

Stage 1 | Vision & Plan

# The Boathouse *Precinct*

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The evolution of the Boathouse Precinct begins here.  
The dining deck extension at La Marina Restaurant  
introduces a more sophisticated waterfront experience.





## *Project Overview*

# *Welcome to* **The Boathouse** *Precinct*

### **The next chapter in the evolution of the Port of Airlie.**

For many, “The Boathouse” has been synonymous with premium coastal living, referring to the apartments that overlook the marina and the retail below.

Today, we begin enhancing this setting with Stage One of The Boathouse Precinct – the new dining deck extension at La Marina. This first step sets the foundation for a more connected, high-quality waterfront experience.



This project is about transformation, not replacement. By building on the prestige of the Boathouse brand and beginning its evolution with Stage One, we ensure continuity for residents while introducing an enhancement that resonates with owners, tenants, and visitors alike.

Each decision in this first stage has been shaped by one guiding principle: **the legacy of owners, tenants, and locals remains at the heart of this journey.**

Stage One is designed to uplift the marina experience, support long-term property values, and create stronger appeal for future residents and guests, setting the foundation for what the precinct may become over time.

## *Timing*

Early 2026, scheduled during the quietest trading period to minimise disruption.

## *Value*

No cost to owners, with improvements that help strengthen property values, reduce vacancies, and support stable rental returns.

## *Identity*

Through this extension, The Boathouse Precinct begins its evolution toward becoming **a luxury lifestyle hub for the Port of Airlie**, a destination that uplifts everyone connected to it.





## *The Opportunity*

The Whitsundays continues to thrive as a global travel and lifestyle destination, known for its natural beauty, resort-style experiences, and premium appeal. Within this context, Port of Airlie is uniquely positioned as both a gateway and a destination in its own right.

Stage One presents the opportunity to enhance this setting through the dining deck extension at La Marina – a refined upgrade that elevates the waterfront experience and strengthens the value of the Boathouse brand.

In short, this extension lays the groundwork for the future evolution of The Boathouse Precinct: aligned with lifestyle trends, supportive of long-term growth, and strengthening the Port of Airlie's standing as a sought-after destination.



### *For Owners*

This project supports the long-term value of your investment. With Stage One enhancing the dining experience through La Marina deck extension. Owners benefit from the uplift in reputation that comes with being part of an increasingly recognised and high-quality waterfront destination.

### *For Tenants*

Premium spaces, premium positioning. Stage One enhances the waterfront environment and elevates the Boathouse brand, creating a more attractive setting for current and future operators.

Tenants benefit from being part of an increasingly recognisable destination with a growing, loyal visitor base.

### *For Visitors*

Stage One enhances the waterfront experience with an elevated dining environment at La Marina, offering greater comfort, ambience, and connection to the Port of Airlie. The improved setting encourages longer stays, more memorable visits, and a stronger desire to return.

# Key Design Objectives

The design of Stage One at The Boathouse Precinct has been guided by six core objectives, ensuring this first upgrade delivers both functionality and aspiration. Each principle reflects a balance between ***luxury appeal, environmental care, and resident comfort.***

## Luxury & Liveability

PRIMARY GOAL

The extension is designed to create spaces that are visually striking, warm, and highly functional. The aim is to deliver an elevated waterfront dining experience that enhances every visit while ensuring the comfort and amenity of residents remains protected.

## Acoustic Comfort

Sound management has been prioritised from the outset. Acoustic underlays beneath decking boards, sound-absorbing ceiling treatments, and landscaped buffer zones all work together to maintain a calm environment for residents above.

Operational hours and sound protocols will also form part of ongoing management, ensuring a balance between vibrant activation and peaceful living.





## Resident Amenity

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Owners and residents remain at the heart of the design. Private and public spaces are clearly separated, subtle lighting strategies prevent spill into apartments, and landscaping provides natural screening. Seating layouts are arranged to encourage calm, comfortable interaction without crowding, ensuring a sense of harmony and ease.

## Visual Appeal

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Every element has been selected for timeless beauty and long-term performance. Natural textures and coastal tones ground the design, while pergolas and shading enhance comfort and usability. Durable, low-maintenance finishes ensure the extension maintains its premium look well into the future.

