

CANBERRA ALPINE CLUB | PERISHER CONCEPT DESIGN

JINDABYNE RE CLAD AND PERISHER REFURBISHMENT

JINDABYNE AND PERISHER

MARCH 2024



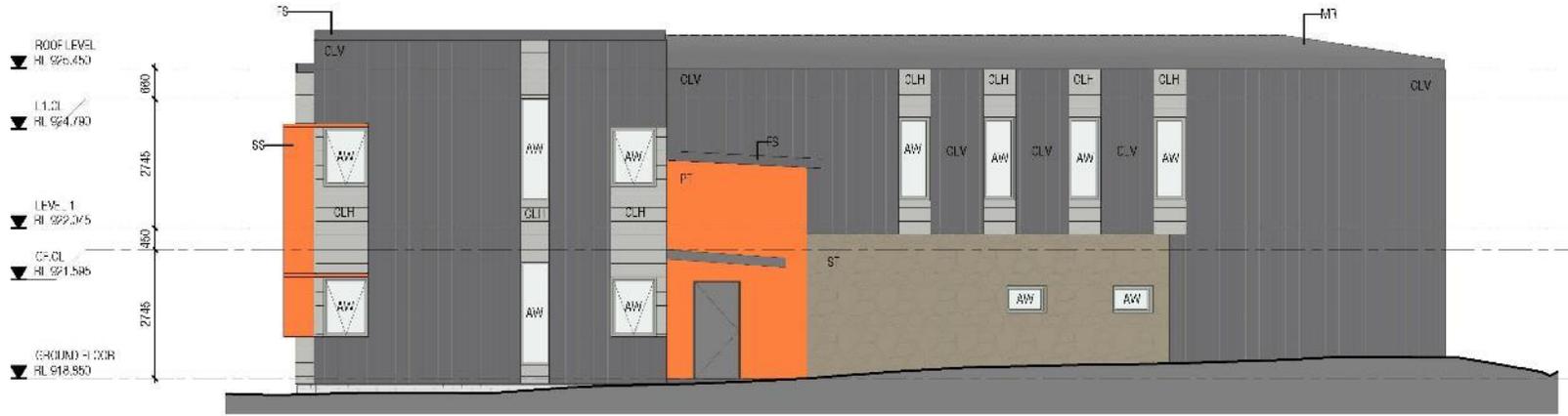
1. JINDABYNE RE CLAD UPDATE
2. PERISHER EXISTING
3. PERISHER BRIEF
4. PERISHER - REFURBISHMENT OF THE BASEMENT
5. PERISHER - REFURBISHMENT OF THE KITCHEN
6. PERISHER - EXTENSION OF THE DINING ROOM
7. MISCELLANEOUS
8. WHERE TO FROM HERE

1. JINDABYNE RE CLAD UPDATE









1 South West (Street Front) Elevation
Scale: 1 : 100



2 South East (South Side) Elevation
Scale: 1 : 100



1 North East (Lake Front) Elevation
Scale: 1:100





NORTH EAST (LAKE SIDE)



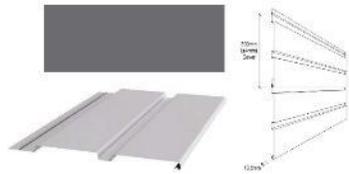
NORTH WEST (NORTH SIDE)



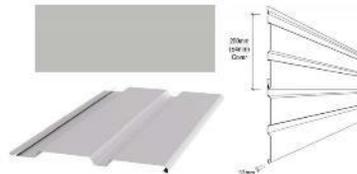
SOUTH WEST (STREET FRONT)



SOUTH EAST (SOUTH SIDE)



