

THE WAMBOIN WHISPER

(The official organ of the Wamboin Community Association)
Editor : Derek Gough. RMB 4 Cooper Rd Wamboin Tele: 383 376

On behalf of the Wamboin Community Association Best Wishes for a Happy and Healthy New Year are extended to all residents of the Wamboin area and a special welcome to all newly arrived members of our community.

This News Letter is distributed every quarter to all residents and land-owners in Wamboin who have a letter box fronting their property.

The aim of the "Whisper" is to promulgate matters of mutual interest with particular reference to what your elected Community Association Executive is doing on behalf of all of us to further our common interests and welfare.

Executive members are listed later in this copy of the "Whisper" and if you have anything to raise of a common community nature, do not hesitate to contact your closest representative for advice and/or further action on your behalf. The Association Executive meets regularly and is recognized by the Yarrolumla Council as the group representative body for all Wamboin residents.

There are also two sub-committees of the WCA Executive which deal with Road Safety and the building of the Community Centre. Details are given later.

Finally, anyone can submit articles or notes for inclusion in the "Whisper" and as long as they have common community interest they will be published. Also, classified advertisements are accepted and printed free of charge. Contributions should be addressed to: The Editor, Wamboin Whisper", RMB 4 Cooper Rd, Wamboin 2620.

A FIRST FOR WAMBOIN

On 23 December 1982, Michael Bird became the first WAMBOINIAN - the rest of us being FIRST CONVOY or latter day Immigrants.

Michael decided to arrive during working hours (which of course is not the norm) while his Father was at work. He also managed to time his arrival when practically the whole of Wamboin was absent on various duties elsewhere. Fortunately Michael's Mother was not left totally without assistance, her only other child Nathan (aged 4) was standing by to give advice.

Frantic telephone calls resulted in the National Library having to close its doors as Father was dispatched with all haste and various Ambulance services had urgent committee meetings to decide who was responsible. Father arrived home first and with the wide-eyed guidance of Nathan a natural birth was accomplished. A police escorted ambulance arrived in due course to find Mother and new son well, Nathan in awe and Dad....??? "Shucks, nothing to it".

WELL DONE THE BIRD FAMILY

YARROWLUMLA SHIRE NOTES.

(Courtesy of Councillor David Robertson)

Sutton & Norton Roads Intersection

Something happening at last ! (but through no fault of our council).

The upgrading of this road junction was finally included in the 1982-83 programme of main road work recently approved by the Department of Main Roads. Council has already commenced work on the project and an early completion date is anticipated.

Rates

Don't be depressed by oversimplified press reports of rate increases ! Read on.

The total amount that a Council may raise rates is controlled by the N.S.W. Government. This year the maximum increase in Councils' rates income has been set at 11%. However, at its January meeting, Council decided to increase its income by only 8½% because of financial hardships caused to ratepayers by the drought.

This does not mean that every ratepayer will be paying 8½% more than last year. Some will actually pay less.

In 1981 rates were levied on the "Unimproved Capital Values" (UCV) of all rateable land in the Shire. From 1983 rates will be levied on "Land Values" (LV). This means an increase in total valuations in the Shire from \$46 Million to \$68 Million, roughly a 50% increase.

In the Wamboin area the Valuer-General's revaluation of land has not resulted in anything like a 50% increase in land valuation.

Because of this change in valuation, and to keep Council's rates income within the permitted maximum, the rate, (expressed as 'x' cents per \$1 of land value) has decreased from 1.0654208 cents in 1981 to 0.9125 cents in 1983.

On a 2 hectare (approx 5 acres) block in Wamboin, rates payable have declined from \$174.80 in 1981 to \$150.56 in 1983.

Developments

Development of land in the Shire is regulated by the Yarrawlumba Shire Council Interim Development Order originally made by the N.S.W. Government in 1966. In brief, the I.D.O. divides the rural areas of the Shire into four zones (non-urban - A, B, C and D) and in each zone it controls building and other activities.

Alterations to the I.D.O. (e.g. the 'Salmon' and 'Atholl-Morris' subdivisions) can only be made after a Local Environmental Plan has been prepared, exhibited for public comment, adopted by Council and approved by the N.S.W. Government.

Very occasionally the I.D.O. can be over-ridden if a developer successfully appeals to the Land and Environment Court against Council's refusal to recommend a development not permitted by the I.D.O.

The Wamboin area is a "Non-Urban D. Zone" which means in brief that :

- a. any block of land created by subdivision must have an area of not less than 8 ha (or 4 ha where a developer is permitted to create a subdivision of many blocks with an 8 ha average size) ;

- b. only one house may be built on each block.
(building plans require Council approval) ;
- c. forbidden developments include;- motels, service stations, car repair yards, motor show rooms, shops (other than General Stores), junk yards, warehouses, dairying, poultry-farming, pig keeping and dog breeding; and
- d. permitted development is confined to agricultural other than agriculture forbidden in c. above.

