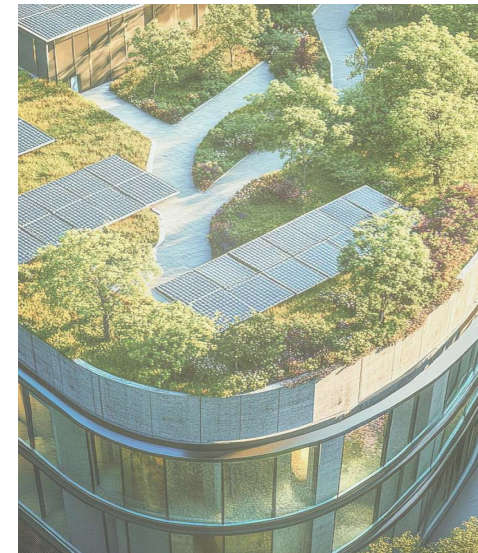
Interior Design.

With a keen eye for detail and an understanding of spatial psychology, our interior designers breathe life into spaces, crafting unique, inviting, and harmonious environments.



Sustainable Design.

Recognising the urgent need to address environmental challenges, our sustainable design experts integrate eco-friendly strategies into every project, minimizing energy consumption, reducing waste, and enhancing indoor air quality.



Urban Planning.

Our urban planning specialists engage in the conceptualisation and development of vibrant, inclusive, and sustainable communities, promoting balanced growth and connectivity.



Visualisation.

Harnessing the power of advanced software and visualization techniques, our team produces realistic 3D renderings and walkthroughs that provide clients with a clear and immersive understanding of their future spaces.



Project Management.

From inception to completion, we meticulously manage each project, ensuring that timelines, budgets, and quality standards are met, fostering a seamless and stress-free experience for our clients.



Our process

.04

Design

JS Architects is passionate about designing and delivering high quality design outcomes for our clients. We do this by establishing the required design framework for each project that appropriately harnesses our energies within the context of a design studio.

Each project framework is unique it is expertly guided by a set of design principles that collectively ensure quality architectural outcomes.

- **Context** – understand the physical and psychological characteristics of this site
- **Brief** – determine all functional and aspirational project requirements
- **Structure** – consider a logical structural system based upon realistic and creative use of materials and systems
- **Sustainability** – ensure the design is energy efficient minimising its environmental impact
- **Creative Thinking** – nourish ideas by lateral thinking and critical debate providing resolute outcomes
- **Technology** – advance process and project outcomes through use of current technology
- **Innovation** – seek original ideas and creative solutions to complex problems
- **Community** – provide leadership and act responsibly in the context of local and world communities.

Process

At JS Architects, our comprehensive and collaborative design process ensures that each project is tailored to meet the unique requirements and aspirations of our clients. Our typical process is as follows:

Pre-Design Phase: In this crucial phase, we engage in in-depth discussions with clients to understand their goals, needs, and preferences. We conduct site analysis and gather essential information that forms the foundation of the design process.

Schematic Design Phase: Building upon the insights gained in the pre-design phase, we develop initial design concepts, presenting clients with options that reflect their vision and project objectives.

Design Development Phase: Once the preferred concept is selected, we refine the design, incorporating feedback and integrating functional and aesthetic considerations.

Construction Documentation Phase: Detailed and precise construction documents are prepared, encompassing architectural plans, technical specifications, and relevant documentation for regulatory approvals.

Construction Administration Phase: Throughout the construction phase, we collaborate closely with contractors and other stakeholders, ensuring that the design intent is realized to the highest quality.

Post-Construction Phase: Our commitment to clients extends beyond project completion. We conduct post-occupancy valuations and address any concerns, fostering lasting relationships and client satisfaction.



6-16 Hargraves Street, Gosford NSW

Services

.05

Our services

JS Architects offers consultancy services in architecture, interior design and urban planning with associated resources in town planning, landscape architecture and project design management.

These include:

- asset surveys;
- assistance with preparation of functional plans;
- preparation of design briefs;
- feasibility studies;
- master planning;
- design;
- construction documentation;
- construction inspections;
- contract administration;
- management of consultants;
- coordinating approvals by authorities

Innovation + Sustainability

Innovation within architecture is defined as the product of original thinking subject to sustained attention. JS Architects is committed to a series of research streams that underpin our design process and services.

Outside our project work we conduct analysis into various facets of our industry to stay abreast of design innovation and develop our own unique expertise. This information is then fed back into the design studio to advance our projects.