VERTICAL CLADDING
STRAMIT 300 PREMIER WALL CLADDING
COLOUR: BASALT



HORIZONTAL CLADDING
STRAMIT MONOPANEL WALL CLADDING
COLOUR: SHALE GREY



BALCONY PERGOLA
ARCADIA RITZ OPERABLE ROOF
COLOUR: SHALE GREY



WINDOW SUN SHADES
ARCADIA ZEST SUNSCREENS
COLOUR: TBC

PRELIMINARY

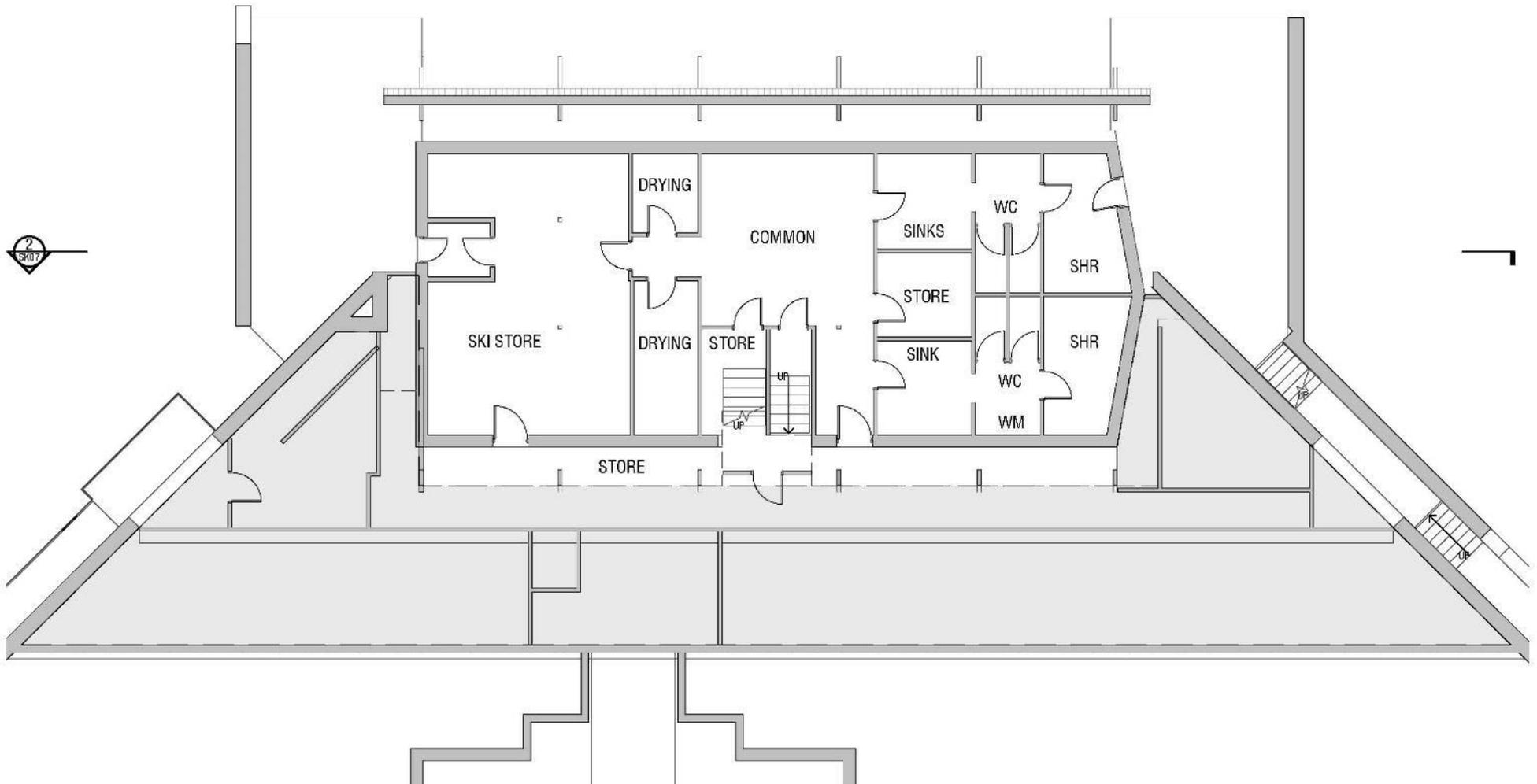
QUESTIONS

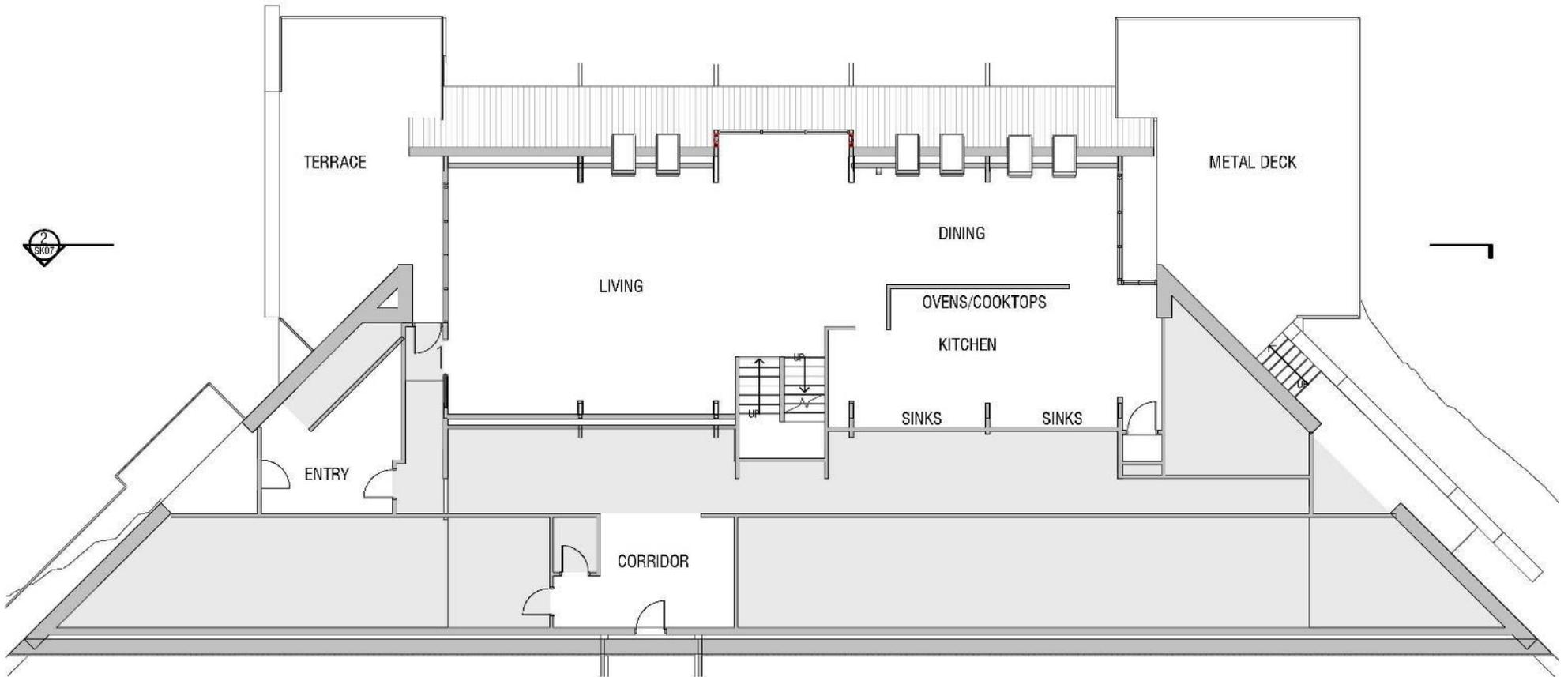
Jindabyne (Where to from Here):

