

LAND ADMINISTRATION OFFICER
LAND UNIT
PLANNING AND ESTATE BRANCH

'A' Reserve 49706 within Wheatbelt/Great Southern Region/District, was created/amended, effective from 18 July 2008.

- A copy of the customer advice can be found at folio 60.
The addition / ~~excision~~ / ~~amendment~~ is shown on the associated Deposited Plan / ~~Diagram~~ which is listed below:

Deposited Plan 40264 lot / location 9412 folio 65

Other relevant deposited plans / diagrams:

_____ lot / location _____ folio _____

- A locality plan with the addition / ~~excision~~ / ~~amendment~~ shown highlighted can be found at folio 64.
- Copies of other relevant notifications pertinent to this reserve action have been placed at folios 66, 67, 59.

Would you please advise the relevant offices of this amendment through your Reserve Action Sheet.

Recommended IUCN classification 1a

Geoffrey Banks

Date 14.11.08

Program Leader
Tenure Group, GIS
Information Management Branch

**Customer Advices for Reserve Actions
1/08/2008 - 31/08/2008**

Shire of Kent 1/08/2008 - 31/08/2008

Reserve No.	Land Description	DPI File No.	Volume/Folio	Action	Document No.	Registered	Street Name	Area	Public Plans
49706	Lot 9412 on Deposited Plan 40264	50136-2003-01RO	0000-000 0000-000	Management Order to Conservation Commission of Western Australia of corner of Hackett Drive & Australia II Drive, Crawley WA 6009 for the designated purpose of ""	K660173	18/07/2008	Merilup Road, Nyabing	145.0006 Ha	MERILUP (25) S.E.
49706	Lot 9412 on Deposited Plan 40264	50136-2003-01RO	0000-000	Reserve Creation for the designated purpose of "Conservation of Flora and Fauna".	K660172	18/07/2008	Merilup Road, Nyabing	145.0006 Ha	MERILUP (25) S.E.

*Greg Banks - for amended plans please,
and return of file to me
once your action is
completed.
Thanks
Steven Collins
6.10.08*

2531 III

1. 120 ha Remnant Bushland (unblighted) @ \$200/ha = total \$ 24 000
2. 120 ha Remnant Bushland (blighted) @ \$65/ha = total \$ 7 800
3. As a separate legal entity (value to the hobby farm/lifestyle market) @\$333/ha = total \$ 39 960

I visited the owners on the 12 February 2003 to discuss the purchase proposal. I did indicate to them that DCLM would not be able to offer their asking price as we were restricted to market valuation as advised by the Valuer General but did not provide a formal offer. During the discussions it became apparent that they would be more flexible and willing to consider a counter proposal from DCLM closer to current valuations for the remnant to be sold as a separate entity.

The McDougall's have now expressed an interest to sell the entire remnant. This differs from the initial boundaries suggested in the Graham assessment. Subsequently, the area proposed for sale would be increased from the approximate 120 ha to 155 ha.

I believe that by offering \$46 500 (155ha @ \$300/ha) would have a likelihood of being accepted. This is based the following:

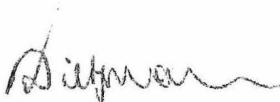
- the high nature conservation values of the land connectivity with other nature reserves,
- strategic landscape position of the remnant, and
- the owners continue to subdivide the property as intended

Offering a lesser amount would have a high probability of not being considered, based on the prices they claimed to have paid for the property (\$150 / ha, 17 years ago + annual rates).

