

## THE BOATHOUSE

DAYLESFORD [VIC]

Victoria's popular spa country tourist attraction, The Boathouse, Daylesford was gutted by fire in December 2013. Approximately thirty firefighters battled the blaze for several hours after it first broke out and intensified after spreading to a gas main, fuelled by oils from inside the kitchen area.

The catastrophic blaze resulted in the property being completely gutted, with only the front façade left standing and insurers reporting a 100% loss.

Teams from Bay Building Services Bendigo and Bay Major Projects were appointed soon after the event to carry out the monumental task of demolition and rebuilding of this complex property. Bay managers, project teams and selected sub-contractors swung smoothly into action as soon as permits were obtained to begin carrying out building works.

Due to the fact that part of the property is situated over the lake itself, and incorporates both land-piled and lake-piled structural elements, there was an added level of risk to all works and trades, resulting in a thorough OH&S plan being integrated into an already complex schedule of works.

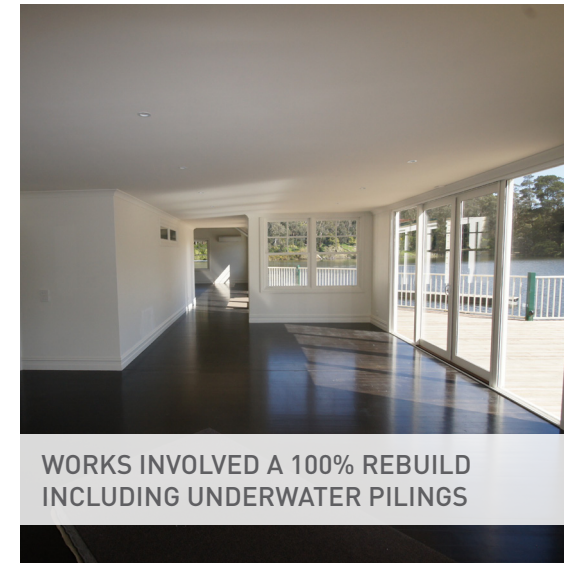
Following extensive demolition works, including both underwater and 'wet' works, the complete reinstatement of the property from foundations up were begun. This stage of works involved installation of new foundations within the lake bed, building of a new commercial kitchen, multiple bathrooms, large open plan internal restaurant and function spaces, plus a new over-water deck, walkways, ramps, and entrance. The trades team consisted of specialist carpenters, electricians, plumbers, roof plumbers, roof mechanics, painters, plasterers, timber floor specialists, air conditioning mechanics and a dedicated crew of commercial kitchen fit out experts.

Daylesford Boathouse has been reborn better than ever, with enhancements to amenities as a result of current building code requirements including internal toilets, wheelchair accessibility, and improved environmental sustainability. It has been a privilege for our team to work on such a special and unique heritage project and to have delivered an exemplary standard of work within time and budget constraints, to the acclaim of all stakeholders.



THE BOATHOUSE, DAYLESFORD - BETTER THAN EVER

**PROJECT:** The Boathouse  
**LOCATION:** 1 Leggatt St, Daylesford VIC  
**PROJECT SIZE:** 265m<sup>2</sup>  
**BUILDING TYPE:** Commercial  
**PROJECT VALUE:** \$750k



WORKS INVOLVED A 100% REBUILD INCLUDING UNDERWATER PILINGS