

# THE DESIGN JOURNAL

INTERIOR DESIGN INSIGHT + INSPIRATION



ISSUE 03 • SEPTEMBER 2021 • FEATURING HOME RENOVATOR RACHEL COLLINS

# Welcome to The Design Journal

YOUR MONTHLY MAGAZINE FOR NEWS AND INSPIRATION

Welcome to the September issue of The Design Journal. This issue celebrates Spring and all that the onset of the warmer season inspires, including spring cleaning and home renovations.

It is a jam-packed issue set to inspire a refresh of your home interior, be it big or small. First we talk all things mood when it comes to colour and art, before taking a close look at monochrome and pastel trends that are hot right now.

If it is Spring cleaning, decluttering and organisation-oriented design ideas you're looking for, then you have come to the right place! Read our tips for a deep clean and a top tidy this month and beyond.

With the pandemic and Spring also driving demand for renovations, we dive in deep with a special feature on new builds and renovations right now.

Of course, when it comes to preparing for a home build or renovation the key is to identify your style, needs and desires prior to signing on the dotted line. If you go into a project with a clear vision and ideas, chances are you will be less overwhelmed when it comes to product choice and making those big decisions. This is where Interior Designers will prove invaluable as part of your team.

This issue discusses what to look for in an Interior Designer and what you can expect from their services. We also provide plenty of advice and inspiration for your renovation or build to help get you started on the right path.

We round it out with a look at a truly stunning and love-infused home renovation project in the sunny suburb of Sunshine. It will be sure to inspire you in more ways than one,

Have a great month!

Melissa Lunardon.  
Editor, The Design Journal

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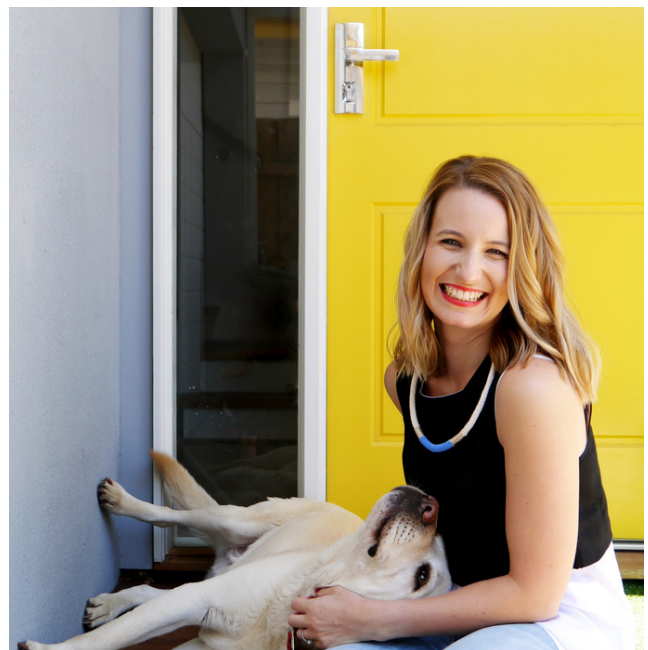
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## Melissa Lunardon

INTERIOR DESIGN



# Can Art Boost Mood?

INFLUENCING  
EMOTIONS WITH  
COLOUR AND ART

Did you know your mood and emotions are constantly influenced by your surroundings? You may not realise it at the time, but if you begin to take note of the spaces that uplift you and those that leave you wanting, you might find a pattern begins to emerge.

In 2021, as we spend more and more time in our homes amidst lockdowns, we're craving mood-boosting spaces in our home more than ever. Here, art plays an important role.

Art is a form of expression and has been recognised by healthcare professionals as a type of therapy. It has also been scientifically proven that colour affects mood, so many homeowners notice an effect when changing home interior colour schemes and artwork decor.

This is important, as an image of pain will have conscious or subconscious impacts, just as a happy photo of bright flowers bathed in sunlight will. In short, your chosen colours and artworks matter. Read on for some of the ways art in your home can effect you and your mood on the daily.



**“DESIGN IS COMING TO GRIPS WITH ONE’S REAL LIFESTYLE, ONE’S REAL PLACE IN THE WORLD. ROOMS SHOULD NOT BE PUT TOGETHER FOR SHOW BUT TO NOURISH ONE’S WELL BEING.”**

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**ALBERT HADLEY**

# Colour and Art for Wellness

BOOSTING MOOD AND IMPROVING LIFESTYLE ONE ART PIECE AT A TIME

## Art Therapy

Art therapy is a therapeutic discipline with roots in both art and psychology, developed in the mid-20th century. Its practice revolves around enabling people to overcome physical, mental, and emotional disabilities and trauma.

