

FACT SHEET

Long-Term Lease Proposal for a portion of land at Seaford Rise for construction of a telecommunications tower



Indicative location only, not to scale

What is proposed to be constructed on the land?

As part of a national technology upgrade, TPG Telcom Limited (TPG) is expanding its telecommunications network to improve coverage. TPG has identified Seaford Rise as a suitable site for mobile antennas and an equipment shelter. TPG are proposing to lease approximately 80 square meters of land for the telecommunications facility, including a 30- meter monopole and associated infrastructure.

What are the proposed terms of the lease?

The proposed lease is to be for a term of twenty (20) years at a rental rate that is consistent with other existing telecommunications tower rental agreements over Council land.

TPG will construct, maintain and operate the tower with all associated costs to be at the expense of TPG. All rates, taxes and outgoings will be included in the annual rental with the exception of electricity which will be by a separately metered supply payable by the Lessee.

The lease will include the following special conditions:

1. Flood Zone (1:100) – elevated platform will be required. Acceptable Freeboard minimum of 0.5m above 1:100. Council to hold no responsibility for flooding of the site and/or essential service infrastructure on the site. Access may be limited in a major flooding event.
2. TPG minimum encroachment standards to allow a minimum 3m clearance to Council's MAR infrastructure to access for maintenance and excavation

What is the benefit to the community, should the lease be approved?

If approved, the telecommunications facility will enhance mobile phone coverage and high-speed wireless internet access in the area.

Why this site?

Multiple sites in Seaford Rise/Moana were assessed, with the preferred location outlined in red in the above site plan.

The proposed site is in close proximity to Council's Managed Aquifer Recharge (MAR) Facility and within the General Neighbourhood Zone.

TPG has advised that as the proposed site is set back from residential properties, there are no expected amenity impacts.

No significant environmental or planning constraints have been identified.

Community Land Management Plan and proximity to Pedler Creek

The subject land is located within the Generic Community Land Management Plan for Culturally Significant Areas which permits the construction of telecommunication tower facilities providing that the structure would not detrimentally affect native vegetation, areas or places of indigenous or European heritage, or the amenity of any locality.

Prior to any excavation works taking place, the applicant must engage Traditional Owners and comply with the Aboriginal Heritage Act 1988.

What can I provide feedback on?

We're seeking your views on the proposed long-term lease to TPG for the purpose of constructing, maintaining and operating a telecommunications tower over a portion of the subject land.

Have your say

Engagement on the proposal is open from 13 June to 4 July 2025. Once the engagement closes, all feedback will be collated and any objections received will be provided to Council at a future meeting for its consideration.

There are many ways to have your say:

- Online: onkaparingacity.com/yoursay
- Email: mail@onkaparinga.sa.gov.au (External link)
- Post: City of Onkaparinga, PO Box 1, Noarlunga Centre, SA 5168
- Personal Delivery: Any Customer Services Centre

Further information

Contact us on 8384 0666 or email us at mail@onkaparinga.sa.gov.au