

Telecommunications Tower Seacliff Golf Club

**Proposed 5+5 year lease
renewal**

Community feedback report
April 2026

Executive summary

1.0 Background

Council leases a portion of community land to Indara Digital Infrastructure (Indara) for the provision of a telecommunications tower at Seacliff Golf Course, Seacliff Park.

Ahead of the lease expiring on 29 February 2028, Indara approached Council to request an early renewal to assist with their operational planning for the area and requested a further 5+5 years commencing 1 March 2028.

For lease renewals on Community Land of over 5 years in length (including rights of renewal), Council are required to enter into a period of community consultation as set out in Section 202 of the Local Government Act 1999.

A direct mail was undertaken for local residents living close to the golf club, along with a social media campaign to create awareness of the proposal and the opportunity to provide feedback.

2.0 Response summary

2.1 Making Marion survey responses

All 7 responses were from local City of Marion residents (Seaview Downs – 1) and (Seacliff Park 6).

7 responses were received through the online survey, of those:

- 1 (14%) support the proposal
- 2 (29%) were unsure
- 4 (57%) do not support the proposal

2.2 Comments received

Do not support comments summary:

Respondents strongly oppose early lease renewal, citing it as premature ahead of the 2028 expiry and lacking clear public benefit. Key concerns include long-term use of community land for private gain, reduced council negotiating power, limited financial transparency, visual and environmental impacts, and potential health risks for nearby residents. Feedback urges delaying the decision, undertaking a more transparent review, and exploring alternative locations and better community outcomes.

Executive summary

2.2 Comments received continued

Unsure comment summary:

The respondent is uncertain about supporting the proposed telecommunications tower, acknowledging the need for improved mobile coverage but emphasizing that key issues should be addressed first. They would like to see tangible local benefits—such as reinvestment of lease revenue into nearby streets, landscaping, and amenities—particularly for residents closest to the site. They also express concern about the tower’s visual impact, noting the area is already prone to graffiti and has recently undergone improvements, including the nearby golf course. Greater effort to integrate the tower into the landscape through thoughtful design, screening, and positioning is requested. Overall, support is conditional on improved community benefit and better consideration of the tower’s appearance.

Engagement Snapshot

Timeframe

Community consultation commenced on 12/03/2026 and closed on 01/04/2026.

How we engaged:

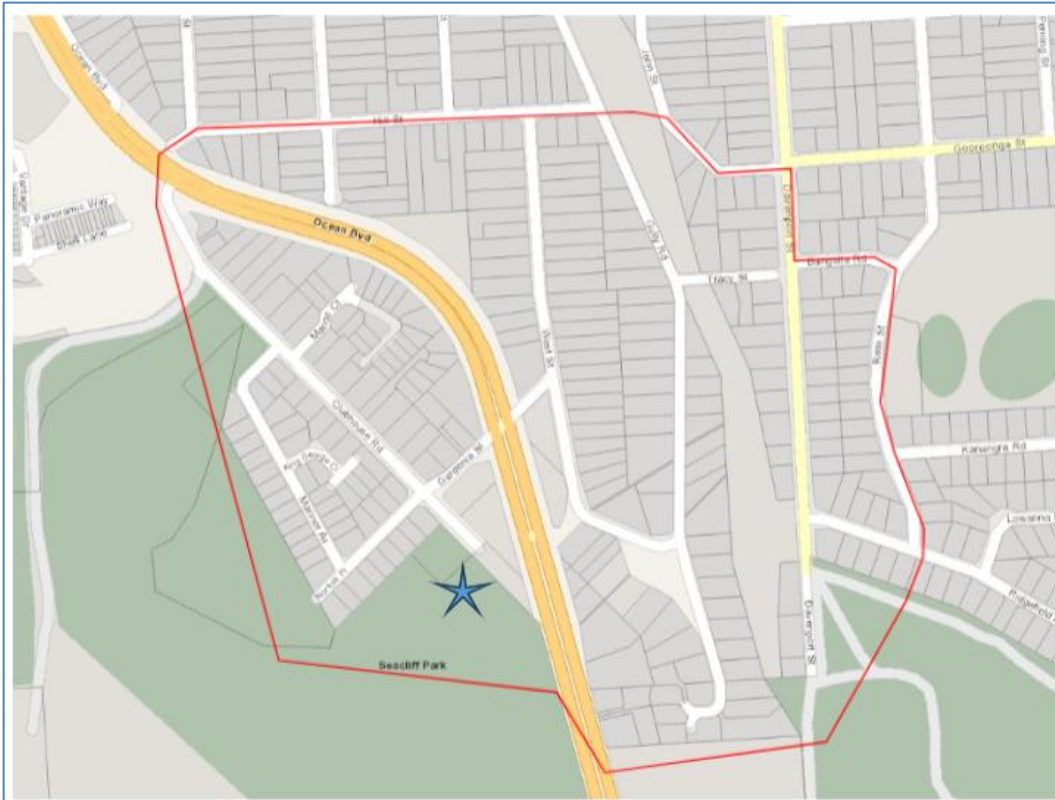
- Advertisement in the Advertiser
- Making Marion newsletter
- Direct mail to local residents
- Social Media campaign