Our sustainability initiatives encompass aspects of our work including:

Integrating Sustainability in Design: From site selection to material sourcing, we prioritize sustainable choices that reduce environmental impact and enhance the building's performance over its lifecycle.

Green Building Certifications: Our expertise in green building standards enables us to design projects aiming for certifications such as LEED, BREEAM, or other regional ecolabels, further demonstrating our commitment to sustainability.

Research and Innovation: We invest in continuous research and development, exploring emerging technologies and sustainable design strategies to stay at the forefront of eco-conscious architecture.

Typologies

Our portfolio is a testament to our versatility and commitment to excellence. Spanning diverse sectors, our projects showcase the enduring impact of thoughtful design.

Residential Projects: We have transformed countless houses into homes, curating bespoke living spaces that cater to the unique tastes and lifestyles of our clients. From luxurious estates to contemporary apartments, each design is imbued with comfort and character.

Commercial Projects: Our commercial designs seamlessly blend functionality with a distinct brand identity, promoting productivity, customer engagement, and employee satisfaction. Whether it's corporate offices, retail spaces, or hospitality establishments, we create spaces that leave a lasting impression.

Institutional Projects: In the educational and healthcare sectors, we have crafted spaces that inspire learning, healing, and growth. Our designs prioritize safety, accessibility, and sustainability, fostering nurturing environments for students, faculty, patients, and staff.

Cultural and Public Projects: We take pride in contributing to the cultural fabric of communities. From public spaces to community centers, we design spaces that celebrate art, history, and public engagement.

Renovation and Restoration Projects: Embracing the richness of heritage, we breathe new life into historical structures, preserving their essence while accommodating contemporary needs.



5 Second Avenue, Blacktown NSW

The team

.07

Leadership

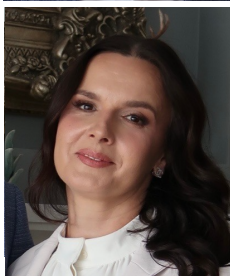


Simon Ochudzawa

Managing Director

Building Design Practitioner for Class 2 & Above
NSW Land and Environmental Court Expert Architect
Nominated NSW Registered Architect 6865

Board of Architects WA Reg. No 2329
Board of Architects VIC Reg. No 16674
Board of Architects QLD Reg. No 3855



Joanna Ochudzawa

Managing CEO

Interior Designer
Marketing / Strategic Manager

Our team

Our team comprises of accomplished architects / interior designers who are experienced in the design and delivery of specialty and unique environments.

JS Architects also employs and engages with a wide network of specialty consultants to achieve highly successful outcomes to fulfill your requirements and objectives, and build your expectation for future work opportunities.





141-153 Byron Road, Leppington NSW

Client testimonials

We had a fantastic experience working with Simon from JS Architects. His creativity, professionalism, and attention to detail were exceptional. Simon truly understood our vision and delivered a design that exceeded our expectations. Communication was always clear and prompt, making the process smooth and enjoyable. If you need an architect who is talented and dedicated, we highly recommend Simon from JS Architects

★★★★★

The Architects in this office and their staff are wonderful. The Owner is extremely experienced with councils submissions, understands and delivers clients' needs and wants. Very fast approvals and service the clients with 100% satisfaction, I find him very knowledgeable and expertise in architectural field

★★★★★

JS Architects is a quality organization to partner with on your property development projects. Simon and his team are well organized and clear on the expectations needed to meet their customers needs. All communications are timely and very professional.

★★★★★

Simon is very efficient and responsive. We provided Simon with her idea of how our floor plan and facade would like to look, he exceeded our expectations, would highly recommend. He also provided us with Experts to progress our project and other services.

★★★★★



454 - 458 Peats Ferry Road, Asquith NSW



Tempe Tyres, 2072-2074 Castlereagh road Penrith
Completion 2021
Value \$9.5 million

Our work

.09

Design Excellence

With three decades of design innovation and solutions, JS Architects has cultivated a reputation for delivering architectural solutions that are refined, purposeful, and enduring. Our work spans residential, multi-residential, commercial, education, healthcare, and civic sectors - each project grounded in a commitment to design excellence, sustainability, and contextual sensitivity.