- Resolve Latent Conditions
- Confirm Cost and Program

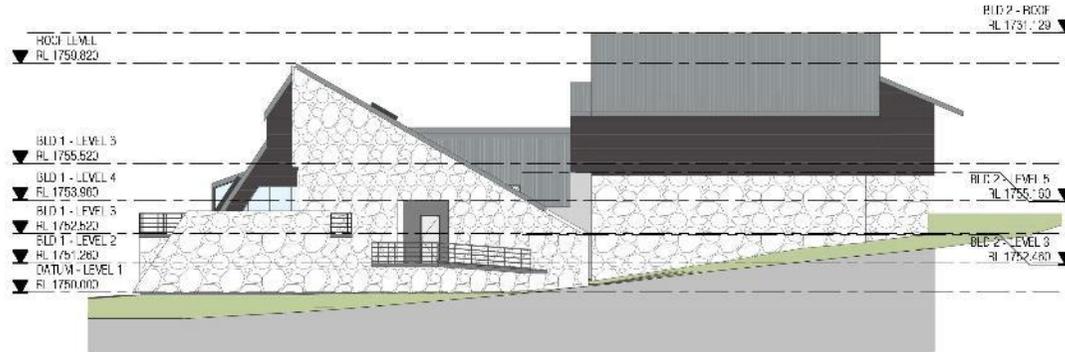
2. PERISHER EXISTING



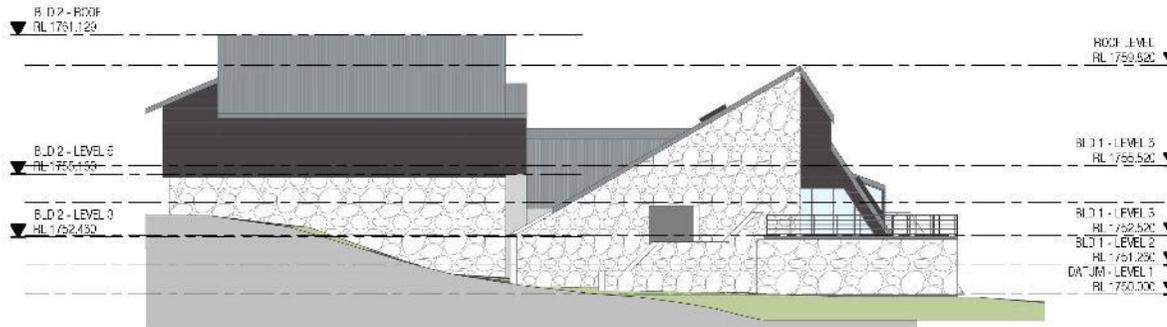




1



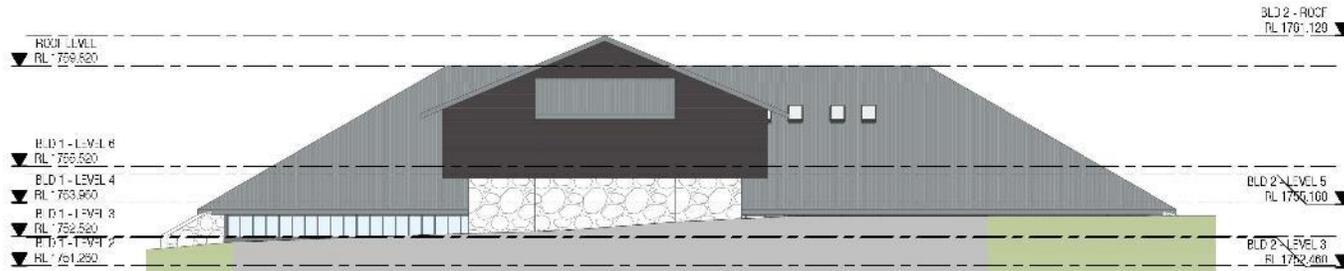
1 NORTH ELEVATION
Scale: 1:200



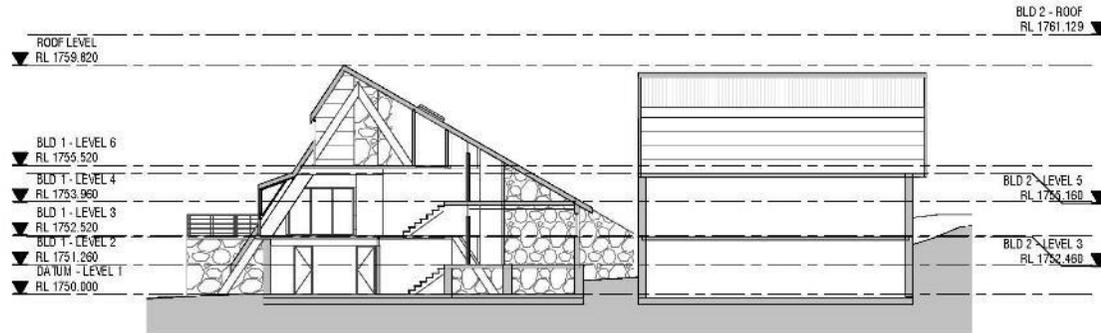
2 SOUTH ELEVATION
Scale: 1:200



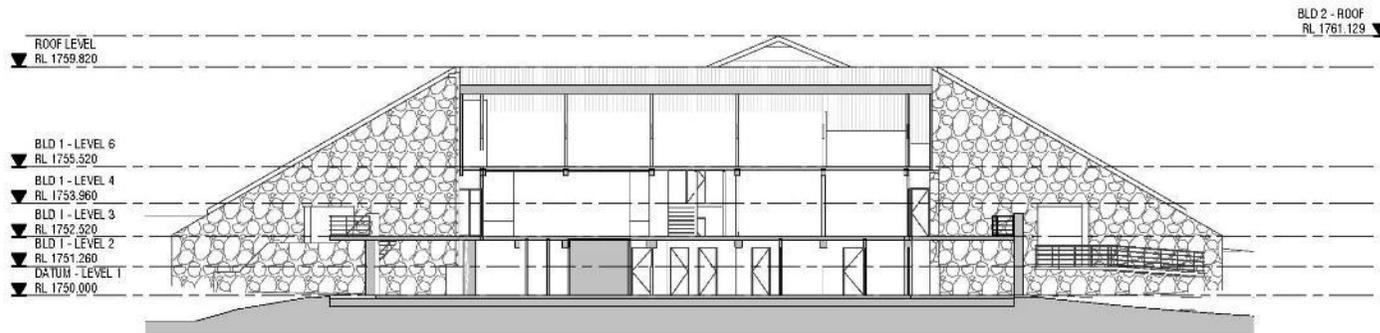
1 EAST ELEVATION
Scale: 1:200



2 WEST ELEVATION
Scale: 1:200



1 SECTION E-W
Scale: 1 : 200



2 SECTION N-S
Scale: 1 : 200



3. PERISHER BRIEF

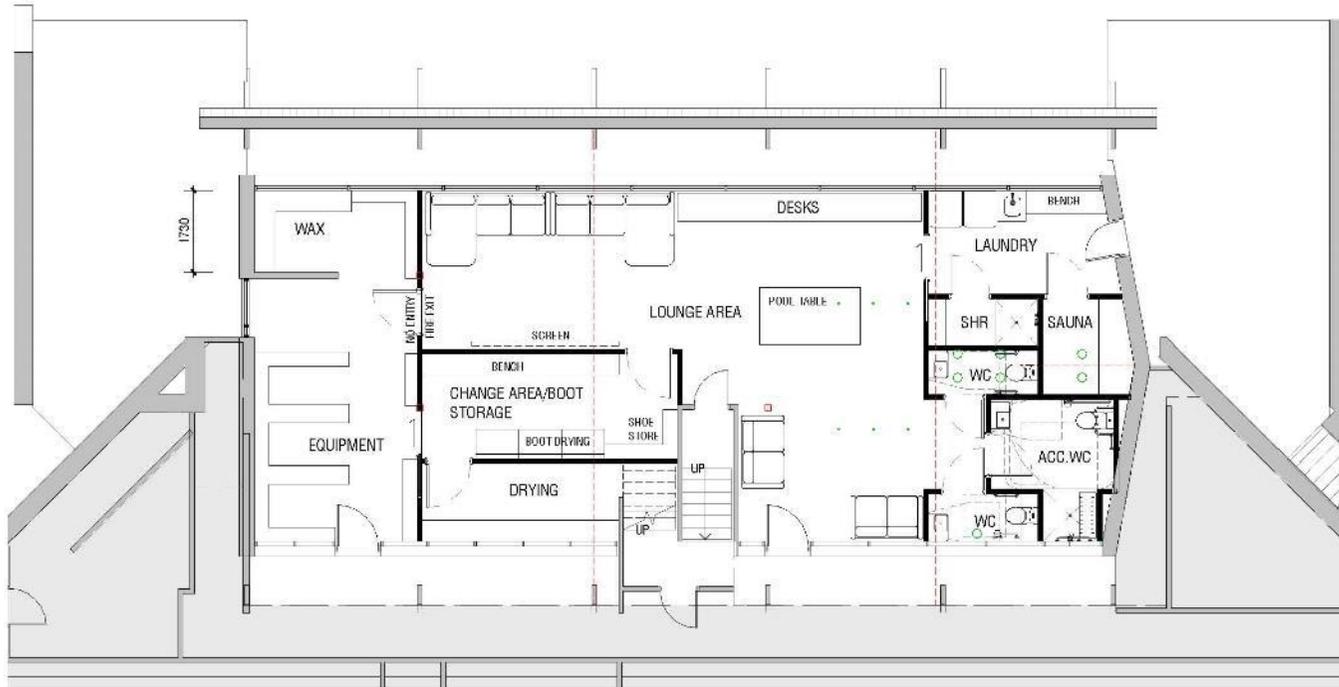
Basement Level

- Large multi purpose room, including space for pool table, comfortable seating for 12-14, large screen for watching movies, up to 4 moveable work spaces/card tables for working remotely or card/board games.
- Modernise bathroom facilities, providing 2 showers with dressing area and 2 separate toilets.