Suburb	Total Responses
Seacliff Park	6
Seaview Downs	1

Engagement Snapshot

Direct mail area - 330 households:



Advertisement in the Advertiser:

Telecommunications tower lease renewal: Seacliff Park

Council leases a portion of community land to Indara Digital Infrastructure (Indara) for the provision of a telecommunications tower at Seacliff Golf Course, Seacliff Park. The current lease expires on 29 February 2028 and Indara have requested an early renewal to assist with their operational planning for the area and have requested a further 5+5 year lease commencing 1 March 2028.

For lease renewals on Community Land of over 5 years in length (including rights of renewal), Council are required to enter into a period of community consultation as set out in Section 202 of the Local Government Act 1999. For further information and to provide feedback visit makingmarion.com.au/telcotower-seacliffpark

Any representations in relation to this matter can also be submitted in writing to the City of Marion at PO Box 21 Park Holme SA 5043. Feedback closes at **5 pm, Wednesday 1 April 2026**. For more information, please contact Council's Property and Facilities Team on **8375 6600**.

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marion.sa.gov.au



Engagement Snapshot

Social media summary – Facebook and LinkedIn posts.

 City of Marion 31 Mar 7:30 AM • Consultation +3 Community consultation on the proposed lease renewal for the...  <table> <tr><td>Impressions</td><td>755</td></tr> <tr><td>Reactions</td><td>0</td></tr> <tr><td>Engagements</td><td>0</td></tr> <tr><td>Reach</td><td>592</td></tr> <tr><td>Engagement rate</td><td>0%</td></tr> <tr><td>Comments</td><td>0</td></tr> </table>	Impressions	755	Reactions	0	Engagements	0	Reach	592	Engagement rate	0%	Comments	0	 City of Marion 19 Mar 10:31 PM • Playground +3 There's still time to provide feedback on the proposed lease renewal for the...  <table> <tr><td>Impressions</td><td>687</td></tr> <tr><td>Reactions</td><td>0</td></tr> <tr><td>Engagements</td><td>0</td></tr> <tr><td>Reach</td><td>507</td></tr> <tr><td>Engagement rate</td><td>0%</td></tr> <tr><td>Comments</td><td>0</td></tr> </table>	Impressions	687	Reactions	0	Engagements	0	Reach	507	Engagement rate	0%	Comments	0
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 City of Marion 12 Mar 2:30 AM • Playground +3 We are seeking community feedback on a proposed lease renewal for the...  <table> <tr><td>Impressions</td><td>1,19K</td></tr> <tr><td>Reactions</td><td>0</td></tr> <tr><td>Engagements</td><td>0</td></tr> <tr><td>Reach</td><td>872</td></tr> <tr><td>Engagement rate</td><td>0%</td></tr> <tr><td>Comments</td><td>0</td></tr> </table>	Impressions	1,19K	Reactions	0	Engagements	0	Reach	872	Engagement rate	0%	Comments	0	 City of Marion 12 Mar 1:30 AM • Playground +3 We are seeking community feedback on a proposed lease renewal for the...  <table> <tr><td>Impressions</td><td>328</td></tr> <tr><td>Reactions</td><td>1</td></tr> <tr><td>Engagements</td><td>1</td></tr> <tr><td>Reach</td><td>236</td></tr> <tr><td>Engagement rate</td><td>0,3%</td></tr> <tr><td>Comments</td><td>0</td></tr> </table>	Impressions	328	Reactions	1	Engagements	1	Reach	236	Engagement rate	0,3%	Comments	0
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Engagement Snapshot

Social media summary - results

Posts	Impressions	Reactions
4	2,960	1
Reach	Engagements	Engagement Rate
2,210	1	0.03%

Definitions:

Impressions - show the number of times your content was displayed to these users.

Reach - shows the number of unique users that were exposed to your content. If the same person sees one of your posts three times, the Impressions would be 3 but the Reach metric would only count 1.

