

Kadaltilla

Adelaide Park Lands Authority

Community Consultation Outcomes Adelaide TreeClimb SA Lease Park 20

Thursday, 23 April 2026
Board Meeting

Author: Mike Philippou
Associate Director, Strategic
Property & Commercial

Public

Purpose

The purpose of this report is to present the outcomes of the Community Consultation undertaken on the draft Key Lease Terms for the proposed Commercial Park Lands Lease with Adelaide TreeClimb SA Pty Ltd within Blue Gum Park/Kurangga (Park 20).

The consultation was undertaken as the proposed Lease Term exceeds five years and was conducted in accordance with Section 202(2) of the *Local Government Act 1999* (SA), Council's Community Consultation Policy, and the Adelaide Park Lands Leasing and Licensing Policy (2016).

The report summarises the feedback received, identifies key themes raised by the community, and provides the consultation outcomes to inform Kadaltilla/Adelaide Park Lands Authority's advice to Council regarding the proposed Lease Terms.

Recommendation

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the findings of the Community Consultation outcomes, as contained in **Attachment A**, on the draft Key Lease Terms as contained in **Attachment B** to Item 6.1 on the Agenda for the meeting of the Board of Kadaltilla/Adelaide Park Lands Authority held on 23 April 2026.
2. Endorses the Chief Executive Officer to enter into a Lease Agreement with Adelaide TreeClimb SA Pty Ltd for a term not exceeding ten years.
3. Endorses the Lord Mayor and Chief Executive Officer to sign and affix as necessary the Common Seal to the Lease Agreement and all associated documentation to give effect to the above-mentioned decision.

Implications

<p>Adelaide Park Lands Management Strategy – Towards 2036</p>	<p>Adelaide Park Lands Management Strategy - Towards 2036</p> <p>The Adelaide Park Lands are a place to meet and enjoy diverse experiences. Goal 1 – Places and Spaces</p> <p>Strategy 1.1 Create a network of hubs that respond to the needs of growing and changing communities in the city and neighbouring suburbs to create spaces for all South Australians and visitors to enjoy.</p>
<p>2023-2028 Strategic Plan</p>	<p>Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan</p> <p>Strategic Plan Alignment – Expert Advice</p> <p>Key Action 4.1 – Provide advice on plans, projects, and policies for the Adelaide Park Lands.</p>
<p>City of Adelaide Strategies</p>	<p>City of Adelaide Strategic Plan 2024-2028</p> <p>Supports the key action to ‘enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport’.</p>
<p>Policy</p>	<p>Adelaide Park Lands Community Land Management Plan (CLMP) supports the leasing and licensing of this Park Lands premise. One of the purposes stated in the CLMP is TreeClimb facility.</p> <p>Adelaide Park Lands Leasing and Licensing Policy (Policy)</p>
<p>Consultation</p>	<p>The consultation was conducted in accordance with Section 202(2) of the <i>Local Government Act 1999</i> (SA), as the proposed Lease Term exceeds five years.</p>
<p>Resource</p>	<p>Negotiation of the Park Lands Commercial Lease Agreement will be undertaken within current resources, and legal advice will be sought to draft the Lease Agreement.</p>
<p>Risk / Legal / Legislative</p>	<p>The <i>Retail and Commercial Leases Act 1995</i> (SA) does not apply to Leases or Licences in the Adelaide Park Lands granted by the City of Adelaide (exemption was granted by the Minister for Business Services and Consumers on 28 December 2011).</p>
<p>Design</p>	<p>Not as a result of this report</p>
<p>Opportunities</p>	<p>Partnering with organisations / business operators within the Park Lands to provide unique offerings to Park Lands visitors and to contribute to people actively using or enjoying the Park Lands.</p>
<p>City of Adelaide Budget Allocation</p>	<p>Annual rent will be informed by an independent rental assessment that considers the unique nature of the permitted use and the Adelaide Park Lands.</p>
<p>Capital Infrastructure Projects</p>	<p>Not as a result of this report</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>The proposed Lease Term will not exceed ten years.</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>Maintenance responsibilities will form part of the Lease negotiations.</p>

Other Funding Sources

Any improvements proposed by the Lessee will be self-funded.

Discussion

1. Adelaide TreeClimb is Australia's first inner-city aerial adventure park. It features climbing platforms, ropes, flying foxes, and suspended bridges integrated into mature trees.
2. TreeClimb SA Pty Ltd (TreeClimb) occupies a designated portion of Blue Gum Park/Kurangga (Park 20) as delineated in yellow in the map below and includes three suspended courses (Children's, Junior, and Grand's), as well as the "Ecohut" (delineated in red) arrival/check-in point, and café. The offering is consistent with the Adelaide Park Lands Management Strategy and the Park 20 Community Land Management Plan (CLMP).

