

Case Study

Renovation

GRIFFITH. CANBERRA



Project Scope



Internal Alterations
Extensions (Incl. DA)
Interior Design
Landscaping



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Case Study
Griffith Project
Canberra

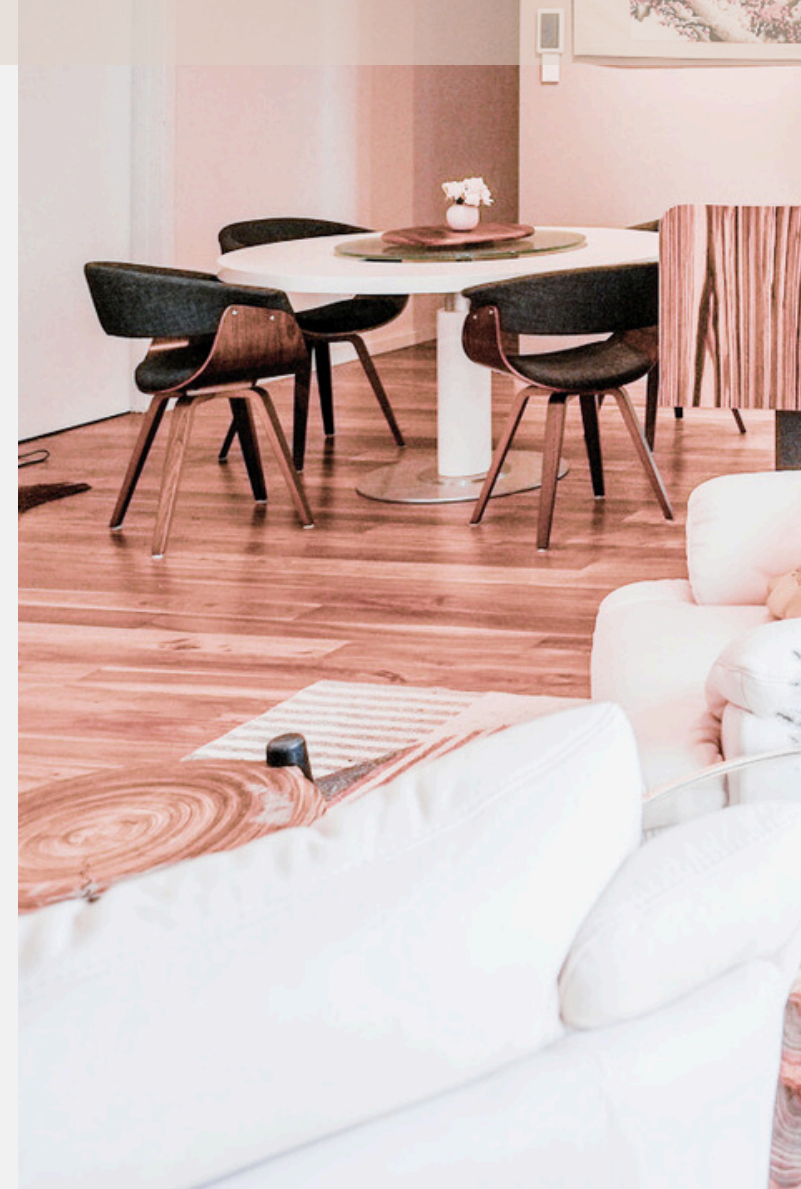
A Family Home Reinvented

Design & Construction by HOMZ Transformation

Originally built in 1956, this solid double-brick home had great bones but was desperately in need of a modern update. The new owners—a busy family of four with two teenagers and an energetic dog—needed a functional home that could adapt to their current timeline and transition into being a retirement haven with low maintenance design features.

Tasked with modernizing every aspect of the property, from essential infrastructure upgrades to creating ample, while still keeping the warmth of the original home. HOMZ embarked on a comprehensive renovation journey.

Before



After



The Griffith Transformation:

A Clever Phased Whole House Alteration and Extension

As with any Development Approval process, the risk of delay is high probable, HOMZ crafted a brilliant, phased approach that delivered immediate liability while planning for future perfection.

Stage One focused on smart, DA-exempt renovations that transformed the existing structure: modernizing systems (electrical, plumbing, heating and cooling, etc), refreshing living spaces, and creating comfortable zones for work, study, and family time. This allowed the family to settle in quickly while approvals for their dream extension were secured.

The true mastery lay in HOMZ's forward planning. Every Stage One decision was made with Stage Two in mind, ensuring the future addition of a luxurious master suite with ensuite, dedicated home gym, and Canberra-proof sauna would integrate seamlessly. No wasted effort - just perfect execution according to plan.

The transformation delivered:

- Smart modernization of aging infrastructure
- Wasted corridor space consistent with older homes minimised creating open space areas
- Future-proof design with clever staging
- Private and communal spaces in perfect harmony
- Low-maintenance outdoor living areas
- Premium features including butler's pantry, sauna, and triple garage
- Services sized based on an ultimate layout.



Through visionary planning and flawless execution, HOMZ created not just a renovation, but a home that evolved perfectly with the family's needs. Discover how every element came together in this remarkable transformation.

