

FILE No.	DA0019/2020				
EO	<input checked="" type="checkbox"/>	OD	<input type="checkbox"/>	Box	<input checked="" type="checkbox"/>
RCV'D 19 FEB 2020 COL					
Doc ID.					
Action Officer		Noted	Replied		
C. WRANKMIRE					

ECOPY: B. WHITE

Susan [REDACTED] Horner



RE:

DA0019/2020

13 Henry st. Ravenswood

Applicant Cps Global

Construction of a Telecommunication Facility

Contact. Brian White.

I would like to voice my objection to the above application.

While I acknowledge many studies tell us otherwise, I am very sceptical of this, as are many. From my studies of the proposal it seems we are only 50mtrs from the tower. The proposal does identify as " high sensitivity". It is all well and good for the proposal to gloss over this is not the forum for debate, but surely that suits their needs.

There is a considerable visual impact being loomed over my back fence. I am concerned as to the impact this will have on my property value. This proposal has a big impact on a lot of residential homes, no matter how much the proposal would like to gloss it over.

I do have concerns that Cps Global have taken the easy option of choosing existing land already owned. Being as Ravenswood is hardly lacking in more rural vacant land, that would impact far less home owners, how hard have they tried?.

I strongly suggest Optus/Cps Global looks harder for less impact alternative options.

I am [REDACTED] in close proximity , and have counted at least 40 houses along Ravenswood Rd, Henry St, Kigdom Hall, Northern's Support School that will all be visually, and as much as we like to be assured, maybe health wise. And of course many more from many other areas.

The complex I live in are very much the ageing single person market. We have all worked

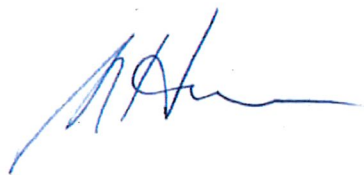
hard to own our units, and any devalue to our asset is a blow. No matter what any studies say, a tower looming has an effect.

I do acknowledge I bought sharing a fence with an optus facility, but it is only an exchange and did not have very high mono towers. Yes, I also agree they are a necessary part of our society today, but Launceston does not lack high ground rural land.

I would thank you to please consider this proposal well, and ask some very serious questions.

Your sincerely,

Susan Horner



From: Sue Rushton
To: Contact Us
Subject: Re Utilities, Planning application Objection / DAOO19/2020

I refer to the application for the construction of a Telecommunications Facility at 13 Henry Street Ravenswood

My objections are

Visual amenity

It will be a terrible blot on the horizon

The land where it is to be built is a hill and I will look at this tower everyday from my front windows and the white cockatoos will need to find new homes

Traffic

The area is residential, not industrial and will impact on the traffic on Henry Street whilst being built. Henry Street and Ravenswood Road are suburban streets not major through roads as they are currently being used for.

Mrs Sue Rushton

Sent from my iPhone

From: martin gillett
Sent: 14 Feb 2020 10:22:15 +1100
To: Contact Us
Subject: Attention. Brian White.

14th February 2020
Martin Gillett

Brian White.
Launceston City Council.

Dear Sir.

Re: DA0019/2020. Over the past weeks I have noticed a number of towers similar to the one proposed, scattered around Launceston. It occurs to me that it is no surprise that I have not noticed these towers before, as they have been thoughtfully erected in relatively discrete locations.

With the possible exception of the communications tower that we already have in Ravenswood they are on industrial / rural land or in sporting facilities where they tend to blend in to some extent, and are located away from existing housing.

However the tower proposed at 13 Henry St. Would be located in an exceptionally prominent location.

High on top of a ridge it will be clearly visible from two directions, the main road approaching Ravenswood and by a great number of residents on Ravenswood Rd and beyond, With nothing but sky behind it to blend into, in each direction.

Clearly the Land Use and planning department has worked over the years to ensure such developments have the least possible impact on the residents of Launceston. I hope the city council will maintain such a standard in this case, and take a dim view of this particular industrial development application in a residential area.

Nobody wants these towers in their neighbourhood and for good reason, they are eyesores and despite assurances of their safety, no right minded person would invite one to loom over their home. Nor should they be expected to accept such an outcome, when Launceston is far from starved for less invasive locations for this tower.

As the city of Launceston grows, Ravenswood has great potential to develop into a much more desirable suburb, With important assets like being 5 min from the CBD and many properties with great views.

These views are assets that have aesthetic and financial value to many members of our community, and therefore are worth preserving.

