



South Australia

The HUB

<https://www.pointbostoncommunity.com>

newsletter

November 2025

\$0.01



Our Groundsman, Michael, who works in our 750+ hectares community, approximately 2 days a week over the year, depending on the weather. Does a fantastic job. He does a great job looking after some of the following:

Mowing grass, trimming trees/shrubs, maintains fire boundaries, culverts/swales, feral animals and weed control and lots more.

He supplies, operates and maintains all of his own equipment ride-on mowers, brush cutters, chainsaws, sprayers and other small machinery.

Michael, thank you for all the hard work you put in. It doesn't go unnoticed.

See Page 3 for some more of Micheal's duties



Community Christmas Party

At the Community Hall 6th December at 5.30pm

All residents are welcome!

BYO drinks and a plate to share
(No BBQ Facilities Available)

Help Wanted - We're looking for some volunteers to help set up the hall with some decorations, music etc and clean up afterwards.

Please Email: pointbostoncommunity@outlook.com



HOW BIG ARE WE?

As of 30 Oct 2025

We currently have **38** occupied homes
We currently have **8** under construction
Approximately **3** in planning stage
We have **207** Lots



Email - Please ensure that all owners supply Whittles with their latest email address so that we can keep you informed and reduce the cost of postage and stationery.

Fire DANGER Season

Learn how to prepare an emergency kit 🙌

<https://ow.ly/6tAZ50XgGp2>



Things to consider as a Point Boston resident:

Point Boston is a beautiful part of the Eyre Peninsula. It is also in a fire prone area which could present some specific threats during a bushfire.

It's always best to prepare your family and property **BEFORE** bushfire season. Have a plan, practice it, test your equipment and know what to do if there is a fire nearby.

Remember:

- Sullivan Drive is the only way in, and out, for residents. It's also the only way in for CFS
- The closest CFS station is over 10 minutes away in North Shields. They only have one fire truck, which may already be at another incident if we have a fire threatening Point Boston.
- There is absolutely no guarantee that fire trucks, or aircraft, will be available to fight a fire threatening Point Boston
- Understand the emergency warnings framework
- Download the [AlertSA](#) app
- Subscribe to alerts

Recycling Bins

Our 240lt Recycling Bins should be delivered to Point Boston during November with the service commencing fortnightly on the 2 December 2025.

Just in time for Christmas.

Please note this service is not optional.



Community Hall Toilets

If you are out walking and about & need to go.



There is now a combination lock on the Community Hall's toilet.

The code is on Whittles email copy of this document

Please keep it tidy & don't forget to lock the

Facebook Page



The [Point Boston East Bay Community Notice Board Facebook](#) page is used to quickly communicate to owners and residents about day-to-day issues that sometimes happen in the community. Owners, residents and tenants are encouraged to join this page.

Algal Bloom Update

<https://www.algalbloom.sa.gov.au>

Point Boston Groundsman's Yearly Calendar Duties (As of Aug 2025) | Summer Autumn Winter Spring

January	February	March	April
<ul style="list-style-type: none"> Fumigate rabbit warrens Rodent control Feral animal traps Spraying Aleppo Pine Control General maintenance & inspections 	<ul style="list-style-type: none"> Rabbit pindone program Fumigate rabbit warrens Fox baiting Aleppo Pine control White weeping broom & box thorn spraying General maintenance & inspections 	<ul style="list-style-type: none"> Fumigate rabbit warrens Aleppo Pine control White weeping broom & box thorn spraying General spraying & trimming General maintenance & inspections 	<ul style="list-style-type: none"> General spraying & trimming Mowing Feral animal control General maintenance & inspections
May	June	July	August
<ul style="list-style-type: none"> Read all water meter by 1st June General spraying & trimming Mowing Feral animal baiting General maintenance & inspections 	<ul style="list-style-type: none"> General spraying & trimming Mowing Feral animal baiting General maintenance & inspections 	<ul style="list-style-type: none"> General spraying & trimming Mowing Feral animal baiting General maintenance & inspections 	<ul style="list-style-type: none"> General spraying & trimming Mowing Feral animal baiting General maintenance & inspections
September	October	November	December
<ul style="list-style-type: none"> General spraying & trimming Mowing Feral animal baiting General maintenance & inspections 	<ul style="list-style-type: none"> General spraying & trimming Mowing Feral animal baiting General maintenance & inspections 	<ul style="list-style-type: none"> Read all water meter by 1st December General spraying & trimming Mowing Feral animal baiting General maintenance & inspections Check fire equipment 	<ul style="list-style-type: none"> General spraying & trimming Mowing Feral animal baiting General maintenance & inspections

NB: All duties are weather permitting and may or may not happen within the month indicated above.