Interestingly enough, the 2 ha blocks at the entrance of Wamboin were created about 12 years ago when the developer successfully appealed against Council's refusal to recommend a variation of the I.D.O.

Wamboin Community Association Executive

Your elected representatives are as follows :

President	: John Finn	Poppett Rd	Telephone	: 383 201
Vice-Pres	: Derek Gough	Cooper Rd		383 376
Secretary	: Ray Pennay	Cooper Rd		383 317
Members	: Ross Clay	Norton Rd		383 296
		Bob White	Cooper Rd	383 398
		Jim Braidwood	Bingley Way	383 209
		Cheryl Shelley	Amungula Close	383 289
		Robin Heron	Canning Close	383 382
		Ian Woonton	Poppett Rd	383 324
		Pam Padovan	Poppett Rd	383 206
		James Lorimer	Gallagher Cres	383 379
		James Armstrong	Fernleaf Drive	383 288

Sub-Committees

Road Safety	David Bird	383 271
Community Centre	James Lorimer	383 379
Fund Raising	Derek Gough	383 376
Trees	James Armstrong	383 288
Pony Club	Ross Clay	383 296
Bridge Club	Ann Lorimer	383 379
Cub Pack	Fran Pennay	383 317
	& Bob White	383 398

Fire Fighting

The second Wamboin Fire Fighting Vehicle is now fully operational and both were deployed during the Mt Ainslie blaze.

All residents and landowners should be members of the Brigade. If you are not, please contact John Finn (383 201) or David Robertson (383 202) for membership details

Don't forget, this is the bush fire season (until the end of March at least !) and no fire is permitted in the open without prior approval . Contact either John or David before you contemplate the lighting of a fire.

Volunteers are still required for week-end fire fighting rosters (training is provided). Contact John Finn if you are available for this essential service.

CUBS

Due to the efforts of Fran Pennay and Bob White, the Wamboin Cub Pack is now up and going. Any adult who wishes to assist in any way should contact either Fran or Bob.

Small Area Farming Course - Queanbeyan

A 'Small Area Farming' Course is to be run jointly by Graeme Pagden and Michael Keys as an out-centre of the Argyle T.A.F.E. Goulburn. There will be one two hour lecture per week and one four hour practical session conducted on a week-end once every four weeks.

The course will run for the full year and cover the following topics :

- ...soils, pastures and crops;
- ...sheep, cattle, horse and goat husbandry;
- ...horticulture and apiculture;
- ...poultry and pig production;
- ...machinery, fencing and irrigation, and
- ...partial budgeting and cash flow.

Interested persons should contact Graeme at Spackman's Rural Supplies during office hours on 97 5113 or after hours telephone Michael on 97 3205. Class numbers will have to be restricted to approximately 20.

Our Children

Our children are strangers to us. Wise is the father who knows that from the beginning. He clothed his son with his flesh but he is not the father of his soul. Let him cultivate his son's friendship as he would cultivate the friendship of a stranger and if friendship is repudiated, friendship should not be demanded for what man can be a friend to another if the sympathy is not there and cannot be forced? I do not deny a father's love is a vagrant thing and may be given or not given without reason, and it is not a jewel in the market place which gold, or even devotion can buy. A man must not seek to compel his son to love him, for it may be impossible for a thousand illogical impulses. He must only demand respect and honour and in the end they may be of more value.

ANON

CRICKET

Before the end of summer it is hoped to organize two or three social cricket matches for keen players past and present who live in the Wamboin area. If there are sufficient starters (skill not that important - only enthusiasm) the Wamboin Cricket Club will try to arrange matches with Sutton, Burra, the National Library and any other teams that are interested.

If matches can be organized we will also encourage families to attend to make it a real family day with barbeques etc.

If you would like to be a founding member of the W.C.C. please complete the form at the rear and return it to RMB 4 Cooper Road, as soon as possible. When we have at least 11 starters we'll issue our first challenge. FILL OUT THE FORM TONIGHT !!!!!!!!!!!

WAMBOIN PONY CLUB

The club is now into its third year and new members may join at any time. Contact Ross Clay for details (383 296)

Coming events are as follows:

Sun 27 Feb: All members to visit the Canberra Show as observers at the horse and pony events.

Sat 05 Mar: 4 p.m. Proud Place. Trail Ride for Adults & children.

Sun 13 Mar; Instruction & Sporting Day at Bingley Way.

(Anyone interested in attending an instruction night on what is involved in buying & owning a horse should contact Ross Clay.)