Map: TreeClimb SA Pty Ltd (TreeClimb) / Blue Gum Park/Kurangga (Park 20)



3. TreeClimb (together with its predecessor, Bounce South Australia Pty Ltd) has held a Lease with the City of Adelaide since 1 November 2018. The initial Lease Term was four years, with a further four-year extension exercised and due to conclude on 31 October 2026.
4. This report is to present the outcomes of the Community Consultation, **Attachment A** and draft Key Lease Terms, **Attachment B** for the proposed Commercial Park Lands Lease with Adelaide TreeClimb SA Pty Ltd within Blue Gum Park/Kurangga (Park 20).
5. The draft Key Lease Terms, **Attachment B**, were presented and supported by Kadaltilla/Adelaide Park Lands Authority (Kadaltilla) on 30 October 2025, and on 25 November 2025, Council authorised the Administration to undertake public consultation on the draft Key Lease Terms.

Community Consultation

6. In accordance with Section 202(2)(b) of the *Local Government Act 1999* (SA), public consultation is required prior to granting a Lease over Community Land if the Lease term exceeds five years. As the proposed Lease term for TreeClimb exceeds five years, a Community Consultation process was undertaken.
7. The Community Consultation was conducted between 9 February and 3 March 2026, seeking engagement on the draft Key Lease Terms, and included the following information:
 - 7.1. A summary of the draft Key Lease Terms.
 - 7.2. Details of the proposed tenant and their intended use.
 - 7.3. Aerial map showing the lease area and surrounding Park Lands.
 - 7.4. Information on how to provide feedback.
8. To ensure the highest level of engagement, the Community Consultation was made accessible by the following means:
 - 8.1. Public notice in The Advertiser.
 - 8.2. Public notice in The Government Gazette.
 - 8.3. An online engagement page on OurAdelaide.sa.gov.au.
 - 8.4. Email submissions via ouradelaide@cityofadelaide.com.au.
 - 8.5. Display materials within Park 20.
 - 8.6. Hard-copy documents at Council libraries and community centres.

Community Consultation Findings

9. At the close of consultation on 3 March 2026, a total of 92 submissions were received.
10. Responses to the Key Lease Terms:
 - 10.1. 92.39% supported Council progressing with a lease.
 - 10.2. 4.35% did not support the proposal.
 - 10.3. 3.26% were unsure.
11. Key themes of support included:
 - 11.1. Strong support for the continued leasing of Park 20 for the current use to TreeClimb.
 - 11.2. Recognition of the value of this low-impact use that encourages physical activity for adults and children.
 - 11.3. Good for children as it teaches balance and confidence.
 - 11.4. Bring people and families to the Park Lands.
 - 11.5. Add value by creating a safe space for families and children. Passive surveillance for walkers.
 - 11.6. Wonderful use of the natural environment.
 - 11.7. Positive feedback on service quality, care for the site and environment.
 - 11.8. Makes the area around the bike track more usable with a toilet and café.
12. Key themes of concern included:
 - 12.1. A requirement to look after tree health and contribute to Park Land revegetation efforts.
 - 12.2. Damage to the natural environment.
 - 12.3. No additional buildings for commercial purposes.
13. The current lessee also provided a submission confirming their commitment to the activation of the Park Land, providing family-friendly recreation, school and youth group participation, offering an experience that

supports healthy lifestyles, and encouraging people of all ages to engage with the natural environment. They emphasised their responsibility to ensure safe operations and management of the natural environment.

14. The Lease includes a maintenance fee for Council-delivered works, and conditions to maintain public ground-level access, vegetation protection, and safety standards. Independent arborist reports are regularly commissioned by the Lessee to monitor tree health and safety.
15. The proposal as presented through the Lease negotiations does not include changes to the building footprint.
16. Community Consultation feedback has been assessed by the Administration, and the summary is provided in **Attachment A** to this report.
17. All responses received as part of the consultation process can be viewed here – [Link 1](#).
18. As a result of this process and the assessment of the feedback provided by the community through consultation, the Administration does not recommend any changes to the draft Key Lease Terms.

Next Steps

19. Subject to Kadaltilla's advice, a report will be presented to the Infrastructure and Public Works Committee on 19 May 2026, seeking approval to finalise the Lease Agreement with Adelaide TreeClimb SA Pty Ltd.
20. The proposed Lease is for a term of no more than ten years, with rent to be determined by benchmarking, and the continuation of an annual maintenance fee (annually adjusted).

Data and Supporting Information

Link 1- [Results Summary Report](#)

Attachments

Attachment A – Community Consultation Summary

Attachment B - Key Lease Terms

- END OF REPORT -