OVERVIEW OF GROUNDMAN DUTIES

- **Ride on mowing/spraying** - common areas, swales, vacant blocks, road edges, walking trails, around buildings and fire breaks and Green Shed (sand mine area, Peninsula Club gully, evaporation pits, Sullivan Drive, absorbs beds).
- **Whipper Snipping** - high vegetation areas not accessible by ride on mower.
- **Trimming** - Walking trails, road edges, swales & verges, Green Shed, evaporation pits, absorbs beds, Sullivan Drive, fire breaks, fallen trees around community centre and fence lines.
- **Invasive Species Control (Spraying)** - Aleppo Pine, White Weeping Broom, African Box Thorn, Horehound, Onion Weed, African Daisy, Bridal Creeper, Paddy Melons, Tobacco Weed, Spiny Rush
- **Inspections** - waste water, water meters at community centre & control panel at absorb beds.
- **Collect Rubbish** - through precinct & Sullivan Drive.
- **Checks for Maintenance** - water leaks, waste water leaks, vandalism, structural & fence lines, gates, roads, signs, power boxes, service & check fire equipment, clear drains & swales, check evaporation pits (buoys & signs).
- **Rabbit Control** - fumigate warrens, final warren clear for access (trimming), Pindone control & general checks.
- **Fox Control** - fox baits, fumigate warrens.
- **Cat Control** - cat traps monitored, re-bait and strategically positioned.
- **Rodent Control** - bait in structural areas (ie, Community Hall and Green Sheds).



Point Boston Mains Water Supply

The East Bay Community is committed to improving water efficiency and supporting the sustainable use of drinking water.

Rainwater tanks are required to be the **primary drinking water supply** source and to have a mains supplementary drinking water connection as a back-up supply. The objective is for the East Bay Estate to be partially independent of mains drinking water system.

All residential buildings within East Bay Estate must collect and make maximum use of rainwater. Each property should capture, store, filter and disinfect its own rainwater to be used on that property

To future-proof East Bay's mains drinking water supply, we must comply with the By-laws, which require the Corporation to maintain a minimum water level in household tanks during periods of low rainfall. Since the March 2022 plumbing guideline changes, mains water for household tanks is limited to a **0.4 L/min trickle feed** via a flow controller, and fire tanks to **2.8 L/min**. Garden taps **must** connect to rainwater pumps (Owners may install a separate tank for toilets, washing machines and garden taps if they do not wish to mix SA Water with rainwater)

The original estate design intended homes to rely primarily on rainwater tanks, with no direct mains connection except through trickle feeds when the tanks become low.

Moving forward, all new homes will have the **10 L/min flow controllers** installed at their meter connection, a rollout for existing homes is eventually planned for the future. As Point Boston grows future committees will need to assess options for upgrading the Sullivan Drive supply main, in consultation with SA Water and also investigating available grants to support improvements to our water supply network.

Please remember that there are no restrictions on how much mains water you can use, you may use as much as you are willing to pay for. When connected correctly to your pump system, there should be no issues with water pressure.

This approach ensures a fairer and more reliable water distribution system for everyone, as some users currently experience low or no water supply during peak usage periods.

SAWater Be Water Wise: <https://www.sawater.com.au/my-home/saving-water/be-water-wise>

The **minimum** total volume of rainwater tanks required for each dwelling is:

- | | |
|------------------------------------|----------|
| • One bedroom ----- | 22,000 L |
| • Two bedrooms ----- | 44,000 L |
| • Three bedrooms (and above) ----- | 66,000 L |

Runoff from all roof areas on the allotment shall be collected in interconnected rainwater tanks. The rainwater tank shall be equipped with an electric pump, cartridge micro filter and UV disinfection unit to supply all drinking water quality requirements. **Reference: Design Guidelines 2022, Appendix 1, 1.2.1**

There is no maximum volume amount of rainwater tanks you can have.

Don't forget to check your User Guide about how often you should change the filter/s cartridge and UV light, normally it's approximately every 12 months.

Emergency Overflow Storage Tank



28-29 October 2025

Emergency Overflow Storage Tank Installation for the Absorb beds pump station on Sullivan Drive
Google Location: [34°36'51.70"S 135°54'49.31"E](https://www.google.com/maps/place/34°36'51.70\)

SPECIALS DEALS

Check Out - Aldi's Mobile Plans (They use the Telstra network) <https://www.aldimobile.com.au/>
They use eSIMS or can send you a SIM Card via mail

Clarence Water Filters Cheap water filters and UV lights – Via **Australia Post**

Building, All Significant Alterations and Additions at Point Boston?