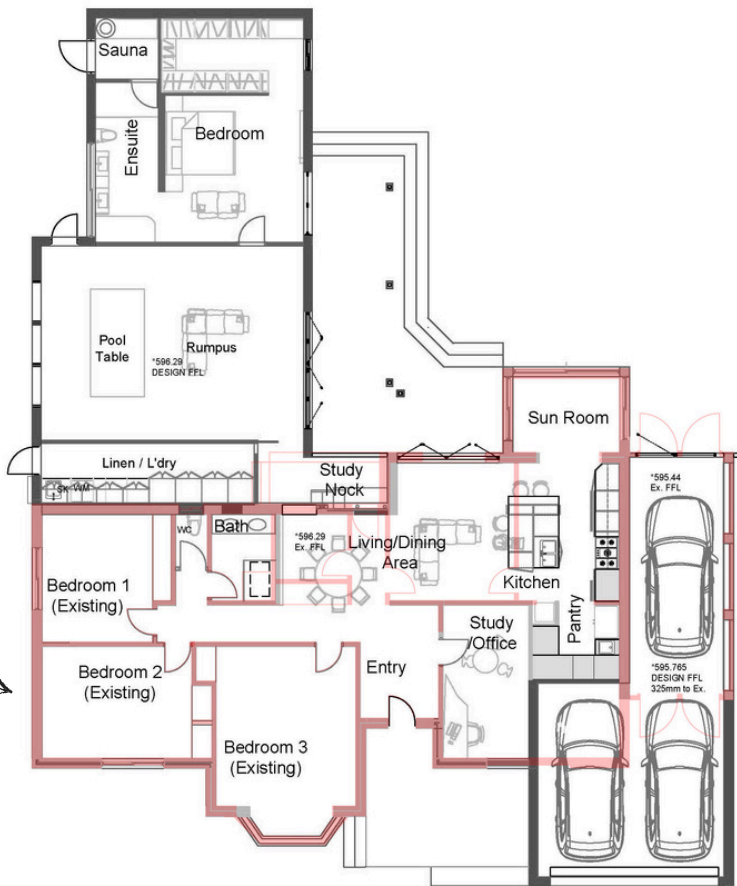
A Vision Realised on Paper

From Outdated Layout to a Strategic Redesign of Space, Function, and Flow

3 1 1
Property Layout in 1956



4 2 3
Property Layout in 2025



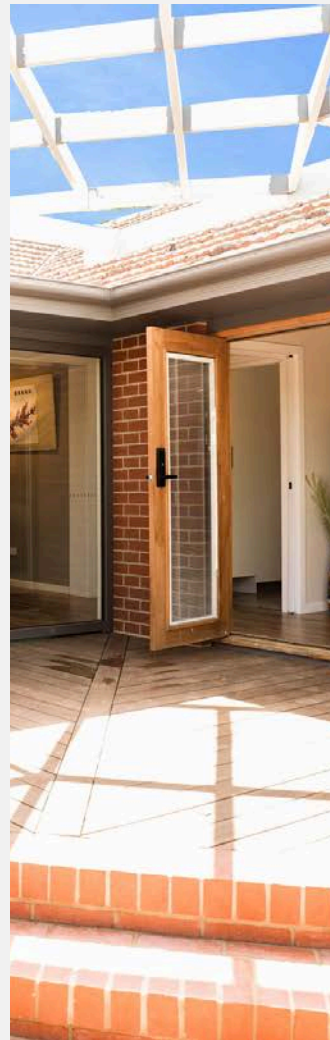
The new design represents a bold and intelligent transformation, liberating the home from its maze of narrow corridors and closed-off rooms. HOMZ reimagined the layout to create a brighter, more connected living experience tailored to modern family life.

