

CAPABILITY STATEMENT

RESIDENTIAL

CUSTOM HOME DESIGN
SUSTAINABLE HOME DESIGN
SLOPING SITE DESIGNS
EXTENSIONS & RENOVATIONS
CARPORTS / DECKS
RAISE & RESTUMP
BUILDERS RANGE



CEADS

CAPRICORN **ENGINEERING**
AND **DRAFTING** SERVICES



PROFILE

CEADS is a CQ based design shop that has been servicing CQ and greater QLD since 2007. With a combined 40+ years experience in the mining, residential and commercial construction industries; our team has the expertise to help you with any project. CEADS can manage your projects from concept through to construction.

CEADS are one of the largest building design firms in the region with a well-established reputation for producing quality work. Being members of BDQ (Building Design Queensland) we have been recognised for our building design capabilities, receiving numerous regional design awards.

Our residential team can produce conceptual designs through to working drawings of your dream home or renovation. The team will be able to guide you through the process seamlessly to ensure the design process runs smoothly, and without any major delays.

CEADS can assist in more than just the design and drafting of your new home. We can help with the more specialised services from town planning through to virtual reality experiences. CEADS are always looking to adapt and stay on trend with the latest technology and programs to help our clients visualise their finished home.

SPARK

SPARK THE DREAM

IGNITE

IGNITE YOUR **IMAGINATION**

CREATE

CREATE THE REALITY



SERVICES

PRELIMINARY SITE EVALUATIONS

CEADS can evaluate the design potential of your vacant block including any natural opportunities including sea views, wind paths and topography. By identifying these features we can design a house to suit the blocks unique characteristics.

3D SCANNING

CEADS can arrange for 3D scanning of the site to ensure the topography, along with any existing structures are accurately captured to ensure your home is positioned at the most suitable location on your site.

PRELIMINARY DESIGN

The preliminary design phase is where CEADS produce the initial design based on a rough scope, budget, and any configurations that are to be incorporated into the house design. This stage is where CEADS gather the findings from the site evaluation and integrate them into the design along with the clients input and ideas.

TOWN PLANNING

In some cases a new dwelling or renovations will require a town planning report to gain approval from the local council authority. Local council approval is required when the proposal does not meet the councils zone codes or when the site is located within an identified overlay map.

BUILDING APPROVAL DOCUMENTAION

Once the proposed dwelling has client approval to proceed, CEADS will produce a full set of working plans with all the required details to ensure the house can be built to comply with current codes and regulations. The plans can be exported to a DWG format to assist the engineer in completing the structural engineering for the house.

3D RENDERERS

CEADS also offer a 3D Rendering service which produces photorealistic images of both the interior and exterior of the proposed house to showcase how the house will look once built.

VIRTUAL & AUGMENTED REALITY

Virtual reality (VR) is an artificial, computer-generated simulation that immerses the user by making them feel like they are experiencing the simulated reality firsthand. Augmented reality (AR) is a technology that layers computer-generated enhancements atop an existing reality in order to make it more meaningful through the ability to interact with it.

ENERGY EFFICIENCY ASSESSMENT

Residential energy ratings address the quality of the building fabric i.e. walls, windows, floors and roof/ceilings. Ratings do not cover the energy or water efficiency of appliances including heating and cooling, hot water, dishwashers, ovens, fridges, TV's etc.

OHS REPORT

As part of our obligation under the WHS Act and Regulations 2011, CEADS will analyze designs and prepare OHS reports for all projects. These reports look at reducing and where possible removing hazards throughout demolition, construction, maintenance and in-use stages.

FEATURED PROJECTS



PFAFF STREET ABODE

Location Yeppoon, Queensland
Client Private Owner
Detail Lead consultant for design of dwelling house



GUS MOORE STREET

Location Yeppoon, Queensland
Client Private Owner
Detail Lead consultant for design of dwelling house



ROCKYVIEW RETREAT

Location Rockyview, Queensland
Client Private Owner
Detail Lead consultant for design of dwelling house



RED EMPEROR RETREAT

Location Yeppoon, Queensland
Client Private Owner
Detail Lead consultant for design of dwelling house

FEATURED PROJECTS



302 ON WILLIAM

Location Rockhampton, Queensland
Client Private Owner
Detail Lead consultant for design of renovation



RENOVATION @ THE RANGE

Location The Range, Queensland
Client Private Owner
Detail Lead consultant for design of renovation



RECORD

Capricorn Engineering & Drafting Services has been operating throughout CQ for 10+ years. In this time, we have worked with clients to design their dream homes as well as develop plans for local and statewide builders.

These include (but are not limited too)

- Blue Water Homes
- Homes Elite
- McElhenny Constructions
- Jorgensen Builders
- Dream Design Homes
- Harris Builders
- GJ Deacon
- Point Break Constructions
- John Paul Constructions
- BJ Homes
- Chris Warren Homes
- BM Matheson
- GJ Gardner
- Stay A Little Longer
- Olman Constructions
- Milner Constructions
- Hotondo Homes Emerald
- Calvin Muller Builder
- SJM Builders

RECOGNITION

CEADS are the proud recipients of the following design awards.

- 2021 BDAQ Regional Design Award – Best Special Project
- 2021 BDAQ Regional Design Award – New Residential House up to \$500,000 Construction Cost
- 2021 BDAQ Regional Design Award – Best Small Home / Gross Floor Area Under 150m²
- 2021 BDAQ Regional Design Award – Multi Residential Project Up to 3 Storeys
- 2021 BDAQ Regional Design Award – Residential Alterations-Additions / Houses up to \$350,000 Construction Cost
- 2022 BDQ Regional Design Award – New Home \$1M - \$2.5M
- 2022 BDQ Regional Design Award – Small Home Design
- 2022 BDQ Regional Design Award – Conceptual Building Design / Commercial
- 2022 BDQ Regional Design Award – Residential Interiors
- 2022 BDQ Regional Design Award – Conceptual Design / Residential
- 2022 BDQ Regional Design Award – Sustainable Building Design / Residential



CONTACT US

FOR MORE INFORMATION

If you would like further information or wish to discuss your future projects in greater detail, please do not hesitate to contact us.

Kim Laundry

Partner/3D Scanning Manager

- Diploma of Building Design
 - QBCC Licence # 1126594
 - BDQ CQ Branch Delegate and President
 - Cert III Engineering Mechanical – Mining
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Darryl Lindley

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