LAND ADMINISTRATION OFFICER LAND UNIT PLANNING AND ESTATE BRANCH

A'	Reserve 49706	within wheatbelt / Great Southern	Region/District, was
	created/amended, e	ffective from 18 July 2008	

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

	Deposited Plan 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 ______.
- 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

1 Ban

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.

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			FILE REFFF OJ & 312, CHUISH	2005 YO	Conservation AND LAND MANAGEMENT Conserving the nature of WA			
	TO: Conservation Estate C		Officer		r File Ref: 6180/ P 1r Ref: 045584F2001			
	FROM:	District Manager, Katanning						
	DATE:	13 March 2003						
	SUBJECT: Proposed Land Purchase: Part Kojonup Location 6180 – Lindsay Mc Dougall							
	7Ch was a h	Acting Designal Marca	wheath de	ENDORS	ED			
	Through:	Acting Regional Manager Wheatbe		P. MAL	when 19/3/03			

Kojonup Part Location 6180 is located in the Shire of Kent and has approximately 155 ha of remnant vegetation. This part location is located high in the landscape between McDougall Nature Reserve (\uparrow 26381), 1km to the north and Nature Reserve (\uparrow 24827) approximately 4km south. The remnant has a high biological diversity.

The Katanning District office undertook an assessment of the nature conservation and landscape protection values of the property in early 1999. The report by Mal Graham (attached) recommended the acquisition of the part Location 6180 and showed that:

- The part Location consists of approximately 155 ha of undisturbed remnant vegetation with 12 main vegetation associations represented by approximately 128 taxa from 28 families. There is a high probability that further taxa would be identified if additional surveys were conducted during other seasons.
- While no DRF were recorded, *Dryandra erythrocephala* var. *inopinata*, a Priority 2 species was recorded.
- No deliberate fauna survey was undertaken, however 28 fauna species were recorded. This included the Carnaby's Cockatoo (*Calyptorhynchus latirostris*). A old Mallee Fowl (*Leipoa ocellata*) nest mound was also observed. The owner did comment that Numbat (*Myrmecobius fasciatus*) were sighted in the remnant in the 1970's.
- The part location is surrounded on three sides by agricultural activity, while the fourth side abuts the Merilup Road. Connectivity exists with Nature Reserves situated between two nature reserves \$\frac{26381}{26381}\$ and \$\frac{24827}{24827}\$. The remnant is fenced and has never had stock access. Furthermore, there is no weed invasion on any of the boundaries. Evidence of some dumped material does exist on the edge of the part location. While these are minor, they will need to be removed.
- The proposed purchase is situated high on the landscape with low probability of being subject to saline degradation and makes a significant contribution to minimise ground water recharge from this area.

Lindsay and Shirley McDougall are the owners of the above property. They contacted DCLM in 1998 with an offer to sell the remnant. Our Department made an offer to them, which was not considered favourably, as it was considered too low. Their initial asking price was based on neighbouring agricultural land values and they were expecting approximately \$1000 per ha. The McDougall's contacted the Department again towards the end of 2002 to resuscitate negotiations. They indicated they were still interested in selling the remnant parcel and were considering to subdivide the remnant from the rest of the location.

A new valuation was undertaken by the Valuer General's Office in November 2002. The findings are reflected below:

2 1 MAR 2003

KENSINGTON W.A.

- 1. 120 ha Remnant Bushland (unblighted)
- 2. 120 ha Remnant Bushland (blighted)

- @ \$200/ha = total \$ 24 000 @ \$65/ha = total \$ 7 800
- 3. As a separate legal entity (value to the hobby farm/livestyle 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 lessor 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

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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.

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Alan Kietzmann District Manager Katanning