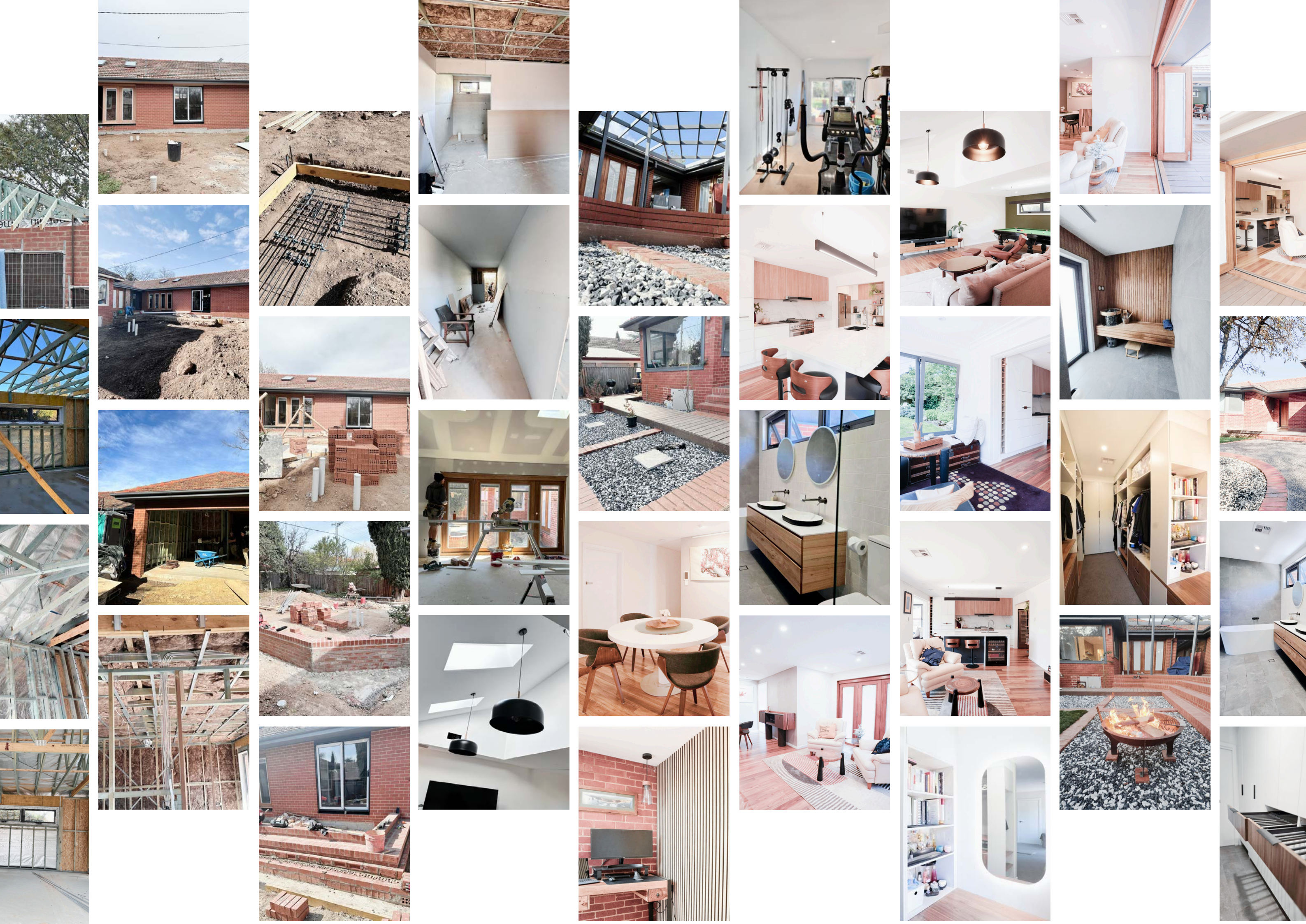


Key design highlights include:

- Kitchen relocated to the heart of the home, creating a central hub for family living and entertaining.
- Three walls removed—including structural walls—to open up key living areas, requiring technical expertise and careful structural planning.
- Old laundry removed, with an oversized new laundry designed to link the original house with the extension. It features abundant storage and improved day-to-day functionality.
- Back door repositioned to enable smoother access to the new extension and backyard. This also created space for a sunlit study nook with floor-to-ceiling windows—a tranquil, light-filled corner for working or studying while overlooking the garden.
- New rumpus room added, offering a flexible second living area ideal for teens and family downtime.
- Master suite designed to face the backyard, offering parents privacy, calm, and a sense of retreat.
- Double garage added, transforming the original single-car space into a three-car solution, with the third bay adaptable as a gym, workshop, or future parking for a teenager.
- Original lounge room reconfigured into three distinct, high-functioning spaces:
 - A butler's pantry
 - A multi-purpose media/office room
 - Additional space for the enlarged garage
- Outdated veranda redesigned, slightly reduced in size to support the new garage, and given a sleek, modern façade with improved Feng Shui and street appeal.
- External material selections included recycled terracotta roof tiles matching perfectly with the existing roof, matching red bricks and basalt grey trimmings lifting the external presence of the home.

Gallery.





Heart of the Home Kitchen & Sunroom Designed for Living Well



The kitchen was carefully planned as the functional and emotional heart of the home—balancing practicality, elegance, and future flexibility.

A timeless neutral palette creates a calm, modern atmosphere, complemented by high-efficiency layout and quality finishes.



Kitchen design features include:

- Ample storage, with deep drawers, full-height cabinetry, and a butler's pantry for easy appliance access and clutter-free benchtops
- Future-ready design, with the existing oven seamlessly integrated and a concealed microwave space that can later house a built-in steam oven
- Sustainable choices and thoughtful detailing to support long-term adaptability and environmental responsibility

Flowing naturally from the kitchen, the sunroom adds an inviting, light-filled extension to the living area. This versatile space is perfect for a morning coffee in the sun, an afternoon read in comfort or a cup of tea and conversation with friends.

Together, the kitchen and sunroom form a warm, connected space that supports both everyday living and quiet retreat—beautifully designed for how the family lives, also providing relaxing views of landscaping designed with this focal point in mind, now and into the future.



Light.

Flow.

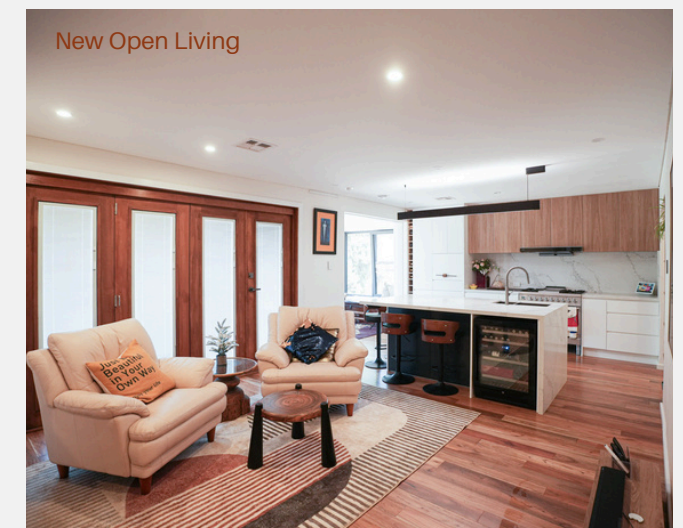
Connection.