The proper application of this therapy has been found to provide patients with an alternative method of communication when verbal interaction is not feasible. Emotions such as fear, stress, anger, happiness and many more can be portrayed in the images that are created by the patient undergoing art therapy. The non-verbal communication is a great asset to patients who are not able or uncomfortable talking.

## Influence of Colours

Colours in art can also be used to change or enhance your mood. Lively colours will often give a person a feeling of generally having more energy, while darker colours can bring a sense of melancholy.



## Four Primary Colours Defined by Psychology

- Red is thought to be a very physical colour, bringing to mind both negative and positive overtures. It is often thought to be masculine, aggressive and strong.
- Blues are linked to an intellectual response, by providing a calm, reassuring, even cold reaction in people.
- Yellow is often associated with friendliness, but can also elicit thoughts of depression and give the impression of fragility.
- Green shades are perceived as a balancing colour. It brings to mind peace, rejuvenation, but by some triggers a feeling of blandness.



## Choosing Art

Art can elicit any number of different emotions in a person. The same image can even produce different moods in two people looking at the same piece. Your taste in art is as personal as the work itself.

Of course, works of art are not limited to paintings, but also include sculptures, name art, photos and sketches. What is important is how it makes you feel when you look at it. If you are seeking pieces of art that will uplift your mood, choose those items with colours that make you happy.

We love when clients have images that bring good memories to mind and will always try to incorporate these into the interior design. Its all about turning houses into homes, and happy homes at that.

# Chromotherapy in 2021

## THE COLOUR THERAPY HOME TREND THIS SPRING

Colour therapy, or chromotherapy, is a widely used concept in interior styling. It is also commonplace in other industries, including marketing and hospitality. In fact, research has even shown that restaurant patrons are more likely to eat larger portions off a red plate than a blue plate! Applying this concept to your home means that every day you can subconsciously alter your emotions.

A complete paint work overhaul is not necessary to jump on this trend; even the right white can be a powerful and refreshing colour choice for a wall. However, some key styling tips and colour combinations will go a long way in boosting those good feels in your home.

### Get To Know The Colour Wheel

The colour wheel is a universal tool to show the relationships between colours, so it can be useful in learning about colours that complement one-another. Typically, you'll find complementary colours on opposite sides of the colour wheel. An on-trend pairing example is indigo blue and crustacean. The blue evokes grounded feelings of calm and relaxation, while the crustacean orange/pink can help to give you increased energy and proactivity.

### Styling Palette

We suggest you begin with a blank canvas and select your palette based on colours that resonate with you! You then have a good framework to work within when choosing which pieces for your space. Great interchangeable décor items you can swap out depending on your mood and the season includes cushions, artwork, vases, candles, occasional chairs, throws and coffee table books.

### Different Room, Different Energy

Everyone loves a good story, and your home should tell your story! You don't have to stick to one set of complementary colours throughout your entire home. In fact, each space should speak to your personality and each space should spark a different kind of energy. For example, blue and crustacean in your kitchen and living space (just like this home in Cheltenham) will allow for socialisation, serenity, and openness.



Colours like forest green or marigold yellow in the bathroom will bring tranquillity, optimism, vitality, and peace. Oh, and if you'd like to get the kids to sleep soundly at night, various tints of blue, sage, pink, and white will be your best choice for their bedrooms.



*To stay up to date with the use of colour by  
Melissa Lunardon Interior Design,  
follow the team on Instagram!*

# Pastel Pop!

## PASTEL COLOURS FRESH FOR SPRING

Soften a room and create a fresh feel with the ever popular pastel trend. Often people associate pastels in home design with nurseries or children rooms. But with the right designer, these beautiful colours can make a strong statement in any room.

Using pastels in statement pieces like a sofa or drapes can add life into any room. Fall in love with sugar shades such as blush and powder blue, or celebrate Spring with lime and citrus hues. Life in pastel is anything but boring.

*Don't be afraid to infuse different shades and tints of pink into your home creating a warm, clean, modern look like this living room! The addition of the blush pinks warms up the room and the artwork brightens up the room in a distinguished and subtle way.*

*~ Melissa Lunardon*





# Black Bathroom Comeback

## TIMELESS MONOCHROME TRENDS IN BATHROOMS THIS SPRING

In spite of all the colour trending right now, black and white bathrooms are actually experiencing a rise in popularity and have been named the third-most popular bathroom trend for 2021.