## Sustainability

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Luxury today is inseparable from sustainability. Stage One incorporates reclaimed or sustainably sourced timbers, composites with recycled content, and low-VOC finishes. Locally sourced materials reduce transport emissions and support regional suppliers, reinforcing a commitment to environmental stewardship alongside design excellence.



## Materiality

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Timber, stone, and textured finishes connect seamlessly with the existing Boathouse architecture. These materials provide warmth and tactility while helping soften sound, enhance comfort, and reinforce a refined waterfront dining experience.

*Together, these objectives shape a Stage One outcome that balances sophistication with sensitivity, ensuring The Boathouse Precinct remains as welcoming as it is impressive.*

# *An experience like no other*

Stage One marks the beginning of a destination where both tenants and visitors can thrive. The enhanced waterfront dining experience at La Marina lays the foundation for a **vibrant, high-quality environment that encourages repeat visitation and strengthens long-term appeal.**



\*Statistics from Tourism Whitsundays, December 2024



## *For Tenants*

High-quality spaces and clear presentation standards give operators an elevated setting to showcase their brands. The strengthened identity of The Boathouse Precinct – beginning with the enhanced waterfront dining experience – supports steady visitation, strong commercial appeal, and long-term operator success.



## *For Visitors*

The precinct has been designed as an experience. The enhanced waterfront dining deck at La Marina offers a more comfortable, shaded, and memorable setting, supported by thoughtful landscaping and improved ambience. This elevated environment encourages guests to stay longer, return often, and share their experiences.



## *A Place to Belong*

For both tenants and visitors, Stage One marks the beginning of a destination shaped with care and intention. The enhanced waterfront dining experience at La Marina creates a space to enjoy and be proud of, one that strengthens Port of Airlie's identity as a lifestyle destination of emerging global appeal.

# Construction Framework

Each stage is carefully sequenced to ensure clarity, safety, and smooth delivery.

1.

## *Pre-Construction Phase*

Objective: Establish approvals, governance, and readiness.

- » Finalise design development and documentation.
- » Obtain council approvals, permits, and certifications.
- » Appoint principal contractor and key consultants.
- » Establish body corporate liaison and communication framework.
- » Undertake site investigations (survey, utilities, geotechnical checks).
- » Prepare safety, traffic, and environmental management plans.

2.

## *Site Preparation & Early Works*

Objective: Ready the site for major construction activities.

- » Install fencing, signage, and safety barriers.
- » Establish temporary access points and pedestrian pathways.
- » Relocate or divert services if required (power, water, communications).
- » Remove redundant structures or fittings where necessary.
- » Complete groundworks and levelling for the new construction footprint.

3.

## *Structural Works*

Objective: Build the core structure of the extension.

- » Construct foundations, piling, and footings.
- » Pour slabs and install vertical structure (columns, walls).
- » Install roof framing and structural elements.
- » Seamlessly integrate with the existing precinct structure.

4.

## *Building Services & Enclosures*

Objective: Install essential services and secure the structure.

- » Rough-in of electrical, plumbing, fire, mechanical, and data services.
- » Façade works, glazing, external cladding, and construction of decks and pools.
- » Waterproofing and insulation applied.
- » Internal partition framing and ceilings constructed.
- » Installation of all pool and balustrade fencing.

5.

## *Fit-Out & Finishes*

Objective: Deliver completed spaces and shared amenities.

- » Base finishes to retail and dining tenancies (flooring, walls, ceilings).
- » Completion of common areas (lobbies, amenities, landscaping).
- » Installation of lighting, signage, and wayfinding.
- » Delivery of back-of-house infrastructure.
- » Commissioning of shared facilities and body corporate areas.

6.

## *Testing, Commissioning & Handover*

Objective: Ensure full compliance and readiness.

- » Testing and commissioning of all services (fire, HVAC, electrical).
- » Accessibility and safety audits completed.
- » Final inspections, defect rectification, and certifications obtained.

7.

## *Post-Construction & Activation*

Objective: Transition seamlessly into operations.