If you are going to build or are planning any Significant Alterations or Additions to your Lot, please familiarise yourself with the relevant By-Laws for the Point Boston Community.



The Cape Barren Goose (*Cereopsis novaehollandiae*), sometimes also known as the pig goose, was spotted on North Esplanade foreshore, 5-11 Nov 25

Would you like to help with different projects around the Point Boston Community.

Register your email address here:

PointBostonCommunity@outlook.com

We'll send out an email when we're looking for volunteers. We'll also advertise on Facebook



A **RED** light has been fitted to the outside wall of the Community Hall to indicate an issue with the waste water tank. If you see it **flashing** at any time, please contact:

pointbostoncommunity@outlook.com

Whittles

Our Point Boston Corporate Management Services


Whittles is one of Australia's leading strata management providers, servicing nearly 100,000 strata and community lots throughout Australia including high-rise apartments, small unit developments, shopping centres, industrial buildings, hotels and marinas.

For more than 50 years, they have been helping create strong communities through their technical knowledge and by putting people and relationships at the heart of what they do.

That's the Whittles way.

- Lot owners are encouraged to take a pro-active approach to sourcing online information. This may help you better understand & enjoy the Point Boston Community. **This Newsletter is also available online at:** <https://www.pointbostoncommunity.com/>

General Community Information The Point Boston Community

Item	Information	Links/Remarks
Whittles Online Portal	Contains historical meeting notes, correspondence, notices etc.	https://owner.whittles.com.au/en-AU/login
Local Council	<i>Lower Eyre Council.</i>	https://www.lowereyrepeninsula.sa.gov.au/
PB Webpage	<i>Point Boston - Community Corporation 25691 Inc.</i>	https://www.pointbostoncommunity.com/
PB Facebook	<i>Point Boston East Bay Community Notice Board.</i>	Used by the committee for some announcements: https://www.facebook.com/groups/916930705520553
Australia Post	There is NO Australia Post mail delivery service. Some couriers don't deliver to PB.	Get a PO Boxes in Port Lincoln . Reduced rate for PB residences. Setup a Parcel Collect address at North Shields CPA on AusPost App
Waste Bin	Collection day: Monday. Recycling Bin start on 2 Dec 2025.	https://www.lowereyrepeninsula.sa.gov.au/
Drinking Water	Rainwater tanks in use. Metered Mains water back up during low rainfall. Flow rate is restricted.	Please read the By-Laws for minimum water tank volumes for dwelling size and filtration/disinfection requirements. There are water meters on each house.
Internet	Access & speed very depending on your lot's location in Point Boston People have <i>Starlink</i> , <i>Sky Muster</i> <i>Telstra's Repeaters</i> & <i>NBN Wireless</i> THERE IS NO NBN FIBRE TO POINT BOSTON	STARLINK SKY MUSTER TELSTRA'S REPEATERS NBN WIRELESS
Community Titles Act 1996	<i>South Australia Community Titles Act 1996</i>	Click ➤ HERE
Community Titles Guides	A Legal Services Commission South Australia guide to Community Titles Legal Services	https://lsc.sa.gov.au/resources/CommunityTitlesBooklet.pdf https://lawhandbook.sa.gov.au/ch23s07s02.php
The Committee	As of January 2025, the committee has eight members in total.	You can contact the committee via Whittles: https://owner.whittles.com.au/en-AU/login
Information and Services for South Australians	<ul style="list-style-type: none"> Information and Services Concessions and Grants 	https://www.sa.gov.au/ https://www.sa.gov.au/topics/care-and-support/concessions
Department of Veteran Affairs	<ul style="list-style-type: none"> South Australian Discount & Concessions 	Click ➤ HERE
Helpful Phone Apps	<ul style="list-style-type: none"> Alert SA - Hazard Notification BOM - SA Weather and Warnings AusPost - Australia Post 	<ul style="list-style-type: none"> https://www.alert.sa.gov.au/ http://www.bom.gov.au/sa/ https://auspost.com.au/about-us/about-our-site/australia-post-app
Follow us:	<ul style="list-style-type: none"> Eyre Peninsula Landscape Board Port Lincoln - The Seafood Capital of Australia. Port Lincoln AirPort - Just 9 minutes away. Port Lincoln Library Port Lincoln Nautilus Art Centre 	 <p>Port Lincoln</p>

- This Newsletter is also available online at: <https://www.pointbostoncommunity.com/>