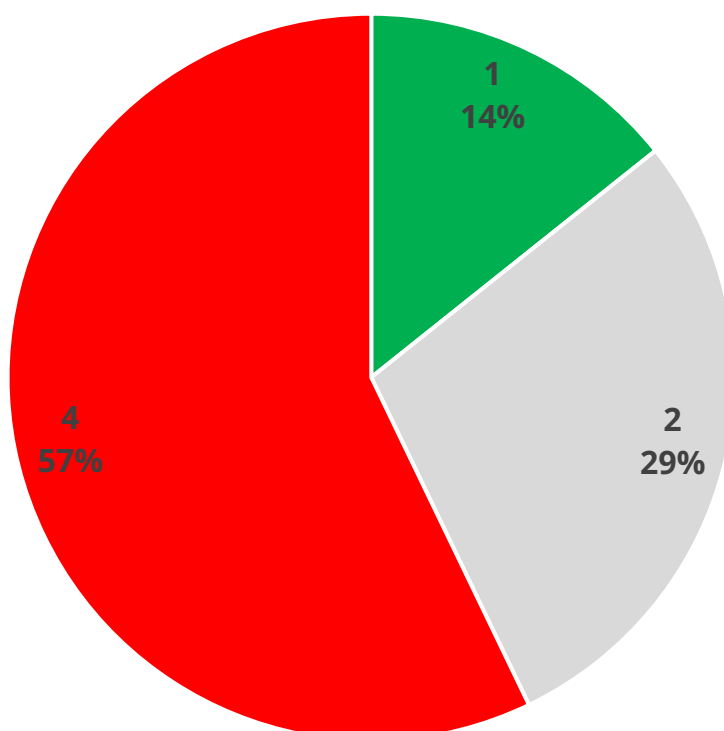
Engagements - inform about how many times users engaged with a post during their lifetime. Engagement is seen as the combined number of reactions to, comments on, and shares of a post.

Engagement Rate: Calculated by the total engagements a post received divided by the total number of impressions on that post.

Reactions - Reactions are a type of engagement with your Facebook content. They are comprised of the total amount of Love, Haha, Wow, Sad, Angry, and Like actions that users took on your post. This can be reported on in the Measure module.

Participant response

Do you support the proposal to renew the lease agreement for a 5+5 year period from 1 March 2028?



■ Yes, I support this proposal ■ Unsure ■ No, I don't support this proposal

Comments

Comments

Unsure about the proposal: Please tell us why?

- I'm unsure about supporting the proposed telecommunications tower.

I understand the need for better mobile coverage, but I think a few things need to be addressed first to make sure it works well for the local community.

It would be great to see some of the lease revenue reinvested back into the immediate area (within about 250m of the tower). For example, upgrades to streets, landscaping, or other local amenities so that those closest to the tower see some direct benefit.

I'm also concerned about how the tower will look, particularly as the space is already somewhat unsightly and prone to graffiti. A lot of effort has gone into improving the nearby golf course and surrounding area, and it would be a shame for this to be negatively impacted by something visually intrusive.

I'd like to see more consideration given to how the tower can blend in better, whether that's through improved design, landscaping, screening, or positioning it behind trees where possible.

With a bit more thought around community benefit and appearance, I'd feel more comfortable supporting it.
- What is the latest research on living close to a telecommunications tower?

Comments

Do not support: Please tell us why?

We object to the proposed early lease renewal requested by Indara Digital Infrastructure for the telecommunications tower located on community land at Seacliff Golf Course, Seacliff Park. The current lease does not expire until 29 February 2028. In our view, there is no sound public interest justification for Council to commit community land to a further 5+5 year lease nearly two years in advance of that date.

Early Renewal Is Not in the Best Interests of the Community.

Community land is held in trust for residents. Under the Local Government Act 1999, Council has a clear responsibility to act in the best interests of the community and to manage public assets prudently and transparently.

Granting an early and extended lease primarily to support a private operator's 'operational planning' does not meet this threshold. The convenience of a commercial lessee should not outweigh Council's obligation to protect community land and retain decision-making flexibility on behalf of residents and ratepayers.

The Visual Impact Is Already Significant and Should Not Be Further Entrenched.

The telecommunications tower is a highly visible and visually intrusive structure. It sits within a direct line of sight between Glenthorne National Park and the coastline, impacting an area that is widely valued for its natural and recreational character.

Approving an early renewal would lock in this outcome for over another decade without any reassessment of:

- Visual amenity impacts
- Broader environmental considerations
- Whether this remains an appropriate long-term use of community land.

