# Design Feedback - Option 1

With an impending window of maternity leave next year, we have a window to achieve some short term gains with reduced upheaval due to more flexible work arrangements. We’re also mindful of prioritising livability in the medium term. The flexibility to sell the property in a good state is also front of mind if we change our long term plans for any reason.

With these in mind, our goals have been clarified to focus and get approved plans for an intermediate design:

* Doesn’t block our pathway to Option 1 at a later stage
* Priotises livability
* Allows for small staged construction (i.e bathroom first, then kitchen/dining, then deck) that can be completed next year
* Reduced complexity with garage unchanged

See below for detailed notes that match the annotations on the plans for the changes we want to achieve these goals.

We also have some general questions:

* What is the impact of extending the dining room north into more of an L shape with less decking in terms of costs, approval
* For the approval process, does having street visible changes vs not make a difference, especially in terms of approval turnaround time?
* Also if the deck footprint is bigger than the existing sunroom, does this make approval harder or more involved?
* At what point do we need to make lighting decisions?
* Stumps are currently timber, when would optimal time for restumping be
* Would we need council approval to remove garage completely, if we did so after the plans were approved?

# Annotated changes

Alfresco see facebook post on July 28 for deck idea / how we imagine roof to look

Partial open deck for ornamental grape

1. Existing roof to be removed completely
2. Should be ~80% open deck, with beams / wire running east west to allow north sun into dining area.
3. Alfresco deck stairs the whole length

Bed / Study 3

Neighboring property has door and windows opening onto this area, so not desired as ‘feature’ space. Maximise privacy here and on the alfresco north end.

1. No changes to window to make a highlight window
2. No additional window

Bath see facebook post July 28 for bathroom layout idea for further details

1. Window preferred to be upper rectangular, query reasoning with current
2. Leaning towards shower over bath, and rearrange toilet and vanity accordingly

Lounge

These added earlier this year, you’d mentioned including them on plan (?)

1. Sliding door between lounge and hall as proposed addition
2. Sliding door between lounge and kitchen as proposed addition

Kitchen

Flow into the dining area

1. Continue cabinets into dining, upper and lower sections with space for fridge

Dining

Kitchen cabinetry continues, joins euro laundry and study nook

1. Euro laundry with stacked appliances, small bench and sink, cupboards
2. Study nook to wall, with existing toilet window to be bricked in.
3. Remove west facing sliding door, replace with large window.

Porch

Current front porch has leaks, is replacement necessary for planning permit?

1. Replace small porch roof & repair porch as required

Additional structures

Remove extensions and leave garage uncharted in this iteration of the plan

1. Remove separate laundry
2. Remove second living area
3. Garage unchanged
4. Remove additional decking