Open Living

The redesign opened up the core of the home to create a connected and flexible living space. The old small kitchen windows were replaced with solid timber bi-fold doors, mirrored by solid timber bi-fold doors to the rumpus room, opening the home to the backyard and bringing in light, fresh air, and a strong indoor-outdoor connectivity. These indoor/outdoor connections are truly an entertaining delight.

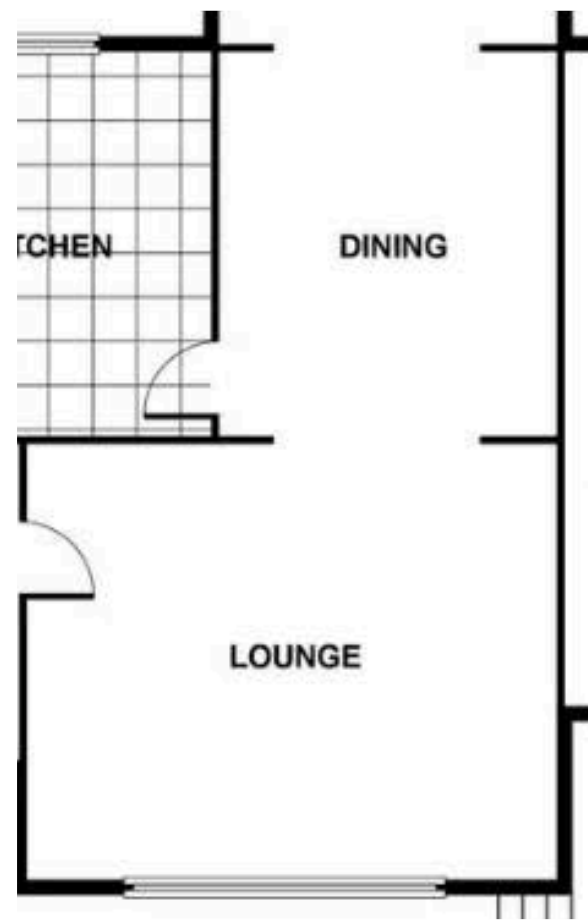
The old kitchen is now the main living area, with garden views and easy access to the outdoor space. The former laundry was transformed into the new dining zone, positioned at the heart of the home.

These simple yet powerful changes turned a once disconnected layout into an open, welcoming space for family life and entertaining.



From Formal to Functional

The Lounge Room Revolution



The original formal lounge - a sprawling 1950s relic - was reimagined through intelligent space reallocation. Where one oversized room once stood, we created three distinct zones that better serve modern living:

1. A Sleek Butler's Pantry

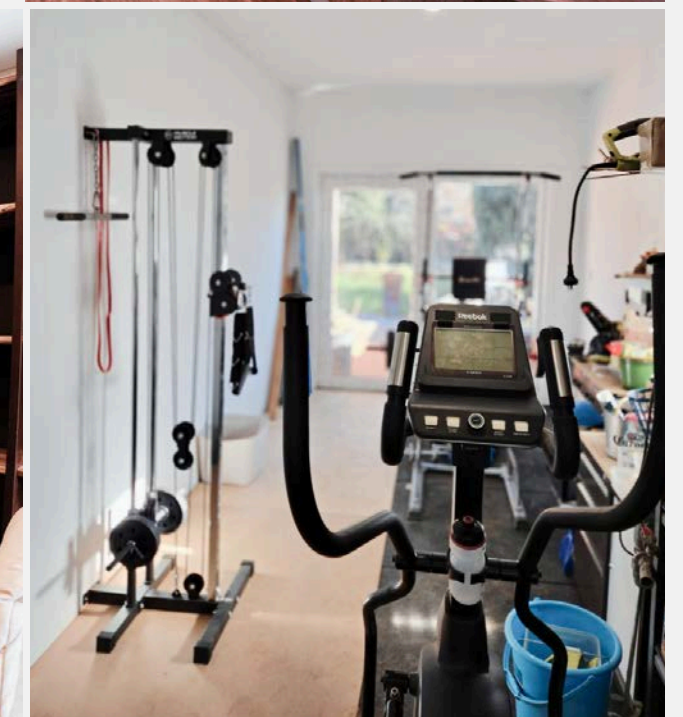
Positioned to share its end wall with the new double garage extension (though remaining separate spaces), this functional hub transformed kitchen storage and workflow

2. A Transformative Multi-Use Room

- By day: a productive home office with built-in workstations
- By night: an entertainment zone for movies or gaming

3. Expanded Garage Capacity

A portion of the old lounge space was reallocated to complement the new double garage extension



This strategic reconfiguration proves how thoughtful space planning can completely transform a home's functionality - no additional square meters required. By reimagining one underused lounge room, we created three purposeful areas that adapt to modern life. The butler's pantry adds luxury and function, while the multi-use room effortlessly shifts from productivity to relaxation. Every inch now works harder, turning an old fashioned space into the home's most valuable features.