The timeless bathroom look has had a 116 per cent increase in global searches according to a major UK-based supplier PlumbNation.

The list of trends, which was topped by wallpaper design, was compiled from Google and social media search volumes.

The black and white trend garnered an annual search volume of 94,600 and secured 17,500 Instagram hashtags. Not bad for a colour combination that dates back to the Victorian era.

*"In black and white you suggest, in colour you state."*

*~ Paul Outerbridge*



# Spring Clean Your Interior Design

## EASY WAYS TO FRESHEN UP YOUR DECOR

We all have an aesthetic and style we love. It might be modern lines and graphic contrast. Perhaps you prefer more rustic and eclectic designs. Maybe you love an airy Coastal Hamptons look. No matter what your style, don't feel trapped in a one-look-wonder with the same decor you've had for years.

We get it – you have devoted a great deal of time to achieve a home that reflects your personality! It can be challenging to part with some of those elements that brought your home to life.

Fortunately, you don't have to completely start from scratch when you freshen up your design. A fresh touch for Spring can easily be achieved with a few minor tweaks.

The first step in this process is to simply open up the windows and take in the fresh air. Shine a little light on your room and see if anything pops out as needing a little love.

Attempt to look at your home through new eyes, then try some of these ideas to brighten and update your design.



### Update Wall Art

If you have had the same statement piece hover over your fireplace for years, it's time to change it up. The instant refresh a new art piece can bring to a room is remarkable. New art can also help boost your mood and inspire creativity, which is something we could all do with right now.

Love the original piece and don't want to take it down? No problem, just add to it for a 'gallery' look. An assortment of photos and paintings surrounding your favourite artwork gives you the refresh without losing the original. Achieve an eclectic look with a variety of colours, shapes and sizes, or keep it simple by choosing art with similar shapes and a corresponding colour scheme.

### Get Fresh

Plants and fresh blossoms are an excellent way to add fresh vibrancy to a room. Flowers, in particular, bring a whole new level of colour and joy.

Not keen on having to regularly update flower arrangements? That's ok, just choose some succulents or hanging house plants to bring the outside in. Succulents require very little time or care, and come in a wide range of sizes and colours. Many even produce flowers occasionally.

In addition to looking great, fresh flowers and plants will help oxidise your home and improve general air quality for living.

# Spring Clean Your Interior Design (continued)



## New Window Coverings

Outdated curtains and blinds can really reduce the mood of a room, as well as collecting dust and odours. Consider updating your window coverings to add lightness and brightness to a room.

For Spring, you could consider linen curtains or add some character with a pop of colour or a patterned material.

## Replace Your Pillows

Don't let your throw pillows put a damper on your décor! Even the best quality pillows tend to get tired over time and sag with wear. Luckily, it's inexpensive and easy to replace pillow inserts, re-cover cushions, or to choose some new additions.

Look for throw cushions in colours and patterns that will coordinate with the palette you are already using in your home. The key to success with bolder prints is to balance them with cushions in neutral tones.



Just a couple of new plants, a fabulous new painting, fresh linen curtains and plump colourful cushions will go along way towards Spring cleaning your design!

The next step of course is to roll up your sleeves for some good old fashioned Spring cleaning.

*For help resolving a fresh new interior look for your home book a FREE Design Consultation call with Melissa Lunardon Interior Design today.*



# Spring Cleaning

RULES TO FOLLOW  
FOR A DEEP CLEAN  
THAT WILL LAST THE  
SEASON AND BEYOND

Maybe it's the onslaught of allergies or perhaps you're going a little stir-crazy after spending winter indoors in lockdown, but there's something about spring that feels synonymous with cleaning. It's a fresh start for Mother Nature and your home! From decluttering to organising to physically cleaning spaces, here are some tasks to add to your to-do list.

## Room by Room

Even though you might feel motivated to do so, all your cleaning doesn't have to be done in a day! It's better to devote enough time to each space and to be thorough, rather than try to rush through it. Consider going room by room and making a cleaning list for each. Then just cross off tasks as you complete them. This includes smaller spaces like your bathroom, wardrobe and laundry.

## Declutter and Organise your Digs

Take the time to go through all your things, decide if you really need it and get rid of items that no longer serve a purpose. If you haven't used an item in two years—unless it has sentimental or monetary value—then donate it, throw it away, or give it to a friend you know will use and appreciate it. This also goes for expired or old makeup and skincare products: get rid of them.