- Modernise laundry facilities, providing space for 2 large washing machines , 2 large dryers, wash sink and a bench to fold clothes.
- Modernise drying room facilities, providing space for 44 guests to dry clothing (gloves, jackets, pants, helmets)
- Ski and snowboard electric boot drying wall.
- Modernise equipment storage area, providing space to store up to 90 sets of ski/snowboard equipment – assumes some guests will utilise 2 or more sets of equipment while staying at the lodge. These could be mobile racks to reduce space.
- Space for equipment waxing/tuning bench – for 2 person use simultaneously
- Space to store minimal tools required for winter use. These could be combined with tuning area.
- Space to store 44 pairs house shoes to put on after removing ski/snowboard boots.
- If feasible taking into account other requirements, space for sauna, ideally near exit door

Lounge/Dining/Kitchen Level

- Modernise kitchen, ideally increasing size, work space, bench space for equipment eg blender, 3 large toasters, 4 microwaves, etc. Provide for pass through of dirty to clean dishes through commercial dishwasher. Ideally space for 3 large ovens 3 large cooktops, 3 large fridges (providing separate storage for 19 rooms), 3 upright freezers, shelf/cupboard/draw space for crockery, cutlery, pots, pans etc. 19 separate storage spaces for guests to store dry goods.
- Separate bar area to store glasses, carafs, coffee machine, tea making facilities, hot/cold water fountain, large bar fridge under and glass dishwasher. This would remove congestion from the kitchen area.
- Upgrade lounge and dining spaces, ideally increasing dining space.

4. REFURBISHMENT OF THE BASEMENT



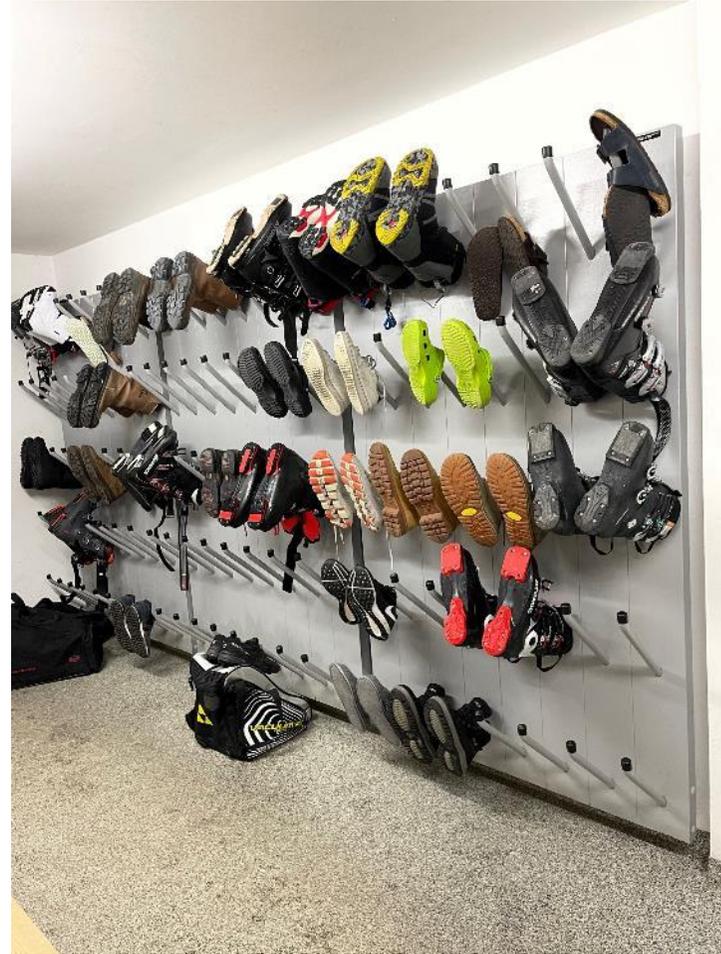
PROS:

- NEW WALL TO WET AREAS NOT TOO FAR FROM EXISTING STRUCTURAL WALL
- LAUNDRY HAS ACCESS TO EXTERNAL AREA
- WC'S ACCESS FROM LOUNGE WITH MIN. CIRCULATION
- LARGE LOUNGE AREA WITH WALL FOR SCREEN
- NATURAL LIGHT FOR STUDY DESKS

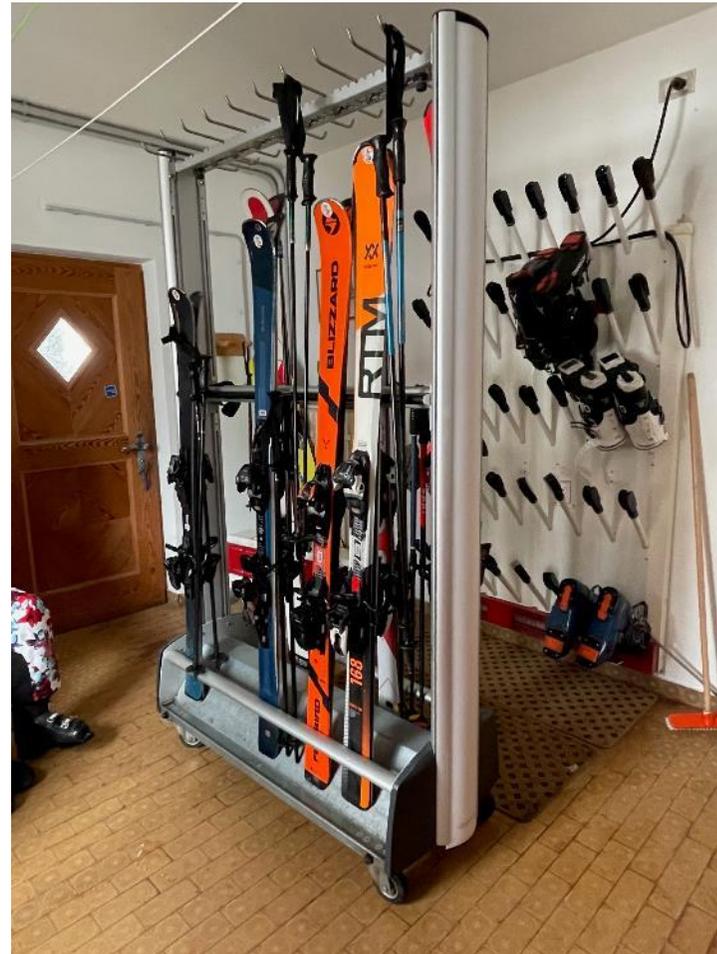
CONS:

- SHOWER AND SAUNA ACCESS THROUGH LAUNDRY
- LAUNDRY AWAY FROM EXISTING PLUMBING
- STRUCTURAL WALL REMOVED TO ALLOW FOR CHANGE AREA AND DRYING.
- CHANGE AREA SMALL
- DRYING AREA ENTRY/EXIT AT RIGHT ANGLE TO EQUIPMENT DOOR COULD BE A PROBLEM FOR CIRCULATION

