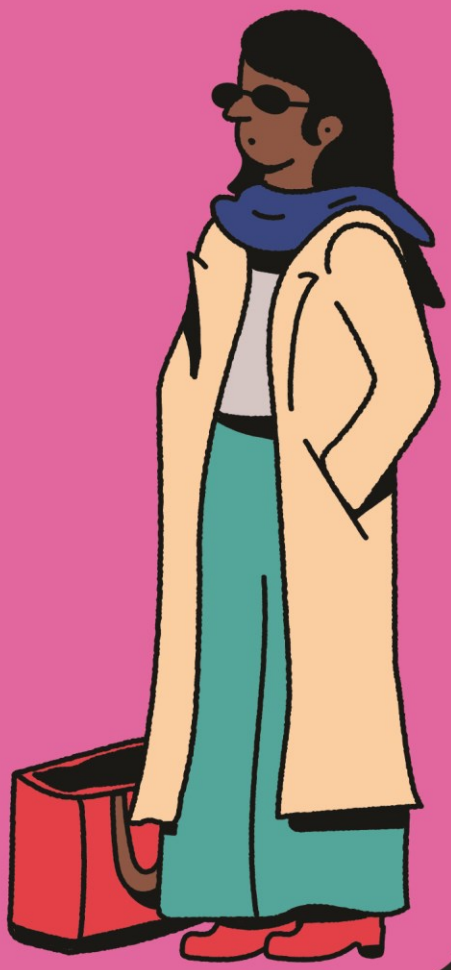
Blue Gum Park / Kurangga (Park 20) TreeClimb Commercial Lease

Consultation on proposed lease for TreeClimb SA Pty Ltd within Blue Gum Park / Kurangga (Park 20)



Consultation closes 11.59pm Tuesday 3 March 2026

Our Adelaide

CITY OF ADELAIDE

Customer Centre
25 Pirie Street, Adelaide
(08) 8203 7203
ouradelaide.sa.gov.au

Blue Gum Park / Kurangga (Park 20) TreeClimb Commercial Lease

Our Adelaide

We would like your feedback on the proposal to grant a lease to TreeClimb SA Pty Ltd (TreeClimb) for an initial term of four years with one right of renewal for a further four years for a portion of Blue Gum Park / Kurangga (Park 20).

TreeClimb is an inner-city aerial adventure park that has operated in Blue Gum Park / Kurangga (Park 20) since 2018. The facility includes climbing platforms, suspended courses, flying foxes, and an Ecohut arrival and check-in point.

TreeClimb provides opportunities for active recreation, outdoor adventure, and nature-based experiences for residents, school groups, and visitors. The leased area allows continued public access at ground level and operates alongside other park users and shared paths.

Following endorsement by Council to exempt this proposal from an Expressions of Interest (EOI) process, the terms and conditions of the draft Key Lease Terms was supported by Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) on 30 October 2025, and Council endorsed the draft Lease for the purpose of commencing community consultation at its meeting of 25 November 2025.



Legend Leased Area Ecohut

Blue Gum Park / Kurangga (Park 20) TreeClimb Commercial Lease

Background

Blue Gum Park / Kurangga (Park 20) is located in Adelaide's Park Lands and forms part of the National Heritage-listed Adelaide Park Lands and City Layout.

The current lease between TreeClimb SA Pty Ltd and the City of Adelaide commenced on 1 November 2018 and is due to expire on 31 October 2026.

Council has previously undertaken an assessment and endorsed an exemption from the Expressions of Interest process under Section 13.1 of the Adelaide Park Lands Leasing and Licensing Policy 2016 due to exceptional circumstances. These circumstances include the unique nature of the TreeClimb aerial adventure course, the fact that all infrastructure is wholly owned, installed, and maintained by the tenant, and the difficulty of replicating the operation without significant cost or disruption to the Park Lands.

The exemption also reflects the operator's strong compliance history and its demonstrated alignment with Council's strategic objectives for active recreation, wellbeing, environmental stewardship, and sustainable use of the Park Lands.

Under the Local Government Act 1999 (SA), councils are required to undertake formal community consultation for any lease or licence over community land with a term exceeding five years. As the proposed lease term is longer than five years, Council is required to undertake public consultation under Section 202(2) of the Act.

Blue Gum Park / Kurangga (Park 20) TreeClimb Commercial Lease

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Key Lease Terms

Category	Details
Proposed Proponent	TreeClimb SA Pty Ltd (ACN 612 016 145)
Rent	Rent to be determined in accordance with mutual negotiations with the proposed proponent and in conjunction with a market rent review
Rent Review Mechanism	Rent reviewed on each Review Date using either fixed 4% increase or CPI, whichever is the greatest.
Additional Costs	Proposed Proponent must pay: • All rates and taxes • All outgoings relating to ownership, management, and operation of the premises • Utilities (electricity, water, gas, telephone, etc.) • Legal costs (half of preparation, all variation/extension, breach enforcement).
Special Conditions	• Public access to amenities during business hours and ground-level lease area access at all times unless Council consents otherwise • Biodiversity preservation obligations (no drilling through trees, annual arborist inspections, report damage) • Risk Management Plan to be prepared before commencement and updated annually • Council may relocate lessee with 3 months' notice for commercial reasons
Proposed Lease Term	Initial term: 4 years (1 Nov 2026 – 31 Oct 2030). Renewal: one right of renewal for a further 4 years (1 Nov 2030 – 31 Oct 2034).
Permitted Use	Auxiliary services to the Lease Area Permitted Use, including information centre, amenities, and small-scale provision of pre-prepared food/beverages. Lease Area use includes tree-top adventure course with suspension lines, bridges, flying foxes, and climbing obstacles.
Bank Guarantee	Equivalent to three months' rent (incl. GST), continuing and irrevocable, to be replenished if rent increases or part is drawn. Released one month after expiry if no contingent obligations remain.
Maintenance	Lessee responsible for all repairs (including structural repairs to alterations), replacement of damaged Council equipment, cleaning, graffiti removal, pest inspections, vegetation maintenance.
Works Conditions	Lessee must not alter premises without Council consent and must provide details of proposed works. Proposed proponent pays Council's costs for approvals and must refurbish premises prior to expiry.