The existing building on this site clearly demonstrates that no consideration for aesthetics was given.

It already sits on top of the ridge like dirty beige concrete parthenon blocking the view across the valley without the added insult of 20ft tower.

I believe if development is to be equated to improvement, this particular development would be a literally "monumental" step in the wrong direction and therefore not in the interests of the majority of Ravenswood's rate payers.

I respectfully ask Launceston Council to consider the negative impact of this proposal, not just on the land owners adjoining this property but the wider community, I ask you to uphold a commitment to decide on developments that enhance rather than detract from this area, And decide on developments that benefit those who live here.

Yours Sincerely
Martin Gillett.

SUBMISSION RESPONDING TO APPLICATION NO: DA0019/2020 - Proposal for Construction of a Telecommunications Facility at 13 Henry Street, Ravenswood

I wish to object to this planning application on the grounds that its visual impact will significantly affect the amenity of residents whose dwellings are on the boundary of the proposed site.

I refer specifically to units 6-11 at 6a Ravenswood Road, which back directly onto the compound where the proposed tower would be sited. This is a 20 m structure that would be in the direct sightline of the units, which are only 50 m approximately from the site (see figure 7, p12 of the plans; pdf p16).

It is concerning that a site so close to relatively high-density housing (there are units on two sides of the compound boundary) should be considered suitable, when there must be many other alternatives in an area of numerous open spaces. It is also concerning that Optus does not appear to have fully explored the industry best-practice solution of co-location with the other two carriers – the proposal states only that Telstra would not ‘automatically’ agree to the necessary strengthening of the existing pole for this option to be viable, not that Telstra has actually refused (LIST plans p8; pdf p12). Will we in the future see towers from each carrier dotted around the suburbs just to increase market share a little?

I wonder also whether evidence has been provided of demonstrated current need and demand for better Optus coverage in the ‘target area’, or whether it is just projected on possible future development of the area? Ravenswood does not attract tourists and is largely residential and semi-rural. I find mobile coverage perfectly adequate.

The visual impact statement contained in the proposal (Appendix F) provides an impact assessment for Viewpoint 5, 6A Ravenswood Rd (VIS report p20-21; pdf p90-91) of high sensitivity, stating that ‘a premium is likely to be placed on the quality of these private spaces by the occupiers’ and that ‘Changes of the visual quality within these private spaces or to outlooks from principal rooms are therefore potentially highly impactful’. The statement notes that the ‘rear two terraces back directly onto the compound of the proposed monopole’, which would stand approximately 50 m from the nearest unit.

However, the statement makes an assessment of only moderate magnitude of impact, based on the assumption that ‘internal views of principal rooms are not likely to be significantly impacted nor would most of the private yards’. In fact, the layout of these small units spreads the usable space fairly equally between front and back. There is one open plan front-to-back lounge/kitchen room, plus either one bedroom facing the back (in the 1-bedroom units), or two bedrooms of roughly equal size, one facing front and one back (2-bedroom units). The back bedrooms have large picture windows. The units have two yards of about equal size, one facing back and one facing front.

Thus, the ‘principal rooms’ assumption is incorrect.

The six top units back onto the boundary of the proposed monopole compound in direct sightline of the proposed tower. Therefore, residents would have to forego the views from half of their indoor and outdoor areas in order to avoid the visual impact of a 20 m tower only 50 m away.

Since these units are aspected to receive morning sun to the front and afternoon sun to the back, and the back rooms and courtyards may in fact be preferred by residents as being quieter and more private, I submit that the proposal would represent a severe loss of amenity for residents of these units, and that both the magnitude and sensitivity of the visual impact are high.

On a general note, it is concerning that the visual impact statement in this proposal makes use of out-of-date visual information. The Google Earth imagery is at least three years old.

I understand that the proposal represents the most inexpensive and convenient option for Optus, being sited within a compound which already holds its exchange building.

However, I consider that it is at significant expense to local residents in terms of loss of amenity.

I would therefore like to propose, if this application is successful, that Optus mitigates the high visual impact by providing a buffer in the form of further tree planting around the compound boundary, where nearby residents would be most affected by direct views of the tower (see figure 7, p12; pdf p16, which shows a recent aerial view of the site and the adjacent residences). Even though the monopole would of course be too high to be screened, additional small, fast-growing trees such as the casuarinas and wattles that grow naturally in this bushland area would provide some visual softening, as well as helping to absorb noise and increasing the habitat for the many birds of the area.

Louise Earwaker