Key Achievements:

- ✓ Converted unused formal space into daily-use areas
- ✓ Created flexible spaces that adapt to family needs
- ✓ Improved functionality without compromising flow
- ✓ Demonstrated smart design can maximize existing footprints

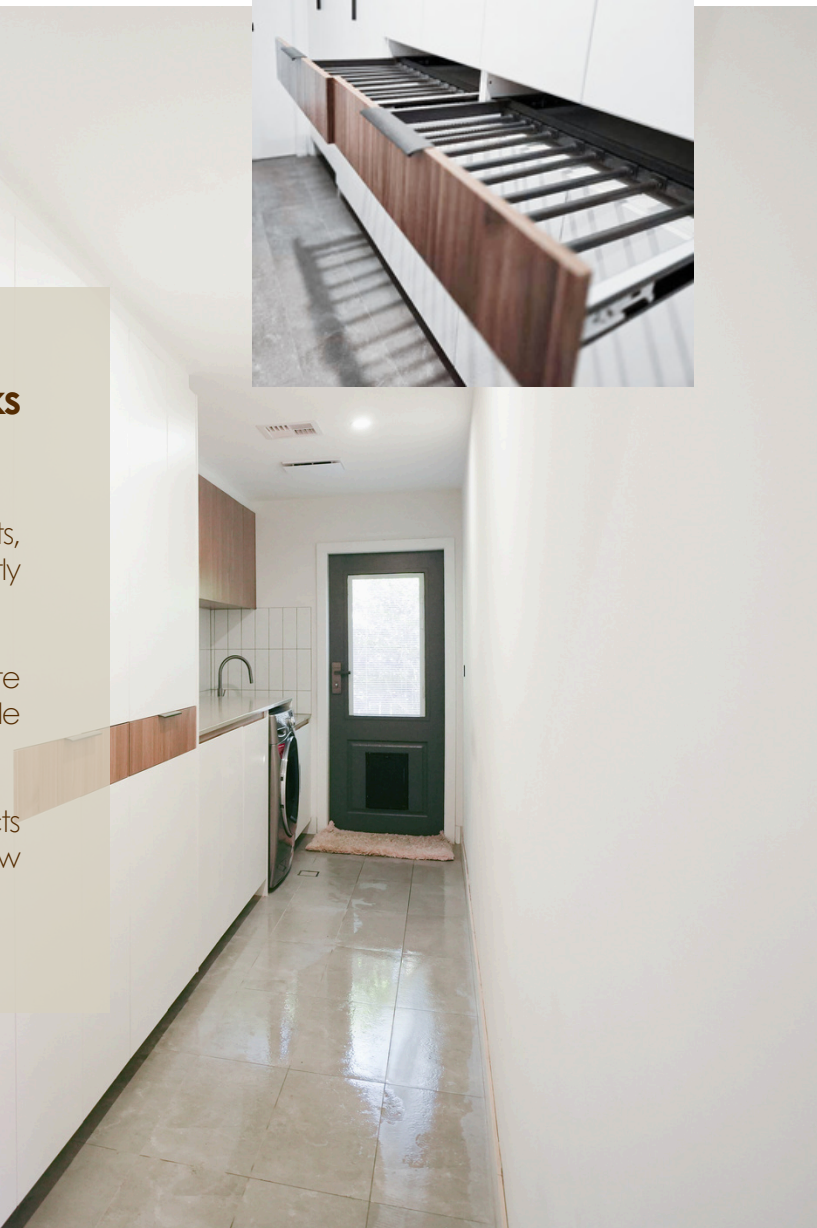
Laundry & Study Nook Transformation

Where the old house meets the new extension, we created a space that blends practicality with serenity—a generous laundry room paired with a sunlit study nook, proving that even utility areas can elevate daily life.



The Laundry That Works Smarter

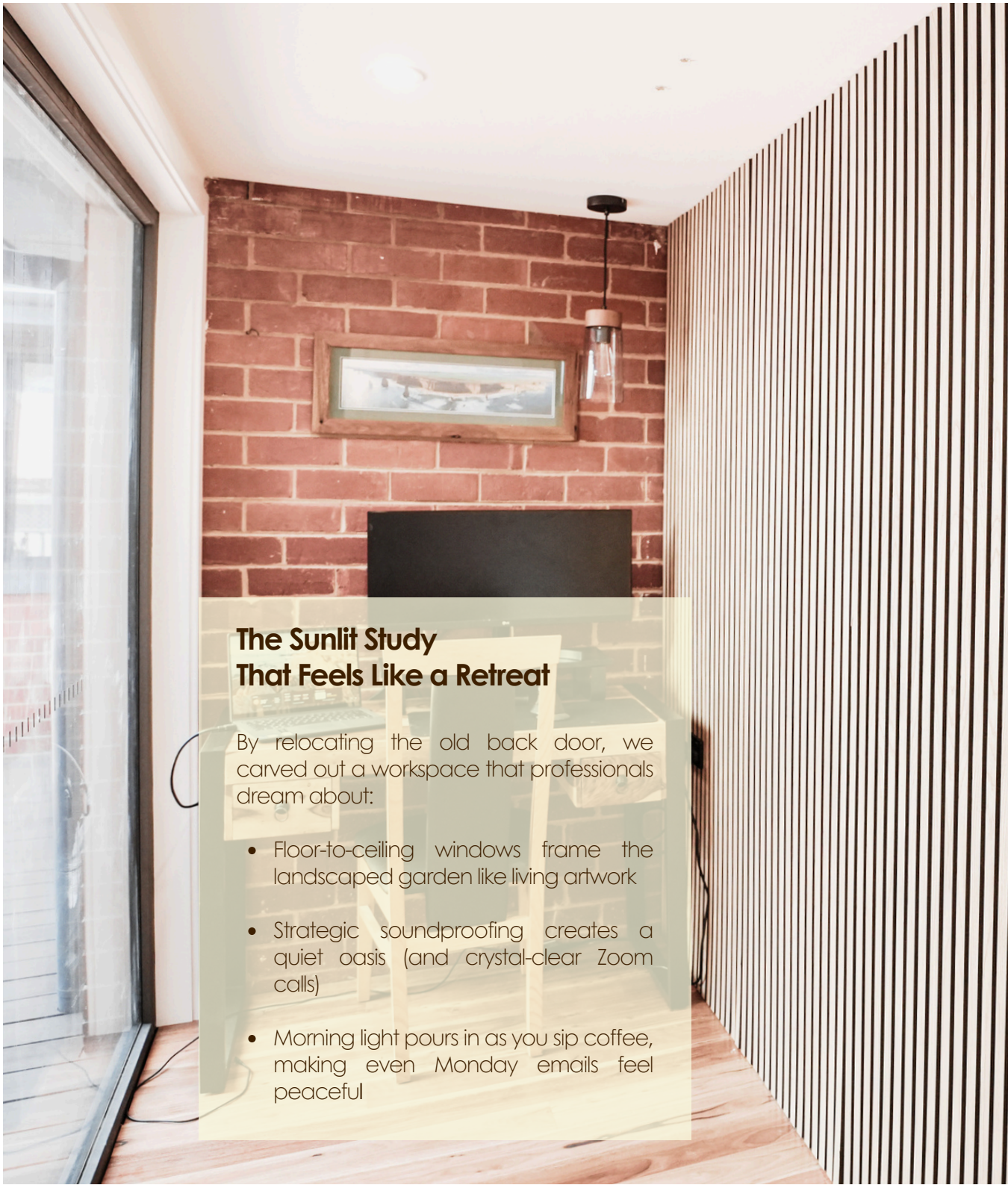
- Ample storage keeps detergents, linens, and everything else neatly organized
- Dual built-in drying racks eliminate winter clutter—no more portable dryers in living spaces
- Streamlined workflow connects seamlessly to both old and new areas of the home