Don't forget to look under the sink, go through the freezer and fridge, and sort through pantry and bathroom drawers holding old or unused products. Getting those spaces cleaned out will help you feel like you've truly tackled every corner. Once you have streamlined your things, use chic containers to separate and organise. Each item should have a designated spot in the home. The aim is for your 'stuff' to be visually quiet.

# Spring Cleaning (continued)

## Put a Label on it

We love to Label! For most households, it's not the clean up but the maintenance that can be difficult. If you can designate containers, cupboards and areas with labels, you'll find that your daily clean up goes much faster.

## Consider Your Home Health

Cleaning can mean more than organisation and tidying up, it should also consider the health of your entire home. We spend about 54 years of our life in our home, and the air inside is comprised of what we bring in. This means we should be thoughtful about the products we use, where we sleep, and what we clean with. Use plants to purify the air and have all your ducts cleaned regularly. Dust off the chandelier and shades, change out AC filters, and don't forget to clean out the hard to reach laundry duct.

## Remember the Nooks

If you want to Spring Clean properly, remember that it is impossible to clean well without taking items off shelves, moving furniture and pulling up rugs. Shifting everything to the centre of the room allows you to really get in where dust and dirt hide. You may even use this as an opportunity to rearrange and restyle.



# Time To Tidy Up

ORGANISATION IDEAS TO KEEP YOUR HOUSE TIDY



Being organised sometimes feels like a task that is never really finished. We need a library of tips, tricks, hacks and good habits to actually achieve an organised way of living. Moreover, we need good design to facilitate it all! It's hard to stay on track if the 'bones' or organisation are missing, so be sure to consider this essential element in your renovation or build designs.

Whether your wardrobe is in need of its annual overhaul, or you're building, or just looking for new tactics to get your bathroom cabinet in tip-top shape for the season ahead, here are some ideas to help you achieve a tidy and put-together home for Spring and the year ahead.

## **Be an Open and Closed Case**

You want to achieve a balance of closed and open storage solutions so that you can show off your favourite collections while also having a place to stash the less aesthetic things.

In the living area, consider a closed built-in media cabinet that conceals technology. We love the custom-built cabinetry of this home in Williamstown, Victoria, which gives plenty of storage while staying clean, uncluttered and strikingly elegant. As the designs of Melissa Lunardon consistently show, simplicity is sophistication.

# Time To Tidy Up (continued)



## Make Your Walls Work Harder

Since the home is no longer just the home, but the office, gym, school, cocktail bar and more, it's more important than ever to make every bit of space count. Wall-mounted storage options are great since they take up a much smaller footprint in your floor plan than traditional storage options.

You should also think vertically—not just horizontally—across shelves, creating tiers to squeeze more space out of your storage.

*For help solving your organisational needs, book a FREE Design Consultation call with Melissa Lunardon Interior Design today.*

## Hook Up with Better Hangers

Wardrobes are specifically for storage, so why is it that they seem to be our messiest home zone?! It is usually because you not using space to its best advantage. Try using slim hangers so you can fit more on each hanging rod without feeling cluttered. Matching hangers will also make your space look beautiful, and a less crowded closet will mean you are more likely to put things back in their place and maintain the orderly system.

## Be Smart About Bins and Baskets

Many gravitate to containers, baskets and bins when they start to think about organising, but you need to be smart about which ones you opt for. The types of bins you use can have a huge impact on how successful your storage is.

We love using bins on shelving to operate as makeshift drawers. Clear bins are king in the pantry because they allow you to see at a glance exactly what you have and how much.

In spaces where creating an orderly environment is key, like the linen closet, consider non-transparent bins. Grouping bedding or towels together is the name of the game in those spaces, and the less you see when you open the door, the better. Let labels do the work, and seek to create a clean, cohesive look.



# SPECIAL FEATURE

# Renovations and Builds

EVERYTHING YOU NEED TO KNOW ABOUT PLANNING YOUR  
PROJECT AND WORKING WITH AN INTERIOR DESIGNER





**"SOME PEOPLE LOOK  
FOR A BEAUTIFUL PLACE.**

**OTHERS MAKE A PLACE  
BEAUTIFUL"**

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**HAZRAT INAYAT KHAN**



# Project Professionals

## WHY AN INTERIOR DESIGNER IS A PRIORITY

Most people arrive at their project having considered their options and settled on a decision to build or renovate. Ideally you have also come to a decision on how much you can afford to spend and you know your personal style.

