DEBONO CONSTRUCTIONS

Reimagine Your Home

A renovation guide for homeowners in the Hills District and North Shore.



Layout. Light. Character. A home that works for you.

Before you add space, rethink the space you have.

You may love your street, garden and neighbourhood, while the way your home works no longer feels right. Start with the moments you want to change, rather than a list of finishes.

Follow a normal day through your home.

Where do school bags land? Where does the family gather while dinner is being prepared? Can someone work quietly while others entertain? Note the awkward routes, underused rooms and places where people or belongings compete for space.

Decide what should connect - and what should separate.

A larger open room is not always the whole answer. Think about the connection between cooking, dining and the garden, while retaining useful quiet spaces for work, guests or teenagers.

Plan the interior as one project.

A new layout can affect flooring, lighting, joinery and adjoining rooms. Looking at them together helps the home feel intentional, rather than a sequence of unrelated upgrades.





Castle Hill: a coordinated renovation of the kitchen, laundry and bathrooms. Design: Rocco Revolution. Build: Debono Constructions.

Let the setting become part of the home.

Think beyond how a room photographs. Consider how it feels on a quiet weekday, in winter, and when friends arrive for dinner.

Bring the garden into the daily experience.

Which rooms overlook your best outdoor space? Can you see the garden from where you sit or prepare meals? Map the route from the living area to the terrace before deciding where a larger opening should go.

Consider daylight and comfort together.

Discuss orientation, shading, glazing, ventilation and insulation with your designer. A brighter room should also be comfortable to use throughout the year. These decisions belong in the design discussion, alongside the finishes.

Make the ceiling part of the conversation.

At Berowra, Debono raised the ceiling height in the living and dining area as part of an internal renovation. At St Ives, the renovation connected renewed interiors with a deck and alfresco dining area. Your home needs its own assessment of what is feasible.



Berowra, The Tree House. Design: Mel Farquhar. Internal renovation excluding kitchen: Debono Constructions.

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Keep the character. Change the way you live.

A renovation can respect the parts of an established home that make it special, while changing the spaces that no longer serve you.

Write a keep list before the change list.

Identify the facade, timber details, proportions, garden outlook or room you would miss if it disappeared. Be specific about why each matters. Your designer can then test how those elements sit alongside a new layout.

Let materials connect the rooms.

Rather than selecting every space in isolation, discuss a coherent approach to timber, flooring, stone, metal finishes and lighting. A few considered relationships can connect the home without making every room identical.

Build useful storage into the layout.

Think about what needs a home: shoes, coats, sports equipment, work materials, linen and entertaining pieces. At Naremburn, custom joinery incorporated study nooks and storage alongside a complete internal renovation that retained the heritage facade.

Character is also a planning consideration.

Ask your design team to check the property's heritage status and any relevant conservation controls before committing to changes. Requirements depend on the individual property and council.

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Reconfigure, extend or rebuild?

The right direction comes from your home, site and priorities. Use these questions to prepare for a conversation, rather than decide from a photograph.

Reconfigure the interior

Is the footprint already generous, but the rooms poorly connected? Could the existing space support the lifestyle you want with a different layout and coordinated interior renovation?

Renovate and extend

Is there a clear function that genuinely needs additional space? How would an addition affect the garden, privacy, outlook and relationship between old and new?

Knock down and rebuild

Would the existing structure or layout limit the result you want? What character, location or outdoor qualities should a new home retain? Lilyfield shows Debono’s experience with a two-storey custom rebuild.

Test the direction before committing.

Structural changes, site conditions and approval requirements need professional assessment. Your architect, designer, engineer and certifier can clarify the documentation and pathway relevant to the proposed work.

Make the next conversation a useful one.

Bring a clear picture of the life you want at home. You do not need to have every answer before starting the discussion.

If you are still exploring ideas

Complete the accompanying Renovation Design Brief. Bring an existing floor plan if you have one, photographs of the rooms and a short selection of references with notes explaining what you like.

If you are already working on plans

Bring the current drawings and identify what is agreed, what is still being explored and any reports or approvals you already have. Talk about the relationship between the design and construction scope.

Plan how life will work during construction

Discuss whether you may need to move out, access arrangements, the protection of belongings and how decisions will be made. Avoid assuming that living through the work or staging it will be suitable before the project is assessed.

Discuss your renovation with Andrew: 0422 662 010

Further reading

Your Home - Renovations and additions

Your Home - The liveable and adaptable home

NSW Planning Portal - Approval pathways

Ku-ring-gai Council - Heritage

General planning prompts, not a site-specific design or approval assessment. Project examples: Debono's published descriptions. Photography: Andricoo Productions, with Berowra imagery as published by Debono.