The Sunlit Study That Feels Like a Retreat

By relocating the old back door, we carved out a workspace that professionals dream about:

- Floor-to-ceiling windows frame the landscaped garden like living artwork
- Strategic soundproofing creates a quiet oasis (and crystal-clear Zoom calls)
- Morning light pours in as you sip coffee, making even Monday emails feel peaceful



The pass-through between old and new is now the home's secret weapon - where practicality and tranquillity share the same address. The family reports this dual-purpose hub has quietly become their favorite "small win" of the entire renovation. Together, they bridge old and new, proving that even transitional spaces deserve exceptional design.

A Space for Connection

The Integrated Rumpus Room



Designed for real-life gatherings, this rumpus room bridges indoor comfort and outdoor living. Whether it's a pool tournament with friends or a family movie night, the space adapts effortlessly—no rearranging furniture or choosing between activities.

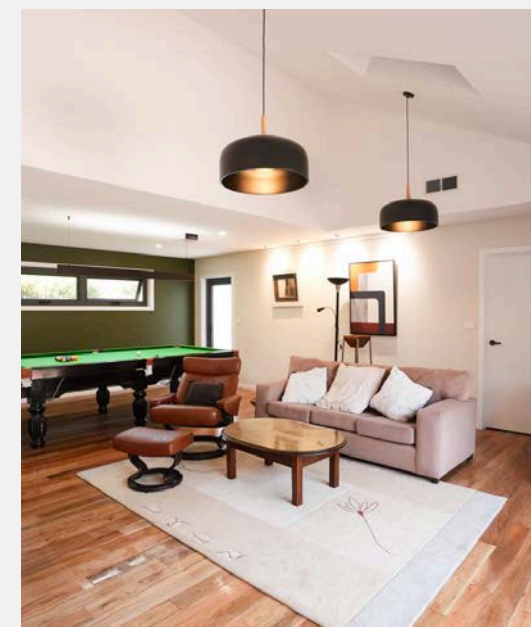


Thoughtful features that elevate daily life:

- Seamless flow:
Timber bi-fold doors (matching the main living area) open completely to the deck, merging spaces for larger gatherings
- Natural shortcut:
When opened, the doors create a pathway across the recycled-composite decking—connecting rumpus and living areas without interrupting the fun
- Flexible functionality:
From lively game nights to quiet film viewing, the room transitions smoothly with its acoustically considered layout

Why families appreciate this design:

- ✓ Practical connectivity:
Walk straight outside from the rumpus room or easily pass between indoor spaces
- ✓ Durable materials:
Quality timber doors and low-maintenance decking stand up to active use
- ✓ No more compromises:
Simultaneous activities (like pool and movies) coexist comfortably
- ✓ Indoor-outdoor harmony:
Extends living space naturally during warmer months



It's not about grand statements—just quiet design intelligence. The room works how you live: accommodating homework sprawl one moment and impromptu celebrations the next. By evening, you might find teens playing cards at the pool table while adults chat on the deck, all connected under one roof.

