Proposed Revocation of Community Land classification of 11 Alexandrina Wastewater (AWW) Sites

AWW Exempt Land Parcels

The following AWW land parcels are already excluded from the classification of Community Land, for the purpose of AWW, wastewater infrastructure, storage and operational purposes.

Lot 12 Boettcher Road, Middleton



Lot 1 Berry Road, Mount Compass



210 Excelsior Parade, Hindmarsh Island



Lot 3500 Randell Road, Hindmarsh Island



Lot 337 Sand Mind Rd, Mount Compass



Lot 21 Kessell Road, Goolwa



126 Kessell Road, Goolwa



Lot 862 Elliot Street, Port Elliot



1-19 Hill Street, Port Elliot



Lot 37 Swamp Road, Strathalbyn



AWW land parcels
classified as Community Land

The following 11 land parcels are used for AWW purposes on land classified as Community Land.

The proposal is to revoke the community land classification over all or some of these land parcels, to support their existing use as operational land.

a. Lot 141 Sand Mine Road, Mount Compass

Title Details: CT 5344/657

Landowner: Alexandrina Council

Land Size (approx.): 5,635m²

Site Value: $132,000

Capital Value: $132,000

Current CLMP Classification: Developed Reserve

Current Use: Decommissioned wastewater treatment plant

Infrastructure: Treatment plant

Dedication or Trust: Nil

Local Impact: Minimal. The land is currently utilised for essential wastewater services, with public use of the land limited.



b. 300 Michelmore Road, Strathalbyn

Title Details: CT 6036/814

Landowner: Alexandrina Council

Land Size (approx.): 50,162.65m²

Site Value: $470,000

Capital Value: $580,000

Current CLMP Classification: Developed Reserve

Current Use: AWW Treatment and Recycled Wastewater Storage

Infrastructure: Wastewater Treatment Plant & Recycled Wastewater Storage Lagoon

Dedication or Trust: Nil

Local Impact: Minimal. The land is currently utilised for essential wastewater services, with public use of the land restricted.



c. Lot 3 Michelmore Road, Strathalbyn

Title Details: CT 5444/561

Landowner: Alexandrina Council

Land Size (approx.): 364,966m²

Site Notional Value: $370,000

Rateable Value: $425,000

Current CLMP Classification: Multi Use (Undeveloped Reserve & Developed Reserve)

Current Use: AWW Recycled Wastewater Storage Lagoon & Cropping Licence

Infrastructure: Recycled Wastewater Storage Lagoon

Dedication or Trust: Nil

Local Impact: Minimal.The land will continue to be used for purposes complementary to the surrounding wastewater infrastructure, with public use of the land restricted.



d. Lot 602 Braemer Drive, Strathalbyn

Title Details: CT 5975/708

Landowner: Alexandrina Council

Land Size (approx.): 203m²

Site Value: $12,500

Capital Value: $12,500

Current CLMP Classification: Undeveloped Reserve

Current Use: AWW 'Braemar Drive' Wastewater Pumpstation

Infrastructure: Wastewater Pumpstation, Emergency Storage Tank

Dedication or Trust: Nil

Local Impact: Minimal. The land is currently utilised for essential wastewater services, with public use of the land limited.



e. Lot 601 Hampden Way, Strathalbyn

Title Details: CT 5975/707

Landowner: Alexandrina Council

Land Size (approx.): 223m²

Site Value: $39,000

Capital Value: $39,000

Current CLMP Classification: Undeveloped Reserve

Current Use: AWW 'Hampden Way' Wastewater Pumpstation / Pump Station Chamber

Infrastructure: Wastewater pumpstation and emergency storage tank

Dedication or Trust: Nil

Local Impact: Minimal. The land is currently utilised for essential wastewater services, with public use of the land limited.



f. Lot 177 St Andrews Drive, Strathalbyn

Title Details: CT 6047/943

Landowner: Alexandrina Council

Land Size (approx.): 35m²

Site Value: $5,000

Capital Value: $5,000

Current CLMP Classification: Developed Reserve

Current Use: AWW 'St Andrews Drive' Wastewater Pumpstation

Infrastructure: Wastewater pump station

Dedication or Trust: Nil

Local Impact: Minimal. The land is currently utilised for essential wastewater services, with public use of the land limited.



g. Lot 1 Commercial Road, Strathalbyn

Title Details: CT 5471/518

Landowner: Alexandrina Council

Land Size (approx.): 81m²

Site Value: $97,000

Capital Value: $97,000

Current CLMP Classification: Developed Reserve

Current Use: AWW 'Old Flour Mill' Wastewater Pumpstation

Infrastructure: Wastewater pumpstation

Dedication or Trust: Nil

Local Impact: Minimal. The land is currently utilised for essential wastewater services, with public use of the land limited.



h. 249 Boettcher Road, Middleton

Title Details: CT 5413/625

Landowner: Alexandrina Council

Land Size (approx.): 319,636m²

Site Value: $2,025,000 (combined with i.)

Capital Value: $2,100,000 (combined with i.)

Current CLMP Classification: Commercial Properties

Current Use: Turf Farm Lease with water use agreement for recycled wastewater irrigation

Infrastructure: Pivot irrigator, Lateral Irrigators and associated pipework

Dedication or Trust: Nil

Local Impact: Minimal. The land is currently utilised for essential wastewater services, with public use of the land restricted.



i. 249 Boettcher Road, Middleton

Title Details: CT 5413/824

Landowner: Alexandrina Council

Land Size (approx.): 330,805m²

Site Value: $2,025,000 (combined with h.)

Capital Value: $2,100,000 (combined with h.)

Current CLMP Classification: Commercial Properties

Current Use: Turf Farm Lease with water use agreement for recycled wastewater irrigation

Infrastructure: Pivot irrigator, Lateral Irrigators and associated pipework

Dedication or Trust: Nil

Local Impact: Minimal. The land is currently utilised for essential wastewater services, with public use of the land restricted.



j. 151 Gun Club Road, Milang

Title Details: CT 6312/955

Landowner: Alexandrina Council

Land Size (approx.): 39,018m²

Site Value: $305,000

Capital Value: $305,000

Current CLMP Classification: Developed Reserve

Current Use: Milang AWW Wastewater Treatment Plant and Treated Wastewater Storage

Infrastructure: Facultative (treatment) Lagoons, Recycled Wastewater Storage Lagoons and Recycled Wastewater Pump Station

Dedication or Trust: Nil

Local Impact: Minimal. The land is currently utilised for essential wastewater services, with public use of the land restricted.



k. Lot 312 Boston Street, Goolwa North

Title Details: CT 6074/534

Landowner: Alexandrina Council

Land Size (approx.): 19,883m²

Site Value: $495,000

Capital Value: $520,000

Current CLMP Classification: Undeveloped Reserve

Current Use: Wastewater vacuum pump station & stormwater

Infrastructure: Vacuum Pump Station & stormwater retention

Dedication or Trust: Nil

Local Impact: Minimal. The land is currently utilised for essential wastewater services, with public use of the land limited.

