

Gamble Cottage

COMMUNITY LAND MANAGEMENT PLAN

CITY OF MITCHAM

We acknowledge and pay our respects to the Kaurna people, the traditional custodians of the land where the City of Mitcham is located, whose ancestral lands we live and gather on. We recognise their continuing spiritual, physical and emotional connection to land, waters, and culture. We pay our respect to them and their culture, and to their Elders past, present and emerging. The City of Mitcham extends that respect to all Aboriginal and Torres Strait Islander peoples who live and gather on this land.

CITY OF MITCHAM

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1. Identification Details

Gamble Cottage (the Land) which is the subject of this Community Land Management Plan (CLMP) is located at Main Road, Blackwood within the City of Mitcham (Council).

Identification Details		
1.1	Name of Land/Reserve	Gamble Cottage and Garden
1.2	Location	296-300 Main Road BLACKWOOD SA 5051
1.3	Certificate of Title	Allotments 43 and 45 Deposited Plan 1122 CT 407/147 Allotment 44 Deposited Plan 1122 CT 5838/389
1.4	Area	4646 SQM
1.5	Owner	City of Mitcham
1.6	Trust/Dedication/Restriction	Nil
1.7	Owner's Requirements	No requirements

2. Purpose for Which the Land is Held

The Land is held by the Council for its heritage significance.

3. Reason Why the Management Plan is Required

- Portion of the Land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.
- Portion of the Land is, or is to be, occupied under a lease, licence or hirer agreement.

4. Objectives for the Management of Land

The objectives for the management of the Land are set out below and replicated in Schedule 1 of this CLMP which also includesd the performance targets and measures .

- To conserve the Land's heritage significance and maintain it in recognition of its importance to the history of the City of Mitcham and the community.
- To provide opportunities for the community to access and use the Land consistent with conserving its heritage significance.

5. Policies for the Management of the Land

The following policies have some direct or indirect application to the Land and are relevant as at the date of this CLMP. Council policies undergo regular review, and may be amended, superseded, or replaced.

General Council		
Management Plans and Strategies	Management Plans and Strategies applicable to management of all community, sporting, and recreational facilities in the Council area	• Strategic Management Plan • Spatial Vision • Tree Strategy • Open Space Strategy • Mitcham Open Space Asset Management Plan • Building Asset Management Plan
Policies	General council policies applicable to management of all community, sporting, and recreational facilities in the Council area	• Anti-Graffiti Policy • Asset Management Policy • Banners and Signs (Temporary) for Local Functions • Tree Policy • Public Consultation Policy •

6. Proposals for the Management of the Land

It is proposed (subject to available funding and all relevant Council and statutory approvals and authorisations) that:

- There is an upgrade of the existing facilities, the building, structures, signage and other assets on the Land in line with Council's asset renewal program and in accordance with heritage requirements and restrictions.
- Continued volunteer involvement in maintaining the Land is encouraged.
- The buildings and formal gardens located on the Land are maintained to conserve their heritage and provide opportunities for community to appreciate its heritage significance.
- That Council engage with the Kaurna people as the traditional owners of the Land before any significant excavation works or major changes are undertaken to ensure works are respectful of local Kaurna heritage and culture.
- There is an upgrade of the existing facilities, buildings, structures, signage, and assets to comply with the Disability Discrimination Act 1992 as appropriate.

7. Performance Targets

See 10. Schedule

8. Performance Measures

See 10. Schedule

9. Leases and Licences

9.1 Leases and Licenses consistent with Community Land Management Plan

The granting of exclusive and non-exclusive leases and licenses for one or more of the following purposes (in no particular order) is consistent with this CLMP and is authorised for the purposes of section 202(3) of the *Local Government Act, 1999*:

- To allow for recreation, education, and community events to occur on the Land.
- To provide spaces and facilities for community groups and organisations to use

- To enable temporary use of the Land for specific functions, activities, and events.
- To enable use of the Land for business/commercial purposes, for recreation, education, community and personal social events.
- To allow for the provision of essential infrastructure for the provision of electricity, gas, water, internet and telecommunications services.

9.2 Permits/ Special Uses Licenses

The granting of permits for one or more of the following purposes (in no particular order) is consistent with this CLMP and is authorised for the purposes of section 202(3) of the *Local Government Act, 1999*:

- Commercial traders to sell goods from temporary facilities located on the Land.
- To enable community, recreation programs, services, activities, and events, by groups or organisations

9.3 Current Tenure Details

The National Trust of South Australia has a current lease over the Gamble Cottage building located on the Land.

Other than where rights of occupation are granted in leases and licenses, the Land is available for community use at other times.

10. Schedule

Other than where indicated above the sequence of objectives, proposals, and policies within this CLMP does not infer a hierarchy or order of priority. The target is the goal or standard to be aimed for or reached; whereas the measure is how the Council proposes to determine whether the target/objective has been reached.

Objectives	Performance Targets	How Performance will be Measured
To conserve the Land's heritage significance and maintain it in recognition of its importance to the City of Mitcham and the community.	The Land is maintained and upgraded in a manner that conserves its heritage significance.	Review any proposed work or development on the Land against heritage and other relevant guidelines to assess the extent to which it conserves its heritage significance.
	The Land is maintained and reviewed/upgraded in accordance with relevant maintenance schedules and Council's asset management plans.	An annual review of completed work orders against the proposed maintenance schedule will be undertaken. An annual review of completed asset renewals against the proposed capital works program will be undertaken.
To provide opportunities for the community to access and use the Land consistent with conserving its heritage significance.	Community access and use of the Land is maintained and/or increased.	A review of the results of an audit of Council's customer feedback platforms will be undertaken annually to assess public satisfaction and community use of the Land.

Community Land Management Plan Gamble Cottage– Adopted 11 August 2026

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CITY OF MITCHAM