- » Tenant fit-outs completed under body corporate guidelines.
- » Staged opening and activation of the precinct.
- » Launch marketing and community engagement activities.
- » Defects liability period monitored and managed.



# Governance & Assurance

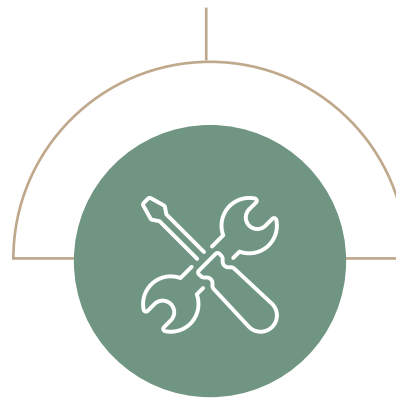
Confidence in a project of this scale comes not only from vision but from the systems that support it. The Boathouse Precinct is underpinned by a robust governance and assurance framework that protects owners, supports tenants, and ensures the precinct can thrive for decades to come.

## *Compliance*



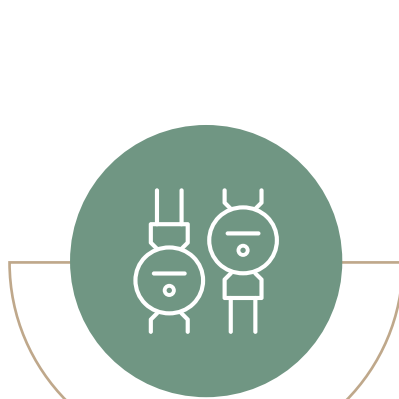
All construction will be undertaken in strict accordance with Australian Standards and the National Construction Code, ensuring full compliance with accessibility, fire safety, and structural integrity requirements. Comprehensive fire protection systems, accessibility audits, and safety certifications will be conducted by an accredited private certification company. All approvals and certifications will be finalised prior to handover to guarantee the safety, functionality, and long-term performance of the buildings.

## *Maintenance*



Maintenance responsibilities are clearly defined. Tenants will be contractually responsible for the upkeep of their spaces, supported by lease conditions that safeguard presentation standards. The wider precinct infrastructure has been designed for durability and ease of access, with dedicated spaces provided for heavy machinery to support future maintenance works. This ensures that upkeep is straightforward, cost-effective, and well-planned. The retail precinct owner will continue to pay costs for management and upkeep of common areas and will oversee tenant compliance with the manager.

## *Utilities*



To ensure clarity and fairness, utilities have been designed with separation and transparency at their core. Each retail tenancy will be individually metered, covering both internal and external spaces. Shared costs are modelled on clear, equitable frameworks, giving owners confidence that their contributions are fair, transparent, and predictable.

## *Security*



Safety is central to the experience of all who live in, work at, or visit The Boathouse Precinct. The current security protocols will continue during and post the project with increased security such as security cameras. Additional secure fencing will also provide a secure, comfortable environment for residents, tenants and visitors alike.

## *Ownership*



The ownership structure remains balanced and fair. While retail and residential stakeholders will continue to jointly own the common property, all above-ground structures will sit with the retail entity under a proposed 25 + 25 year agreement. This reflects the significant investment being made and provides long-term certainty for all stakeholders, reinforcing confidence in the project's structure.



## The Boathouse Precinct is more than a project.

It is a vision for the future of Port of Airlie – one that respects its past while elevating what comes next. From the beginning, our intention has been clear: to begin shaping a destination that delivers value, enhances lifestyle, and builds pride for everyone connected to it.

We know the success of this journey depends on more than design and construction; it depends on the support and alignment of owners, residents, tenants, and the broader community. Your voice, your endorsement, and your confidence are what will bring this vision to life.

This prospectus has been prepared to offer both reassurance and excitement: reassurance that Stage One has been planned with care, and excitement about the opportunities this first step unlocks. Together, we can begin creating a precinct that sets new benchmarks for luxury, liveability, and long-term success in the Whitsundays.

*We invite you to join us in  
shaping the next chapter -*

**The Boathouse**  
*Precinct*





# The Boathouse *Precinct*

Visit our website to see more  
[www.theboathouseprecinct.com.au](http://www.theboathouseprecinct.com.au)