Obviously, there are professionals that it is in your best interest (and in some cases a legal requirement) to get involved in your project: builders or carpenters, tilers, roofers, painters, glaziers, bricklayers, plasterers, plumbers and electricians.

The other professional that you are well advised to engage (or at the very least consult) is a professional Interior Designer. Why, you might be wondering? After all, you've decided on a budget, you know what sort of fixtures and furnishings you want for your home so why can't you simply book the trades and away you go?

An Interior Designer can be your secret ally when designing, building or renovating. This is a professional you want on your team to help you get informed so you get it right, and get it right the first time! You will feel empowered, confident and in control of your project.

A Designer will help you have a great experience and get the home you dream of by translating your desires, aspirations and vision for your home into a design outcome. Importantly, in the long run, they can also save you lots and lots of money!

An experienced Designer can single-handedly ensure that your build doesn't go haywire, and that the result of all the hard work is a home you love and will be proud of.

Need more convincing? Here are five top reasons why getting an Interior Design professional should be at the top of your list of priorities when planning a new build or renovation project.

### **Save Money**

Many renovators believe they can save more money, or at least stay within budget, if they go the DIY route. In reality this is rarely the case! DIY renovation projects frequently exceed the allocated budget due to unforeseen issues, which a professional could have easily avoided by using their expertise, skills, experience and knowledge in the field. You can also benefit financially from a Designer's supplier contacts and trade prices. A Designer really should be considered an investment.

### **Realistic Time Frames**

It is easy to underestimate the amount of time different parts of the project will take. Many also fail to allow for unforeseen delays. A Designer has the experience to know where delays are commonly caused, to foresee them occurring and to rapidly work around them in an effective way. You can also get a realistic expectation of how long the whole project will take, as well as planning for each step along the way that may require action (such as moving off site for a period of time).

### **Creative Ideas**

You're done the thinking about styles, finishes and colours, and you've put together an amazing mood board, but when it comes time to put all that into practice are you absolutely certain that you're confident in putting it all together?

This is where the partnering up with someone who has done this many more times than you have is a top-notch investment. Getting an interior design professional involved from the planning stage can give you access to ideas that you can incorporate into your own to get to a result that will maximise space, functionality, liveability and of course keep your personal style.

# Project Professionals (continued)



## Creative Ideas

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## Efficiency

A Designer has the experience to communicate with trades and will closely monitor progress with your end vision at the forefront. A renovation is always going to be stressful to some extent. But, if you can have someone to oversee the finer details and keep your project manager on their toes, why wouldn't you? Having a professional involved who understands your vision from the outset gives you a valuable upper hand.



## Adding Home Value

Even if you are set on staying forever, it is always wise to think about design choices that add value to your home. If you are going to spend lots of money (or even a little), you really do want to ensure that you're getting more bang for your buck by increasing and maximising the overall value.

Interior design professionals have quite a few tricks up their sleeves to bring more functionality and eye-catching style to your home, which in turn adds real money to the market value.

# Breaking The Designer Myth

NOT JUST FOR THE "RICH AND FAMOUS"

If you were an interior designer about 10 years ago, your projects would consist of large mansions, penthouses or high end office fitouts with huge budgets.

With today's world full of DIY television shows, Pinterest Boards, Instagram Posts and blogs galore, the everyday homeowner is starting to realise that they too would like a beautiful, well designed home.

That being said, people realise the process of building a new home or renovating an existing home can be a mammoth task. It is easy to stress out and feel overwhelmed at all the decisions that need to be made.

But do you need an Interior Designer? Unless you have a completely resolved design (done by someone trained and experienced in design), then you probably do.

We are not talking about the design you've drawn up on grid paper, or a floor plan you have seen on another designer or builder's website. You need a customised design that suits you, your lifestyle and your space. If you are building or renovating, find the best Designer your budget can afford.

Beyond the obvious design insights, building acumen and supplier know-how, having a Designer on board significantly helps with the entire building process. The Designer can work with your construction team to iron out finer details that will have a huge impact on the final look of your home, as well as being a knowledgeable sounding board.

Often Designers even help to mediate between differing opinions and preferences of partners. Moreover, designers offer you advice and insights that you may not have thought of, and help to create a home that is uniquely you.

Rather than carbon copy designs, having your own design team results in a home that reflects individual personality, lifestyle and family needs.