We don't simply create buildings - we craft experiences. Our portfolio demonstrates a consistent ability to respond to complex briefs with clarity and creativity, producing architecture that enhances the way people live, work, and connect. This includes award-winning outcomes across large-scale urban developments, boutique infill projects, and finely detailed interior spaces.

At the core of every project is our client-focused approach and a studio culture that values innovation, collaboration, and technical rigour. We integrate architecture, urban design, interiors, and landscape into a seamless design narrative—resulting in cohesive, high-performing environments that stand the test of time.

The following pages highlight a selection of key projects that exemplify our capability and design ethos.

458,000+
Dwellings delivered



\$7.5BN
The value of our development
projects in Australia



25,000+
Dwellings in the pipeline for
delivery



Projects



141-153 BYRON ROAD - LEPPINGTON
 DA Application in progress, Camden Council - Jan 2025
 Type: 16 Storey x 1257 Apartments+ Retail + Commercial
 Mixed Use
 Project Cost: \$689,000,000



60 KELVIN PARK DRIVE - BRADFIELD
 SSDA Application Currently Lodged NSW Planning Council
 - Oct 2024
 Type: 12 Storey x 453 Apartments+ Retail + Commercial
 Mixed Use
 Project Cost: \$420,000,000



3,5,7,9 Clifton St, Blacktown
 DA Approved
 Type: 7 Storey x 74 Apartments
 Project Cost: \$47,000,000



132 Victoria Road, Parramatta
 DA Application LEC - 2025
 Type: 7 Storey x 40 Apartments
 Project Cost: \$28,500,000



21-25 Argyle Street, Parramatta
 DA Application - WIP
 Type: 6 Storey x 40 Apartments
 Project Cost: \$32,000,000



114-116 Station Street, Penrith
 Constructed - 2017
 Type: 7 Storey x 45 Apartments
 Project Cost: \$21,000,000



50 Tallawong Road – Rouse Hill
 DA Approved
 Type: 350 Apartments x 6 Storey x 7 Building Blocks
 Project Cost: \$157,000,000



249,259 & 271 Railway Terrace, Schofields
 DA Pending
 Type: 5 Storey x 1010 Apartments x 20 Buildings
 Project Cost: \$550,000,000



Lycross Tower – Kildare Rd – Blacktown
 Development Proposal
 Type: 17 Storeys with 75 Residential units & 2300m2 of Commercial Offices
 Project Cost: \$37,500,000



61-63 Rickard Road, Bankstown
 Constructed 2018
 Type: 10 Storey x 65 Apartments
 Project Cost: \$31,500,000



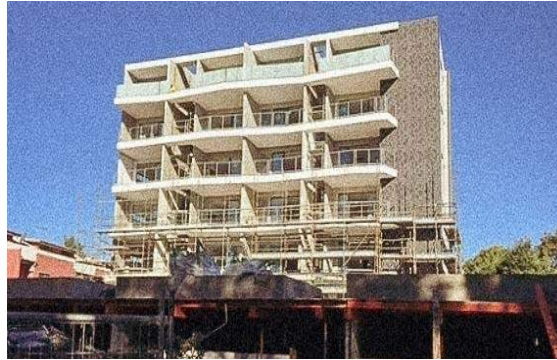
5 Second Avenue, Blacktown
 Constructed 2018
 Type: 20 Storey x 132 Apartments + Commercial
 Project Cost: \$72,000,000



454 - 458 Peats Ferry Road – Asquith
 DA Pending
 Type: 45 Apartments with 2 Level Basement
 Project Cost: \$22,000,000



1-3 Frances st & 62-64 Denning St - The Entrance
 Under Development
 Type: 3 Storey x 24 Apartments
 Project Cost: \$7,200,000



27 Myrtle Street - Pagewood
 Constructed
 Type: 6 Storey x 40 Apartments
 Project Cost: \$12,700,000



153-165 Concord Road, Strathfield
 Development Proposal
 Type: 25 Storey x 185 Apartments
 Project Cost: \$46,500,000



471-477 Chapel Rd, Bankstown
 Under Development
 Type: 12 Storey x 2 Towers x 165 Apartments, with 2 levels of Basement
 Project Cost: \$75,950,000



6-16 Hargraves Street - Gosford
 Constructed 2019
 Type: 8 Storey x 93 Apartments
 Project Cost: \$29,500,000



109 Church St, Parramatta
 DA Approved
 Type: 12 Storey x 32 Apartments + Commercial
 Project Cost: \$27,500,000

We embrace the opportunity to work with you on your project.