A Private Sanctuary

Thoughtful Design in the Master Suite

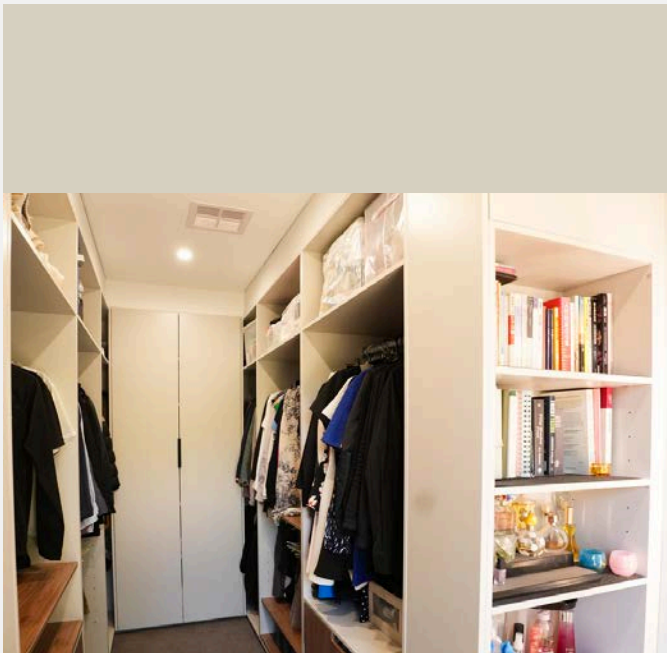


This new master suite transforms rest and rejuvenation into a daily ritual. Every detail works in quiet harmony—from the bedroom's garden connection to the spa-inspired ensuite—creating a true retreat within your home.



Designed for tranquillity:

- Bedroom as landscape frame:
The king bed faces floor-to-ceiling sliding doors, seamlessly connecting to the backyard's greenery. Morning light and garden views become part of waking naturally.
- Walk-in wardrobe with purpose:
A U-shaped layout includes a dedicated makeup station and "overnight zone" (for tomorrow's outfit or today's layers), eliminating morning searches.



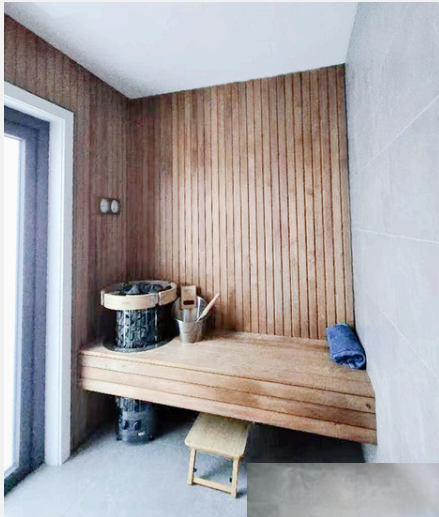
How it elevates everyday life:

- ✓ Garden integration: Sliding doors erase boundaries between room and landscape
- ✓ Clutter-free functionality: Wardrobe zones separate daily essentials from seasonal pieces
- ✓ Climate-responsive comfort: Sauna and deep tub adapt to body and season
- ✓ Uninterrupted flow: Spaces transition seamlessly from sleep to preparation to renewal



The spa experience, reimagined:

- The ensuite's deep-soak tub faces a discreetly positioned screen, allowing relaxation without compromising downtime.
- A custom sauna (steps from the shower) offers warmth against Canberra's winters, turning cold evenings into restorative pauses.



It's not about extravagance—but intentionality. Here, you might sip tea in bed while watching magpies forage on the lawn or emerge from a sauna session into the cool serenity of your bedroom as frost gathers outside. A space that doesn't shout "luxury," but whispers "this was made just for you."



Landscaping

Where Function Meets the Seasons

The extension's completion revealed a backyard at odds with the renewed home—a patchwork of machinery scars and overgrown trees. Our vision: simplicity, resilience, and moments gathered around warmth.



A Ground-Up Transformation

Smart Irrigation, Effortless Care

Buried lines now water precisely where needed, controlled remotely from any device. No more wasted weekends—just thriving greenery.

Red Brick Steps with Purpose

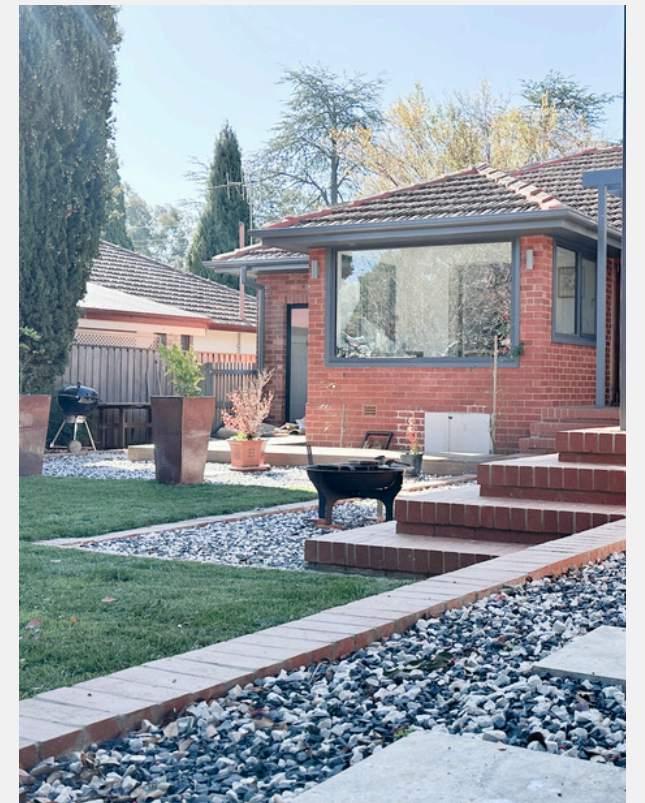
Connecting home to yard, their wide treads double as casual seating for firelit evenings. Marshmallows toast while steaks sizzle over native timber coals.