- EXISTING STRUCTURAL COLUMNS
- - - EXISTING STRUCTURAL WALLS
- EXISTING PLUMBING CONNECTIONS

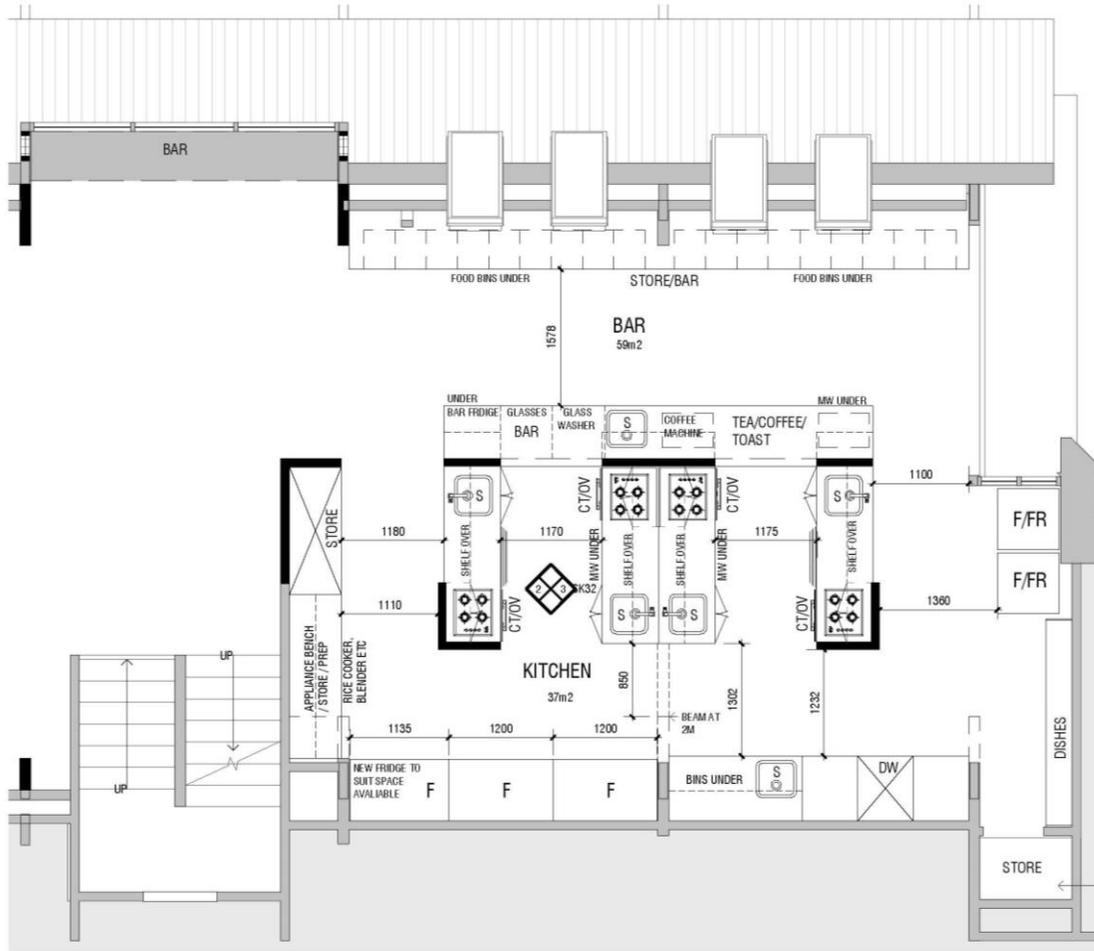


Proposed Boot Dryers

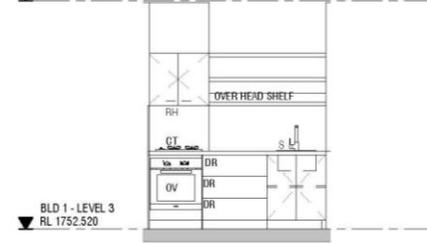


Proposed Portable Ski Racks

5. KITCHEN REFURBISHMENT



BLD 2 - LEVEL 5
RL 1755.160



2 KITCHEN STATION ELEVATION - SIDE 1
Scale: 1 : 50

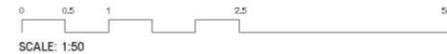
BLD 2 - LEVEL 5
RL 1755.160



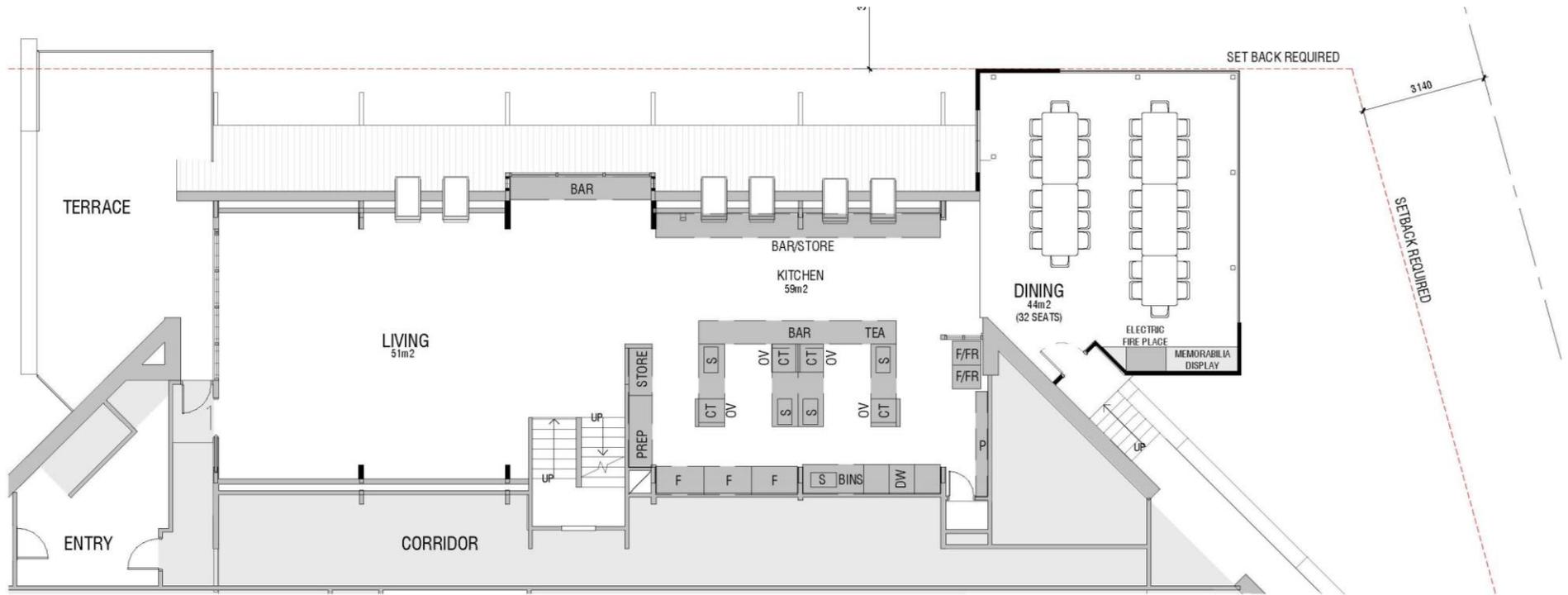
3 KITCHEN STATION ELEVATION - SIDE 2
Scale: 1 : 50