Recommendation

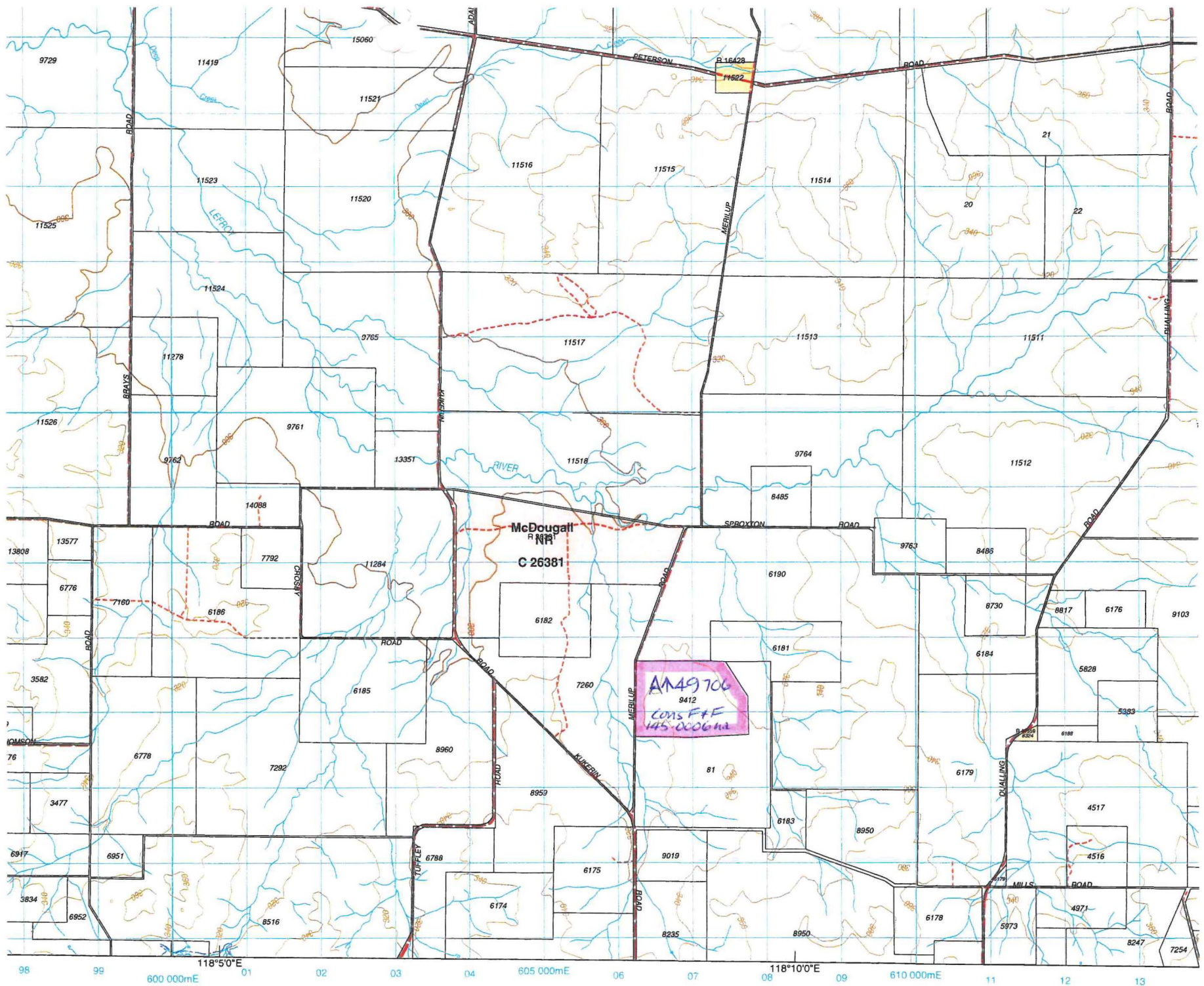
It is recommended that due to the high nature conservation and landscape protection values associated with part Kojonup Location 6180 be purchased with Salinity Action Plan funds. The inclusion of this land into the conservation estate will provide on-going control of recharge from that area and play a significant role in managing salinity.

It is further recommended that a price of \$46 500 be offered, as it would have a high probability of being accepted by the owners.



Alan Kietzmann
District Manager Katanning

V.60. H
48 ha,
with
valuation
of
445.00.



98 99 01 02 03 04 06 07 08 09 11 12 13
118°50'E 600 000mE 605 000mE 118°10'E 610 000mE