The Fire Pit as Heart

Cantered for gatherings, it draws families close on crisp nights—conversation rising with the sparks.



Morning coffee steams in cool air as magpies patrol the rejuvenated lawn. By dusk, the fire pit glows—a magnet for shared stories under a winter sky. The pergola's bare winter branches trace patterns against lighted windows, while summer's green canopy shelters laughter and lemonade.



Designed for Canberra's Rhythm

Pergola with Seasonal Intelligence

Summer: Climbing vines weave shade beneath the frame.

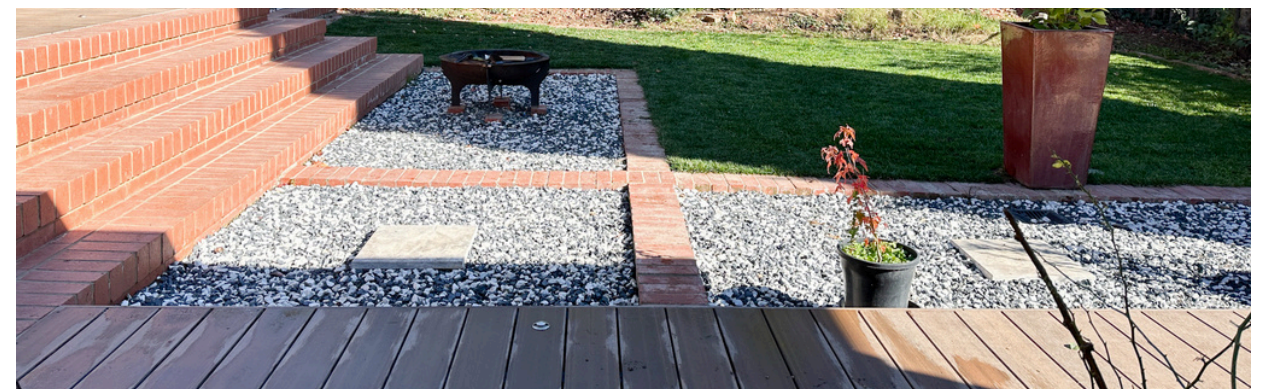
Winter: Deciduous plants retreat, inviting sunlight to warm the home's interior.

Low-Maintenance Plantings

Native grasses and structured shrubs replace high-effort lawns. Beauty without burden.

Flow That Feels Inevitable

Brickwork guides movement; spaces open for play or pause.



This isn't just landscaping—it's choreography. Every choice serves connection: to nature, to each other, to the quiet joy of a space that breathes with the seasons.

A Home Reimagined, A Future Secured



The Griffith transformation began with a 1956 double-brick shell and a family's vision for modern living. What emerged was more than a renovation—it was a holistic reconnection of space, light, and daily rhythm. HOMZ Transformation guided this journey from initial sketches to the final brick, weaving architecture, landscape, and interior life into one cohesive story.

The Griffith project stands as testament to homes that evolve with grace, function with ease, and—above all—understand how families truly live.



Our Integrated Approach

- **End-to-End Partnership**
From structural modifications to sauna specifications, we managed design, approvals, and construction as a unified process—eliminating fragmentation between trades.
- **Indoor/Outdoor Dialogue**
Every transition was intentional: bi-fold doors merging rumpus room with deck, the study nook capturing garden light, and brick steps extending living space into the landscape.
- **Future-Focused Foundations**
Double-glazed UPVC windows lock in comfort while slashing energy bills. Strategic cross-ventilation and solar orientation harness Canberra's seasons—cooling breezes in summer, passive warmth in winter.

The Real Measure of Success

- ✓ **Spaces That Anticipate Life**
The U-shaped wardrobe's "overnight zone," the laundry's dual drying racks, the garage-butler's pantry adjacency—each detail emerged from asking "How will this feel at 7 AM?"
- ✓ **Quiet Longevity**
Low-maintenance landscaping, commercial-grade plumbing, and tech-ready infrastructure ensure the home evolves gracefully with the family's needs.
- ✓ **Moments Now Cherished**
Teenagers claiming the multi-use room for gaming, winter sauna sessions steaming against frosted windows, marshmallows toasted over the fire pit's amber glow—these weren't designed, but made possible.

Award-Winning Sustainability

The Griffith project didn't just deliver a functional and beautiful home. Recognised at both state and industry levels, this project has become a standout case of environmentally responsible construction in the residential sector.

Personal Honour

Neil Hughes

Certificate of Outstanding Contribution
Awarded by:
University of Canberra & NSW Environmental Trust
Date: 14 July 2025

Neil's leadership played a pivotal role in aligning the Griffith project with sustainable construction education outcomes for builders.



NSW Green Construction Achievement

HOMZ Transformation

Date: 14 July 2025
Award: Outstanding Contribution to Environmental Sustainability Education in the NSW Construction Industry
Presented by: University of Canberra & NSW Environmental Trust
"This award recognises HOMZ Transformation for achieving exceptional green construction goals and contributing significantly to the advancement of sustainability practices within the construction industry."

HOMZ's Lasting Impact

With these accolades, HOMZ Transformation reinforces its position as a leader in environmentally conscious residential building—where thoughtful design meets responsible construction.

! This award-winning project now serves as an educational reference for sustainable housing innovation across NSW.



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