LEGEND:

- | | | | |
|----|------------|----|------------|
| F | FRIDGE | P | PANTRY |
| FR | FREEZER | S | SINK |
| CT | COOKTOP | ST | STORE |
| OV | OVEN | MW | MICROWAVE |
| DW | DISHWASHER | RH | RANGE HOOD |
| DR | DRAWER | | |



6. EXTENSION OF THE DINING ROOM



PROS:

- LARGE DISHWASHER AND BIN AREA
- 4 COOKING STATIONS
- DISHES CUPBOARD BESIDE DISHWASHER
- LARGER DINING ROOM
- LIVING STAYS AS IS
- STORE CUPBOARD RETAINED
- LOTS OF PREP SPACE
- HIGH CABINETS ALONG BACK WALL AND ABOVE FRIDGES POSSIBLE FOR EXTRA STORAGE
- KITCHEN OPEN TO BAR

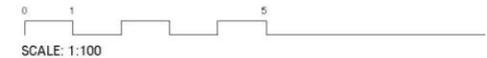
CONS:

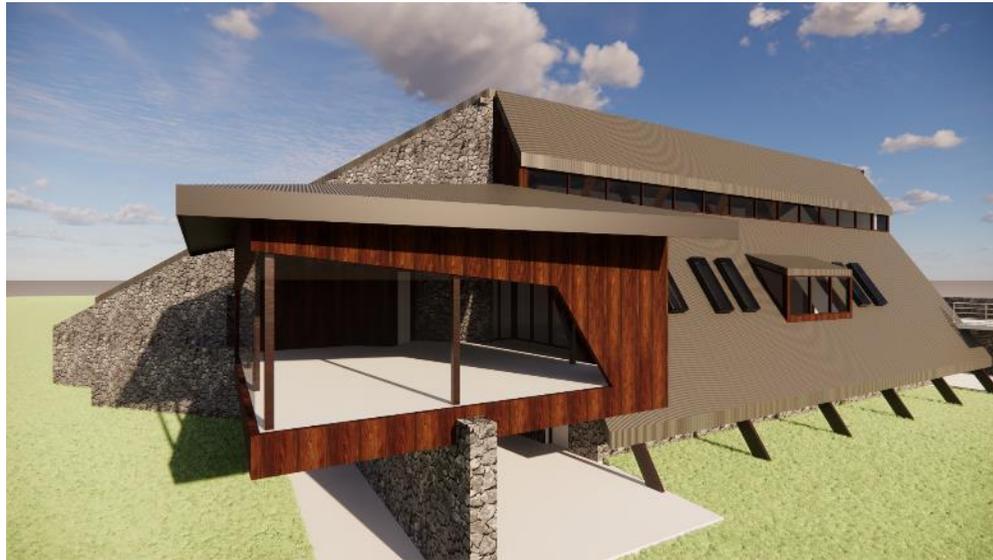
- NARROW SIDE PANTRY
- SERVICES MOVED
- WALLS REQUIRED FOR COOKTOP SPLASH BACK
- NOT A LOT OF PREP SPACE

LEGEND:

- F FRIDGE
- FR FREEZER
- CT COOKTOP
- OV OVEN
- DW DISHWASHER
- P PANTRY
- S SINK
- ST STORE

NOTE: SET BACKS BASED ON NCC 3.10.4 CONSTRUCTION IN ALPINE AREAS. SETBACKS VARY BASED ON HEIGHT OF WALLS









7. MISCELLANEOUS

STONE POINTING



Stone Walls



Stone Pointing Condition



Stone Pointing Repair

8. WHERE TO FROM HERE

Perisher:

- Order Of Probable Cost - COMPLETE
- Building Certifier Consultation on Preferred Options/Previous Approvals/L1 Compliance
- Stakeholder Presentations/Engagement
- Development of Final Sketch Plans
- Club Sign Off on Design
- Planning Consultation
- Lodge DA/DA Amendment
- BA/Construction Documentation
- Delivery Methodology/Program
- Early Contractor Involvement
- Tender/Award/Construct

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