



Project Snapshot

The Boathouse *Precinct*

STAGE 1

Dining Deck Extension

The Boathouse Precinct is entering an exciting new chapter. The Dining Deck Extension has been designed to enhance value for owners, attract quality tenants, and create a premium destination for years to come.

Project Summary

Project Timeline

Construction will ideally commence in early 2026 at this stage as it was identified as the quietest period for residents and holiday letting. This timing reduces impact on income and daily life. Staging will ensure safe access is maintained throughout the project.

Design Objectives

The new outdoor dining deck at La Marina is designed as a warm, inviting, and highly functional space created with both patrons and residents in mind. Acoustic innovations, from underlay systems to landscaped buffers, ensure peaceful enjoyment for all. Sustainable, low-impact materials and refined design details provide comfort, privacy, and long-lasting beauty. Thoughtful lighting, greenery, and flexible seating layouts foster an atmosphere that is calm, safe, and welcoming.

Project Delivery

Stage One is planned to ensure minimal disruption and clear communication throughout. Works will operate within approved hours, with milestone updates provided to keep all stakeholders informed. Safe access to apartments, lifts, and parking will remain a priority at every stage. Insurance, utilities, and maintenance responsibilities are clearly defined, giving owners complete confidence in the process. Security across the precinct will continue to be supported, with ongoing patrols and additional cameras being considered for the new deck.

Future Outcomes

On completion of Stage One, the precinct will offer an enhanced premium environment that supports stronger property values and rental appeal, positioning the Boathouse as an elevated waterfront destination for locals and visitors alike. The improved marina experience will help attract visitors, support tenant demand, and reinforce the Boathouse's reputation as a premier lifestyle and dining setting.

In Summary

The Dining Deck Extension is a forward-looking investment in the future of the precinct surrounding The Boathouse. With strong governance, thoughtful staging, and a focus on sustainability and design excellence, this project is positioned to deliver lasting benefits.



Quick Information Guide

Benefits

Financial Growth & Security

- » Strong rental yields from a curated tenant mix
- » Increased capital value across the precinct
- » Reduced vacancy risk with anchor tenants and high demand
- » There are no costs to residential owners for the new enhanced precinct, the retail precinct owner will continue to pay for maintenance of common areas.

Enhanced Design & Functionality

- » Architecturally considered spaces with modern appeal
- » Functional outdoor spaces that are warm, inviting and attractive
- » Maintain acoustic separation from upstairs residences; Allow residents to enjoy the spaces without intrusion
- » Reflect environmentally conscious and aesthetically refined design principles

Tenants & Community Appeal

- » High standards upheld by commercial tenants under their leases (with retail precinct owner and management oversight where required)
- » Creation of a high end precinct that encourages repeat visitation
- » Retention of The Boathouse name as the umbrella brand, with any refreshed retail branding to sit proudly beneath it

Sustainability & Compliance

- » The design includes sustainable infrastructure such as energy-efficient systems and responsible waste management. This helps reduce costs over time and ensures compliance with environmental standards.
- » Energy-efficient lighting, waste management, and EV charging infrastructure
- » All construction will comply with Australian Standards and the National Construction Code, meeting all accessibility and safety requirements



Construction Considerations

For Owners (Governance & Protection)

- » **Insurance:** There will be no additional insurance costs for the body corporate, insurance for the new areas will be undertaken by the retail precinct owner of those areas and the retail tenants.
- » **Ownership:** Common property remains jointly owned. Above-ground retail structures will be retail-owned under a proposed 25 + 25 year agreement
- » **Defects & Warranty:** A clear defect liability period will be in place, with rectification procedures



For Residents (Comfort & Livability)

- » **Noise & Dust:** Works limited to approved hours, with dust suppression and regular cleaning
- » **Access:** Safe access to apartments, lifts, and car parks maintained
- » **Utilities:** There will be no interruptions to utilities throughout the project
- » **Security:** Current security patrols will continue (4 walk-throughs nightly) in addition to security camera installation in key areas and secure fencing.



Construction Considerations

For Guests & Visitors (During and Post Construction)

- » **Wayfinding & Access:** Clear signage and safe pathways maintained during works
- » **Presentation:** Shared areas kept clean throughout construction
- » **Visitor Experience:** Once complete, the precinct will feature new seating, greenery, and improved facilities to encourage dwell time



For Commercial Tenants (Standards & Obligations)

- » **Furniture & Upkeep:** Responsibility sits with tenants and is written into lease agreements. If standards aren't maintained, the landlord will intervene and recover costs.
- » **Utilities:** Retail areas are separately metered so there are no costs to residential owners.



Brief Construction Plan

1.

Pre-Construction

- » Secure council approvals, finalise design, and appoint contractors
- » Establish body corporate liaison and communication framework

2.

Site Preparation & Early Works

- » Safety fencing, signage, and temporary pathways installed
- » Relocation of any necessary services

3.

Structural Works

- » Foundations, slabs, framing, and roof structure completed

4.

Building Services & Enclosures

- » Electrical, plumbing, mechanical, fire, and data systems installed
- » External façade and waterproofing works completed

5.

Fit-out & Finishes

- » Base building finishes delivered, landscaping and signage installed

6.

Testing, Commissioning & Handover

- » Fire, electrical, and accessibility audits completed
- » Final certifications secured and handover to body corporate

7.

Post-Construction Activation

- » Tenant fit-outs begin under body corporate guidelines
- » Precinct activated with marketing and community engagement

Future Outcomes

- » **Brand & Identity:** The Boathouse name will remain central, reinforcing continuity and value
- » **Value Creation:** Higher property values, stronger yields, and reduced vacancy risk
- » **Community Impact:** A destination that enhances liveability, social connection, and visitor appeal
- » **Sustainability:** Reduced long-term operating impact through efficient systems and responsible management



Conclusion

This overview has been prepared to provide owners with confidence while clearly outlining the intention behind delivering a meaningful uplift through Stage One.

With insurance, governance, and disruption management fully considered, and a strong focus on long-term value and reputation, the Dining Deck Extension represents a secure and exciting next chapter for The Boathouse.

The Boathouse *Precinct*

The Dining Deck Extension has been carefully planned to deliver long-term financial, social, and lifestyle value. With robust governance, transparent communication, and considered management of insurance, utilities, safety, and resident experience, this project will elevate The Boathouse Precinct and strengthen its position as a premier waterfront dining destination for years to come.

Visit our website to see more
www.theboathouseprecinct.com.au