

**From:** [REDACTED]  
**To:** [planninginquiry](#)  
**Subject:** Apartment Inquiry.  
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**Attachments:** [22ApartmentInq.pdf](#)

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Apartment Inquiry.

Dear Secretary;

I am glad to have recently learnt from the ABC Radio News program about this Inquiry and wish to share some first hand observations on this important subject, please.

As to someone with an extensive experience in apartment living, it is obvious that a middle to high density accommodation model, with services as needed by the modern society in the walking distance, is environmentally the most sustainable way of living.

I wish we aim at that end and to help us getting there, I would like to draw to the Committee's attention some observations as per the enclosed.

Thankyou in advance for the Committee's consideration.

Yours truly,

Vis Koffsovitz  
[REDACTED]

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## APARTMENT INQUIRY

- ▶ Perhaps the most important aspect of succeeding with this kind of an accommodation model is the need of changing its public perception.

Namely, by getting public acceptance that it is perfectly suitable long term for everyone, not only the economically less well off and as a short term pit stop for students, migrants, health challenged like mental problems or drug addicts or ex-criminals.

Without succeeding here, it is extremely hard to visualise the more sustainable model of urbanisation in the country of the globally biggest individual polluters.

- ▶ Another, perhaps equally important aspect in tackling this, and any other public issue, is making sure that the system is designed by those who actually use it.  
It would be a good learning, if You may like to ask the Committee members to publicly indicate who actually lives in an apartment.
- ▶ If we succeed in achieving the two previous objectives, the third would be arriving at the picture of DREAM apartment for the 21<sup>st</sup> century living in the economically advanced, socially just and environmentally aware community.

Such picture, according to the author, may include:

1. A master plan for a community of some 500 people, including some 10,000sqm accommodation plus some 20,000sqm perpetually leased individual food growing and recreation plots.  
Apartments with some 40sqm living space for one and an additional 10sqm per each extra person, plus the balcony and an individual storage space.
  2. Apartment blocs of some 50 people facing the street some 20m off behind a park like leafy trees and each other by some 50m with the grassed space under leafy trees providing the community building recreational platform for adults and children.
  3. Mostly in a three level accommodation on the raised above underground storage/cellars level with rooms of minimum 2,8m high ceiling.
  4. Plus some 6-8 floors accommodation block.
  5. Including an independent accommodation for over 60 y.o. with a lift.
  6. Each room with a fully opening widow (inward for easy cleaning) and the apartment layout enabling a quick and effective cross-airing.
  7. At a convenient location with a variety of small and medium size shops, incl. a green market, civic and health services and public transport.  
Including, a community gardens institution of some 100@200sqm individual plots with a shed within the 300-400 meters distance from the apartment.
  8. Some 3-5 rubbish collection points strategically located inside the estate.  
Each collection point has see-through metal mesh crates, separately for a colour and white glass and plastic plus closed lid bins, separately for a paper and food scraps. Full crates get replaced with the clean empty ones when needed.
  9. Desirably, it would be a semi-contained element of a bigger modular system with accommodation parts forming an inner circle surrounded by the green band of communal gardens with large reservoirs of water for sustainable growing becoming the lungs for the accommodation part of the module with a rail station at the centre.
- ▶ It seems, that affording ourselves the better quality when importantly of sustainable lifestyle, would also require seeing the complex picture of accommodation-work-shopping-recreation synergy deciding on a quality of life.

Arguably, as well proven in other systems, the better choice of shopping experience could be achieved by administrative measures.

Namely, by creating a healthy competition with breaking up the monopoly of big grocery retailers by opening the retail alcohol sale to smaller retailers (like the ALDI model here) and importantly to one-person 24/7 shops, thus enabling many to survive by offering the customer the convenience of shopping locally – to liberate from the cost of car dictate.

