

TreeClimb SA Lease Outcomes of Community Consultation

Strategic Alignment - Our Places

Public

Tuesday, 7 July 2026

City Planning, Development and Business Affairs Committee

Program Contact:

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Approving Officer:

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EXECUTIVE SUMMARY

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) and seek approval to finalise the Lease Agreement.

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).

On 23 April 2026, Kadaltilla / Adelaide Park Lands Authority considered a report on the findings of the Community Consultation process.

RECOMMENDATION

The following recommendation will be presented to Council on 14 July 2026 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

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 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 July 2026.
 2. Authorises the Chief Executive Officer to enter into a Lease Agreement with Adelaide TreeClimb SA Pty Ltd for a term not exceeding ten years.
 3. Authorises 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.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Places Create opportunities for sustained activation in the city through outdoor dining, parking, leases and licences.
Policy	<u>Adelaide Park Lands Community Land Management Plan</u> (CLMP) supports the leasing and licensing of this Park Lands premise. One of the purposes stated in the CLMP is the TreeClimb facility. <u>Adelaide Park Lands Leasing and Licensing Policy 2016</u> (Policy).
Consultation	The Community 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.
Resource	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.
Risk / Legal / Legislative	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).
Opportunities	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.
26/27 Budget Allocation	Annual rent will be informed by an independent rental assessment that considers the unique nature of the permitted use and the Adelaide Park Lands.
Proposed 27/28 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The proposed Lease Term will not exceed ten years.
26/27 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Maintenance responsibilities will form part of the Lease negotiations.
Other Funding Sources	Any improvements proposed by the Lessee will be self-funded.

DISCUSSION

1. Adelaide TreeClimb SA Pty Ltd (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 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, Junior, and Grand), 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** on the 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.
6. At its meeting on 23 April 2026, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) advised Council that it:
 - “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.”

7. An updated Arborist report, which took four weeks to complete, was requested from the Lessee as part of the information to be presented to the Committee and Council. The updated Arborist report is discussed in paragraph 22 below.

Community Consultation

8. 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.
9. 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:
 - 8.1. A summary of the draft Key Lease Terms.
 - 8.2. Details of the proposed tenant and their intended use.
 - 8.3. Aerial map showing the lease area and surrounding Park Lands.
 - 8.4. Information on how to provide feedback.
10. To ensure the highest level of engagement, the Community Consultation was made accessible by the following means:
 - 9.1. Public notice in The Advertiser.
 - 9.2. Public notice in The Government Gazette.
 - 9.3. An online engagement page on [OurAdelaide.sa.gov.au](https://ouradelaide.sa.gov.au).
 - 9.4. Email submissions via ouradelaide@cityofadelaide.com.au.
 - 9.5. Display materials within Park 20.
 - 9.6. Hard-copy documents at Council libraries and community centres.

Community Consultation Findings

11. At the close of consultation on 3 March 2026, a total of 92 submissions were received.
12. Responses to the Key Lease Terms:
 - 11.1. 92.39% supported Council progressing with a lease.
 - 11.2. 4.35% did not support the proposal.
 - 11.3. 3.26% were unsure.
13. Key themes of support included:
 - 12.1. Strong support for the continued leasing of Park 20 for the current use to TreeClimb.
 - 12.2. Recognition of the value of this low-impact use that encourages physical activity for adults and children.
 - 12.3. Good for children as it teaches balance and confidence.
 - 12.4. Brings people and families to the Park Lands.
 - 12.5. Add value by creating a safe space for families and children. Passive surveillance for walkers.
 - 12.6. Wonderful use of the natural environment.
 - 12.7. Positive feedback on service quality, care for the site and environment.
 - 12.8. Makes the area around the bike track more usable with a toilet and café.
14. Key themes of concern included:
 - 13.1. A requirement to look after tree health and contribute to Park Land revegetation efforts.
 - 13.2. Damage to the natural environment.
 - 13.3. No additional buildings for commercial purposes.
15. The current Lessee also provided a submission confirming their commitment to the activation of the Park Lands, 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.

16. 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, as discussed below.
17. The proposal as presented through the Lease negotiations does not include changes to the building footprint.
18. Community Consultation feedback has been assessed by the Administration, and the summary is provided in **Attachment A** to this report.
19. All responses received as part of the consultation process can be viewed at [Link 1](#).
20. 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.

Arborist Report

21. Independent arborist reports are commissioned regularly to monitor tree health and safety. This requirement is a key feature of the current Lease Agreement and will remain in the new Lease Agreement.
22. Administration requested an updated report assessing the impact of the TreeClimb operations on the health of the trees and biodiversity. The most recent report, dated 22 May 2026, is available at [Link 2](#).
23. The assessment considered 51 trees, which are identified as a mix of various species. The majority of trees are in Good to Fair overall condition and have extended useful lifespans. Tree 150 is a failed tree, and its useful life expectancy has passed. The tree now exists as a standing dead stem.
24. The assessment has identified that 46 trees are Significant trees, and five trees are Regulated trees as defined in the *Planning, Development and Infrastructure Act 2016*. Significant and Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the Planning and Design Code (Regulated and Significant Tree Overlay).
25. The assessment identified one tree with an elevated risk rating, and the arborist recommended regular monitoring at this stage. The remaining trees were assessed as having either a Low or Very Low Risk Rating. While the overall risk profile is low, proactive management is recommended to maintain these risk levels.
26. Also as part of the Lease negotiation the operator will be required to conduct regular inspections of all trees within their licenced area, undertake annual tree-health assessments by an independent Council-approved arborist, avoid any drilling or penetration of trees, ensure all infrastructure attached to trees allows for natural and unrestricted growth, immediately report any damage to trees or vegetation, and maintain a Council-approved Risk Management Plan that is reviewed and updated each year.

Next Steps

27. Subject to Council's endorsement on 14 July 2026, the Administration will progress a Lease Agreement with TreeClimb SA Pty Ltd consistent with the Key Lease Terms (**Attachment B**) and the CLMP.

DATA AND SUPPORTING INFORMATION

Link 1 - Results Summary Report

Link 2 - Arborist Report dated 22 May 2026

ATTACHMENTS

Attachment A – Community Consultation Summary

Attachment B - Key Lease Terms

- END OF REPORT -