# Like-Minded For The Win

MELISSA LUNARDON SHARES HER ADVICE FOR CHOOSING A DESIGNER



"Find someone likeminded. Whoever you hire, they are likely to be in your life for a while, and you will be having some intimate conversations with them – from everything to do with how big you can make your mortgage, to where you keep your underwear.

"Finding a designer who sees the world similarly to you, and that you feel you personally connect with, will smooth communication and collaboration in your project.

It will also free you up to be honest and open. Some homeowners find it tricky to confront issues when they happen.

"They are worried they will offend their designer, or be seen as difficult. It's your money, your time, your investment – and ultimately it's your home.

"The conversation may feel awkward to begin with, but if you've done your homework, and found the right designer for you, they'll appreciate your honesty and openness. Because designing your home will be a privilege they value and respect – and your opinion will matter."

*To start a conversation with the Melissa Lunardon Interior Design team today, visit:  
[www.melissalunardon.com](http://www.melissalunardon.com)*

# Interior Designer Deliverables

## WHAT YOU CAN EXPECT FROM AN INTERIOR DESIGNER

### Keeping It Real

Let's get straight to the point. Building and renovating is expensive. It is stressful. Often times, it is overwhelming.

Hiring an interior designer is an added cost to consider, but is widely considered highly worthwhile given the range of deliverables you receive for the designers fee.

Let's look at some of the things you should expect from a good Interior Designer working with you.



### Layout Sketches

Your designer should sit down with you and, depending on the extent of your build, sketch up layouts for all the rooms in your home, including the kitchen, bedrooms, bathroom, ensuite, laundry and storage areas.

You should then receive detailed drawings to show you how each room will look and subsequently work together with the designer to fine tune the layout and styling until you are completely happy with the outcome.

Be sure the pictures are detailed, including everything from colours, finishes and materials, through to heights, widths and depth dimensions. No detail is too small – your designer should even note how high the tiles will be in the bathroom and which side your dish drainer will sit on in the kitchen sink!



### 3D Rendered Drawings

To really help you visualise, find a designer who can also provide 3D rendered drawings. This will enable you to get a very accurate perception of the look, feel and function of each room. Each element of the home should be considered and included, from the exterior selections right through to flooring, appliances, lighting and window treatments.

### Colour and Materials Schedule

Once the drawings are confirmed, you will work with your Designer to start selecting paint, flooring, benchtops, cabinetry, tapware, appliances, carpet and all the wonderful little features that make your house a home.

Your Designer will also be able to point you in the right direction on trusted suppliers and brands, and accompany you on visits to showrooms. The result will inevitably be a perfect presentation of selections and a suggested colour palette for you to approve. Any good Designer will of course take your style, budget and lifestyle into consideration throughout the whole process.



# Interior Designer Deliverables (continued)

## Documentation

Once the drawings are finalised and colours selected, you will then be issued you with a documentation package. This includes:

- Full set of detailed drawings and elevations
- Colour and materials schedule
- Sample board

What do these documents help with? Finding the right builder of course! You can then hand these documents over to a few builders to start quoting. It is important that the builder includes all items listed in the Colour and Materials Schedule and drawings. This means you will receive a fairly accurate price upfront and should eliminate any (costly and unbudgeted) variations down the track.

## Variation Minimisation

It is important to note here that some builders just quote on standard items. This means that, when it comes to ordering all your favourite items, they are not allowed for in the quote. For example, say you want 600x600 porcelain tiles and not the standard old 400x400 ceramic tiles most builders allow for. You will get a rude shock and handed a variation every time this happens.

The original builders quote might have been acceptable at the start, but it can (and often does!) blow out once construction has finished. This is why working with a designer to select the items you want before finalising your quotes and budget is extremely helpful.

## Liaison and Progress Management

Once you have found the right builder, works can commence. The builder and designer can communicate together throughout the construction process to iron out any questions, issues or unexpected scenarios. This saves a lot of stress and time-consuming communication from landing on your plate and means your vision will be achieved in all its glory.



*There is far more to an Interior Designers service offering other than "fluffing cushions"*

There are many complex elements to consider when starting your renovation or new build project. The advantage of having a professional Designer on hand can not be underestimated.

Not only does it help to alleviate stress, but it will ensure you have a beautiful home that reflects your personality and needs.

# Renovation and Build Budgets

## HOW MUCH YOU WILL WANT AND NEED TO SPEND

It would be nice to have an open-ended budget, but the reality is that none of us have that luxury. So let us consider the all-important budget.