From a resident's perspective, this represents a failure to properly balance infrastructure needs against community amenity.

Long-Term Commitment Ignores Rapid Technological Change.

Telecommunications technology is evolving rapidly. Over the next 5-10 years, infrastructure requirements may change significantly, potentially allowing for:

- Smaller or less visually intrusive installations; or
- Alternative locations that do not rely on valuable and sensitive community land.

Committing now to a long-term lease assumes the current infrastructure will remain necessary and appropriate well into the future. That is a high-risk assumption and an imprudent approach to managing public land.

Ratepayers Are Being Asked to Comment Without Key Information.

The proposal provides no disclosure of:

- The current lease value
- The proposed rental return to Council
- How the lease benefits ratepayers financially.

Meaningful community consultation requires transparency. Residents cannot reasonably be expected to support a long-term lease of community land without knowing whether it represents fair value or whether better outcomes could be achieved if negotiations occurred closer to lease expiry.

Early Renewal Weakens Council's Future Negotiating Position.

Agreeing to a 5+5 year renewal at this stage:

- Removes Council's leverage to negotiate improved lease terms
- Limits the ability to secure higher rental returns reflecting market conditions
- Reduces opportunities to impose stronger community or environmental conditions.
- Constrains future land-use options.

From a governance and ratepayer perspective, this is simply poor negotiating practice.

In summary, we strongly oppose the proposed early lease renewal.

Council should allow the current lease to run its course and undertake a full, properly informed review closer to 2028, when decisions can be made with:

- Greater transparency
- Updated technology and market information
- A genuine focus on community benefit.

Anything less risks locking in a long-term outcome that primarily benefits a commercial operator at the expense of community land, visual amenity, and ratepayer value.

Comments

Do not support: Please tell us why?

- 2 I would like to express my opposition to the proposed early lease renewal for the telecommunications tower located at Seacliff Park.
- Our home is situated very close to the tower site, and as a resident raising a young family in this area I am concerned about the long-term implications of maintaining telecommunications infrastructure so close to residential housing.
- Although telecommunications services are clearly important for the community, the location of this tower within close proximity to homes raises ongoing concerns about prolonged exposure to radiofrequency electromagnetic fields. The International Agency for Research on Cancer (IARC), part of the World Health Organization, has classified these fields as “possibly carcinogenic to humans”. While research continues in this area, the long-term effects of constant exposure, particularly for children, are not fully understood.
- Given this uncertainty, I believe it is reasonable for Council to apply a precautionary approach when considering the future of infrastructure located so close to established neighbourhoods and areas where families live.
- I am also concerned that this renewal is being proposed well in advance of the current lease expiry in February 2028. Extending the lease for an additional 5+5 years now would lock in the tower’s presence for a very long period of time without allowing the community or Council the opportunity to reassess the need, location, or technological alternatives closer to the existing lease end date.
- As residents living in the immediate vicinity of the tower, our household will be directly affected by this decision. I respectfully ask that Council take the concerns of nearby residents seriously and consider whether a more appropriate location further from residential homes should be explored before committing to a long-term extension.
- 3 I do not support the proposed early lease renewal for the telecommunications tower at Seacliff Park.
- My family lives very close to the tower location (Mariner Avenue), and I have concerns about the long-term presence of telecommunications infrastructure operating in such close proximity to residential homes, particularly where young children live and play.
- While telecommunications services are important, the International Agency for Research on Cancer (IARC), part of the World Health Organization, has classified radiofrequency electromagnetic fields as “possibly carcinogenic to humans”. Although research is ongoing, the long-term impacts of continuous exposure — particularly for children — remain an area of uncertainty. Given this, I believe the precautionary principle should be considered when infrastructure of this nature is located close to established residential areas and community spaces.
- I am also concerned that this lease renewal is being proposed early, even though the current lease does not expire until February 2028. Extending the lease for a further 5+5 years at this stage would commit the community to the presence of this infrastructure for a very long period of time without allowing for future review as technology, infrastructure needs, and community expectations evolve.
- Given the proximity of this tower to homes and families in the surrounding streets, I respectfully ask that Council reconsider the proposal and explore whether alternative locations further away from residential areas may be more appropriate before committing to such a long-term extension.
- As residents living closest to this infrastructure, our households will be the most directly impacted by this decision. I encourage Council to give significant weight to the concerns of nearby families before committing to such a long-term extension.
- 4 Tower sheds are always covered in graffiti. If proposal is supported, consider enforcement of graffiti removal or installation of murals to deter future vandalism to the area