



Profectus Design

Capability Statement

ABOUT US

Designed with Precision, Delivered with Purpose

Profectus Design is a Sydney-based building design practice specialising in duplex, dual occupancy, and knockdown-rebuild projects, based in Sydney and delivering across NSW. Led by Principal Building Designer Stephen Petratos — who holds both a Diploma of Building Design and a Diploma of Building & Construction — we deliver council and CDC-ready documentation that keeps your development programme on track.

Developers and builders partner with us for our fast turnarounds, clean documentation, and genuine understanding of what makes a residential project commercially viable. We don't just draw plans — we understand what it takes to get them built.

At A Glance

33+	4-12 Wks	10+	Sydney
Projects Delivered	Turnaround	Years Experience	Delivering Across NSW

Why Profectus Design

Developer-first thinking	We understand yield, density, and the commercial logic behind duplex projects. Design that works on your spreadsheet, not just your eye.
Build-ready documentation	Stephen holds both the Diploma of Building Design and Diploma of Building & Construction. Plans coordinated with your builder — no surprises on site.
Council-savvy	Extensive experience across multiple Sydney LGAs. We know what councils want to see and how to frame applications to minimise delays.
Fast turnaround	Developer CDC plans from 4 weeks. Builders consistently describe our documentation as the cleanest, they've worked with — clear, tidy, ready to price.

MEET THE DESIGNER

**STEPHEN PETRATOS**

Registered Building Designer

Crafted with precision. Delivered with purpose.

Stephen Petratos is the founder and principal designer of Profectus Design, a Sydney-based practice specialising in duplex, dual occupancy, and knockdown-rebuild projects across NSW. With over a decade of experience in residential building design, Stephen has built a reputation for delivering documentation that is as commercially considered as it is architecturally resolved.

Unlike most building designers, Stephen holds both a Diploma of Building Design and a Diploma of Building & Construction — giving him a depth of technical understanding that directly benefits builders and developers. He knows how plans are read on site, what causes RFIs, and how to avoid them before documentation leaves the office.

Stephen works directly with every client — no handoffs to junior staff. When you engage Profectus Design, you get Stephen's attention, experience, and accountability from first brief to final approval.

REGISTRATION

BDAA 6844

QUALIFICATIONS

Dip. Building Design
Dip. Building & Construction
Cert. IV Small Business
Management

EXPERIENCE

10+ Years

SPECIALISATION

Alterations & Additions
Duplex & Dual Occupancy
Knockdown Rebuild

WHAT WE OFFER

From early feasibility checks through to DA/CDC-approved construction documentation, Profectus Design manages the full design journey. Our services are structured around the needs of residential developers and builders — fast, compliant, and build-ready.

Alterations & Additions

Extensions and redesigns that work with your existing structure — concept through to approval.

Knockdown Rebuild

Full design service from feasibility through to construction drawings, managing all council requirements.

Planning & DA/CDC

Council-savvy submission management. We minimise RFIs and frame applications for the best outcome.

Terrace & Multi-Dwelling

Contemporary terrace and multi-dwelling design that maximises tight blocks without sacrificing quality.

Duplex & Dual Occupancy

DA and CDC-ready documentation from feasibility to construction drawings. Our core specialty.

Luxury Home Design

Bespoke residential design for discerning clients. Custom homes built around how you live.

Tender and Construction Documentation

Builder ready construction documentation, making it simpler for builders.

TURNAROUND TIMES

Service Type	Turnaround	Scope
Developer / Investment Plans	From 4 weeks	DA/CDC-ready duplex and dual occ documentation
Luxury & Custom Homes (new or alterations)	From 12 weeks	Bespoke concept through to construction drawings

All timelines refer to Profectus Design documentation only and exclude consultant engagement, council assessment periods, and third-party review times. Total project programme will vary.

FEATURED PROJECTS

A selection of recently completed concepts and current approved projects across NSW.

DUAL OCCUPANCY

Neo-Classical Dual Occ

Concept Only

A statement in contemporary elegance, this twin residence celebrates symmetry, light, and landscape integration. Each façade is defined by soaring arched windows, cascading greenery, and sculpted planters that soften the architectural precision. Designed for a developer client requiring a high-yield dual occupancy on an inner-Sydney site.



LUXURY HOME

Sunset Luxury House

Abbotsbury, NSW

Under Construction

A statement in contemporary luxury design, this bespoke residence redefines modern living through sculptural form, a refined material palette, and a façade that balances bold architectural expression with timeless elegance. Pairing a sleek metallic volume with soft arched openings and a warm entry sequence, the home is designed to feel distinctive, enduring, and carefully considered for modern family living.



LUXURY DUPLEX

The Pearl Duplex

Sans Souci, Sydney NSW

Under Construction

A refined approach to luxury duplex design, blending contemporary architecture with soft coastal influences to create a distinctive presence within Sydney's evolving residential landscape. This project demonstrates Profectus Design's ability to deliver high-end documentation on a compressed programme.



DUPLEX DESIGN

The Arches Duplex

Ryde, Sydney NSW

Under Construction

A Mediterranean-modern duplex that blends timeless European elegance with contemporary Australian design sensibilities. Situated in one of Sydney's established inner-west suburbs, this duplex required careful navigation of council setback and landscaping requirements.



LUXURY HOME

Luxury House

Concept Only

A refined expression of contemporary luxury, this concept residence combines strong architectural geometry with natural stone, warm timber detailing and expansive glazing. Lush integrated landscaping softens the built form, while the seamless connection between interiors and outdoor entertaining creates a resort-inspired home centred on light, openness and relaxed modern living.



DUPLEX DESIGN

Fairfield Heights Duplex

Fairfield Heights, NSW

Construction Completed

This project reimagines the potential of the splayed-frontage duplex, delivering a bold architectural statement that elevates duplex design in Sydney. Sculpted upper forms, a refined material palette, and a carefully modulated façade create a dynamic street presence while maintaining privacy, balance, and visual harmony across both dwellings. Thoughtfully planned interiors, expansive glazing, and curated landscaping enhance natural light and connection to the outdoors, creating a benchmark for innovative, design-led housing.



CREDENTIALS & RECOGNITION

CREDENTIALS & COMPLIANCE

Registration	BDAA 6844 — Building Designers Association of Australia
Qualifications	Diploma of Building Design · Diploma of Building & Construction
ABN	29 660 603 949
Insurances	Public Liability and Professional Indemnity (Certificate of currency available on request)

WHAT BUILDERS & CLIENTS SAY

“

Stephen and his team at Profectus Design are highly experienced and detailed consultants. They design to your construction budget offering a wide range of options without compromising that pleasing architectural style and look. Stephen and his team take to pressure and stress of creating your architectural vision by handling all stages from start to finish. If you're looking for an honest and diligent design company for your building project, I would only recommend Stephen from Profectus Design.

— Steve Kennett

“

Stephen was great to deal with, he really knew all that is required to get our project documents over the line.. very easy to deal with. Thank you Stephen.

— Michael Atesh

“

Profectus Design completed a small project for our home, they truly do prioritise communication. We discussed our project with Stephen, which was captured perfectly with some fantastic proposals made clear to us. We loved the work, the efficiency and the communication. Would definitely be using Profectus again and referring them to everyone we know

— Jacqueline & Jude