Once you have decided on the scope of the project you are going to undertake, you must look at how you can make that work for your bank account. Renovations can cost as little as \$3,000 for an uplift or revamp of existing fixtures and fittings, or as much as \$500,000 for a full "out with the old, in with the new" transformation. The biggest expenses in any renovation are labour and materials. We suggest you consider the following.

### Scope

The size of renovation projects varies greatly, so define the full scope of works you wish to complete. A full gut and renovation of an apartment will (in most cases) be significantly less than the full gut and renovation of a 4-bedroom house. In renovating at least, size does matter. You should budget around \$2,000-\$5000 per square metre of renovation area.

### Materials

What materials will you be using? You'll need to consider that a material such as weatherboard might be cheaper to start but it doesn't have the long-term low maintenance and durability of brick. In living areas, carpet or timber flooring have differences in cost outlay as well as long-term care. For your kitchen, bathroom and laundry benchtops, engineered stone instead of granite is a more affordable option.

### Plumbing and Electricals

Wherever possible, it's a much cheaper option to keep your outlets in the same position. You will still need a registered tradesperson to disconnect and reconnect, but that's a lot less costly than relocating the outlets.

### Personal Contributions

How much of the work can you do yourself? Many renovators opt to do painting, basic carpentry, and some demolition themselves. If you do not want to do the work yourselves, you could project manage yourselves or engage in a builder to do this for you.

### Rubbish Removal

The ugly but necessary aspect of a reno; rubbish removal! Will you hire a skip or will you do a tip run? If you're going to hire a skip, bear in mind that it is cheaper to fill the skip over a day or two than it is to have it on site for weeks on end.

### Housing

If it's a major renovation (or kitchen or bathroom), where will you stay while the renovation is in progress? Do you need to move offsite for part of the project?

### Permits

What council permits do you need? If you're not sure if you'll need a permit, make sure you get professional advice. Renovating without permits can be costly.

### Project Management

If you are considering managing the project yourself, you should ideally have experience doing so. Many first-time renovators incur costly mistakes when trades turn up and can not do anything because another trade hasn't done their bit. Another common error is to under (or over!) estimate on materials.

### Affordability

Realistic ask yourself how much can you afford to spend. You should factor a contingency amount of approximately 20% into your budget. Maybe you won't need that contingency amount, but there is not much more stressful than running out of money before your renovation is finished.

# Project In The Limelight

A SUNNY RENOVATION BATHED IN LOVE



This month we feature a truly heart-warming and inspirational home renovation project located in Sunshine, Victoria, on Wurundjeri Country. The owners of this post-war home needed to transform the tired and run-down house into a thriving contemporary home for a busy young family. Twelve years later, the character remains and the function has been found in a truly beautiful home of warmth and enduring love.



Stunning fixtures, finishes and features abound, all perfectly offset by solid blackbut timber floors which run throughout the house. But most notably, the flow of amber warmth from the flooring is reflective of the flowing love of the family within, creating a warmth to this home that is truly unique. Today we chat to Rachel Collins, the proud owner, along with her husband Brock and daughters London and Saoirse, about all things renovating this sunny abode.

*N.b Aboriginal artworks pictured are by artist Brad Turner*

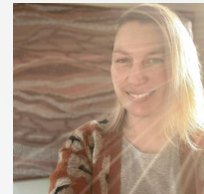




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*"I especially love the coffee and tea nook that we designed as we didn't have enough space for a butlers pantry. I love the functionality of the area that we stole from the hallway, it has been used every single day."*

# Project In The Limelight (continued)



Q & A WITH HOME RENOVATOR AND OWNER, RACHEL COLLINS

## **When and why did you acquire the home?**

My husband Brock and I purchased our home back in mid-2008. There was something super special about this house. It had character and we knew that this little pocket of Sunshine framed by the GrainCorp Silo's was the one for us. Amazingly, it also happened to be right next door to Brock's childhood home where he grew up! We also loved the connection to nature that the home has. Our backyard has a 70-year-old elm tree that soars way above our home, and we cherish it. The view out to the reserve full of natives and silos is incredibly relaxing. It is a beautiful setting in which to grow our family and raise our young daughters.

## **What extent of works did you undertake?**

We began with grand plans of an outdoor/indoor living, but we ended up with a much more scaled back version as we were really concerned about the backyard elm tree. We wanted to ensure it was protected, so we decided to reduce the build a bit more. We removed our kitchen from the middle of the house, built on a separate section and added an ensuite. This allowed us to bring an open plan living/kitchen/dining into the one space, embracing the view of our gorgeous elm in the process.