Blue Gum Park / Kurangga (Park 20) TreeClimb Commercial Lease

Timeline

Community Consultation	
Open Close	Monday 9 February 2026 Tuesday 3 March 2026, 11:59pm
Reporting Consultation Results (Councils Community Consultation Policy)	
Kadaltilla Council	26 March 2026 28 April 2026
Finalise Lease	
All Parties Sign Lease	May - June 2026*

*If you have any queries about these dates, please contact Jacque Opie on 8203 7289

Frequently Asked Questions

Why is Council consulting on this lease?

Lease consultation is a statutory requirement under the Local Government Act (SA) 1999 when the term of the lease is greater than 5 years. The draft Lease is for an Initial Term of 4 years with an option for one right of renewal of 4 years.

Who is the proposed tenant and the term?

The proposed tenant is TreeClimb SA Pty Ltd, for an initial term of four years with one right of renewal for a further four years.

How will the land and trees be cared for under the Adelaide TreeClimb lease?

Caring for the Park Lands and trees is a key requirement of the Adelaide TreeClimb lease. The operator must regularly inspect trees used in their activities; have tree health independently assessed each year by an arborist, avoid any intrusive works to trees, and immediately report any damage. All infrastructure must allow trees to grow naturally, and a Council-approved risk management plan is reviewed annually to ensure ongoing protection of the land.

Blue Gum Park / Kurangga (Park 20) TreeClimb Commercial Lease

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What is the process if Adelaide TreeClimb wants to add or change structures on the site?

Any new structures or changes proposed by Adelaide TreeClimb require approval from Council through a landowner consent process. Proposals are assessed for impacts on tree health, the environment and safety.

What happens after consultation?

Submissions are summarised and provided to Kadaltilla and Council to inform final decisions.

How do I provide my feedback?

Online at ouradelaide.sa.gov.au
Contribute your feedback via the **Online Survey**.

Email your comments to ouradelaide@cityofadelaide.com.au

Written Submissions
All written submissions must be received by 11.59pm on Tuesday 3 March 2026 and should be delivered to the Customer Centre, 25 Pirie Street Adelaide, or addressed to:

Community Consultation
Blue Gum Park / Kurangga (Park 20) TreeClimb Commercial Lease
GPO Box 2252, Adelaide SA 5001

What happens next?

We will acknowledge your feedback either by email or in writing.

For enquiries please contact:

Jacque Opie

Community Leasing Coordinator

T: +61882037289

E: j.opie@adelaidecitycouncil.com

Or visit ouradelaide.sa.gov.au

Blue Gum Park / Kurangga (Park 20) TreeClimb Commercial Lease

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Submission Form

Feedback closes 11.59pm, Tuesday 3 March 2026.

This form can also be completed online at ouradelaide.sa.gov.au.

Q1. Do you support Council progressing an Initial Lease of 4 years, with one right of renewal of 4 years with TreeClimb SA Pty Ltd for a portion of Blue Gum Park/Kurangga (Park 20)?

- ☐ Yes
- ☐ No
- ☐ Unsure

Q2. Do you have any other comments relevant to the proposed leasing of a portion of Blue Gum Park/Kurangga (Park 20) to TreeClimb SA Pty Ltd?

Blue Gum Park / Kurangga (Park 20) TreeClimb Commercial Lease

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For your submission to be considered as a formal submission, please include your name and residential address. Formal submissions including names and addresses of respondents may on occasions be made public through reports to Council. Required information is marked with an *asterisk.

***First Name:**		***Last Name:**	
Email Address:			
***Address:**			
Business/Organisation Name (if applicable)**:**			
Gender:	☐ Male ☐ Female ☐ Other Identity	**Year of Birth:**	
Are you a City of Adelaide Ratepayer?		☐ Yes ☐ No	
Please tell us how you participate in city life (tick all that apply):			
☐ Work	☐ Live	☐ Shop	☐ Business Owner/Operator
☐ Study	☐ Tourist	☐ Play *(e.g. leisure, recreation, entertainment, dining)*	
Please indicate your main areas of interest (tick all that apply):			
☐ Our Community	☐ Our Economy	☐ Our Environment	☐ Our Places
Please indicate the locations that are of interest to you (tick all that apply):			
☐ East End	☐ North Adelaide	☐ South East	
☐ South West	☐ West End		
Would you like to speak to your submission at a Council meeting?			
☐ Yes* ☐ No			

OurAdelaide.sa.gov.au is Council's online consultation website. It is your chance to be kept up-to-date and provide feedback on areas of the city that interest you. Would you like to sign up to Our Adelaide to receive the monthly newsletter and be notified of new projects that match your interests?

☐ Yes* ☐ No **Please provide your email address above*