## **What professionals did you get on board?**

We utilised a draftsman, architect, builder and designer. We really needed the support team as this was our very first time making decisions about renovating a home. I feel like we have really amassed a lot of knowledge throughout the process. Now, one of my favourite things to do is share hot tips about layout and things to think about that can make a big difference with a renovation.

## **What do you wish you knew before starting?**

I wish we knew that the best thing to do was to just get started. In the end, it took us 12 years to create this family home we love.

## **What was the best decision you made?**

The best decision was having a support team of builders and designers that understood our frustrations during lockdown. They were all absolute professionals. Their expertise kept us sane despite the need to work from home and support our two girls in remote learning, all while living with family off-site.

## **How did you decide on an interior style?**

I had many inspirational kitchen, bathroom and living pics but our trouble was narrowing this down as there were so many styles and looks that absolutely sparked joy in us. Melissa Lunardon Interior Design really helped us to get to the vibe and energy that we were trying to evoke and this helped to eliminate anything that didn't stick to the mood of our build. With all of her help, we ended up coining our build style as 'Contemporary Australiana.' Once we had that, everything just seemed to flow really well including the decisions that followed.

## **How did the COVID-19 pandemic impact?**

We were very lucky that we were already booked in to commence just as we went into Lockdown 2.0, so we did get to see some displays and showrooms. Once lockdown commenced though, we did have a delay with our windows due to the shipping and dock issues as they came from China. However the biggest impact for us was not getting to see the build progress (as we were living outside of the postcode). We needed to rely on Facetime calls for site meetings which was really hard, as we were both so excited to watch it all from start to finish.

## **What is your favourite room in the house?**

I love being in the kitchen and open living space, I really love the colours and finishes that we chose and the fact that the picture windows help us to bring the outside in.

# Project In The Limelight (continued)

Q & A WITH HOME RENOVATOR AND OWNER, RACHEL COLLINS

## What is your favourite feature of the house?

I love the study that is built into the hallway. The VJ panelling and blackbutt shelving makes it have a sense of its own space and is a fantastic zone for us to keep the kids school bags and shoes every day (hidden away in jute baskets).



## What room had the biggest transformation?

It would have to be our kitchen - it is a big upgrade from the run down 90's peach kitchen we once had. I especially love the coffee and tea nook area that we stole from the hallway. I also adore the bell pendant over our dining table, it was in the original vision and it makes me happy every time I see it! Oh, and I can not forget how lucky we are to have an integrated fridge, it looks great with all the symmetry in the cabinetry.



## Anything you would go back and change?

I would put an undermount sink in the kitchen like we did in the laundry. It looks fine, I just love the sink set up in our laundry as it feels polished and the finish is lovely.



## What advice would you give to someone considering renovating their home?

Find a team of professionals that is right for you. Sketch the layout so you can see the design in 2D, or even better in 3D. It helps bring confidence in both functionality and the finished design so you and the builder are on the exact same page before you begin. This can avoid expensive variations.

## How has renovating changed your life?

It has absolutely improved our quality of life - we have had a very cosy winter with no draughts coming through the house anymore, and everything just feels so clean and fresh. I enjoyed the process immensely! I really love design and appreciate all things creative, especially Aboriginal art and products that have an eco-friendly vision. This, and a lack of quality homeware stores locally, inspired me to share the things I love and create a small business that provides locals with gifts and 'style with conscience'. So I find myself still sharing pictures of our home as well as beautiful homewares that I feel may advantage others under my new Instagram brand 'Silo and Sun'.

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*"I am still so in love with the terrazzo tiles and peach Nood Co bowls, they just bring so much happiness each day."*



# THE DESIGN JOURNAL

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Melissa Lunardon Interior Design is an experienced and friendly team of professional designers working to help client dreams come to life. Driven by a deep passion for design and style, the team work closely with clients to articulate their unique vision and a stylish point of view where art, form and function co-exist in a true reflection of the client's needs, lifestyle and personality.

Founded in 2011, the Melbourne-based company has evolved into an interdisciplinary brand that is leading the contemporary design conversation with expert residential, hospitality, commercial and retail projects across an expansive portfolio of designs and brand collaborations. From conception to install, the team can assist every step of the way to make the design of your home a journey abounding with ease, joy and fulfilment.

For more information, or to contribute to The Design Journal, please visit: <https://www.melissalunardon.com> or email: [studio@melissalunardon.com](mailto:studio@melissalunardon.com).

