

KSRC Lodge

User Manual

For

Summer Visitors

December 2020

Table of Contents

1	INTRODUCTION	1
2	WHEN YOU ARRIVE.....	1
	2.1 Entry to Lodge.....	1
	2.2 Instructions for Turning on the Power.....	1
	2.3 Instructions for Turning on the Hot Water in the “Old Wing”	2
	2.4 Hot Water in the “North (New) Wing”.....	3
	2.5 In the Kitchen	3
	2.6 Key Locked Windows.....	3
3	AT THE END OF YOUR STAY.....	3
	3.1 Checklist for when you leave	3
	3.1.1 Guest rooms & Managers’ Flat.....	3
	3.1.2 Kitchen	3
	3.1.3 Turn off the Gas	4
	3.1.4 Common room	4
	3.1.5 Bathrooms.....	4
	3.1.6 Hallways and stairs	4
	3.1.7 Drying Room	4
	3.1.8 Games Room	4
	3.1.9 Laundry	4
	3.1.10 Entrance.....	5
	3.1.11 Turn off the Water Heating	5
	3.1.12 Turn off the power	5
	3.1.13 Locking up.....	5
	3.1.14 Rubbish.....	5
	3.2 Maintenance Report.....	5
4	MISCELLANEOUS INFORMATION ABOUT THE LODGE	7
	4.1 Facilities Available For Use.....	7
	4.2 Who Can Use The Lodge.....	7
	4.3 The Summer Season Tariff	7
	4.4 How To Book	7
	4.5 What To Take	8
	4.6 Driving To The Lodge	8
	4.6.1 Location of KSRC Lodge in Perisher Valley	9
	4.7 Use Of Appliances.....	10
	4.7.1 The Red Folder of Instructions	10
	4.7.2 Gas supply for the Range, Oven and Boiler	10
	4.7.3 Using the Dishwasher.....	10
	4.8 Heating	10
	4.8.1 The Open Fire	10
	4.8.2 The Gas Fired Heating System	11
	4.9 Phone.....	13
	4.10 Internet	13
	4.11 Emergency Procedures.....	13
	4.12 Contacts.....	13

4.13	Things To Do In And Around Perisher Valley	13
4.13.1	Hiking.....	13
4.13.2	Cycling	14
4.13.3	Wildflowers	14
4.13.4	NPWS Discovery walks, Talks and tours.	15
4.13.5	Eating Out.....	15

1 INTRODUCTION

The KSRC lodge in Perisher Valley is available for use by members during the summer season, provided there is no maintenance or construction work in progress. The lodge offers accommodation for up to 24 people.

During the summer season, the managers are not in residence, and guests must cater and clean for themselves.

The purpose of this document is to outline how the lodge functions, and what is expected of you during your stay. Please read it thoroughly before you leave home.

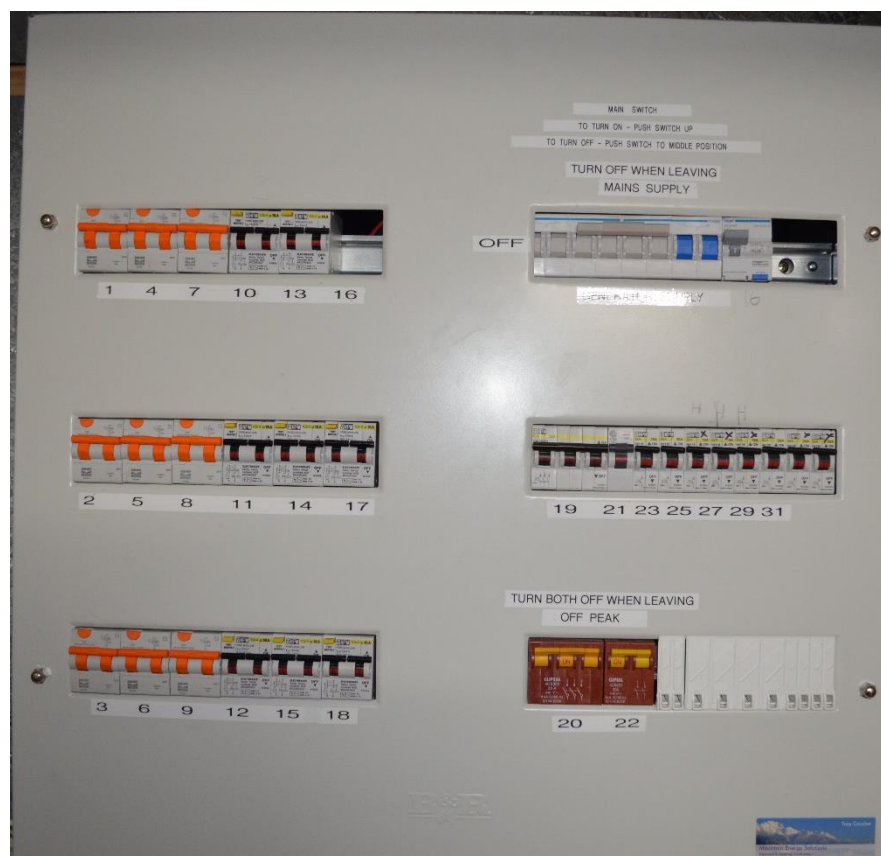
2 WHEN YOU ARRIVE.

2.1 Entry to Lodge

Entry is via a 4 digit code, supplied by Booking Officer.

2.2 Instructions for Turning on the Power.

The main switchboard is just inside the main entrance to the lodge. You need to turn on only ONE switch, located in the top right corner on the switchboard. Move the 4 pole grey switch from the centre “OFF” position to the top “SUPPLY” position. All other switches on the switchboard should already be ON.



The main switchboard inside the entrance

2.3 Instructions for Turning on the Hot Water in the “Old Wing”

Hot Water heating during the summer season is by an “Off Peak” service which operates between 10pm and 7am, and again between 10am and 5pm. Please be aware that if you should arrive at the lodge after 5pm, and there have been no recent visitors, you may not have hot water till the next morning.

On the main Switchboard inside the front door Circuit Breaker 20 needs to be on. In the Plant Room off the Games Room the switches for the Off Peak hot water are high up on your left when you open the door. See photo below.

It is important to check that the water supply to the tanks is ON. At the base of each of the tanks on your left is a valve (tap) – make sure both valves are ON. The long top handle of the valve will be in line with the pipe work when it is ON.

NOTE: these valves should always be ON, but please check before proceeding.

Locate a small white electrical sub-board on your left immediately as you enter the control room. (It is above head height).

On the left-hand end, turn to “ON” three small red switches labelled “Off-Peak Hot Water”, and also two black switches labelled “Tank No 1”, and “Tank No 2”. The other small switches on that panel should be OFF.

Please do not touch anything else in this plant room.



The white electrical sub-board for turning on the Off-Peak Hot water

2.4 Hot Water in the “North (New) Wing”.

If you are planning to use the “North Wing”, on the main Switchboard inside the front door Circuit Breaker 22 needs to be on. Then over in the North Wing you need to turn on the hot water cylinder there. This is located in a cupboard downstairs in the “North Wing” (first cupboard opposite the stairs. There is a switch at ankle height on the left-hand side of the cupboard. Turn this “ON”. If you are not using the “North Wing”, please check that this switch is “OFF” so water isn’t heated unnecessarily.

2.5 In the Kitchen

All appliances need to be turned ON at the wall. Basics are the **Lunch Fridge**, the **Microwave**, and the **Bar Fridge** (located in the common room). Large groups may use the **Cool Room** instead of the Lunch Fridge. There is a **Zip Hotwater** heater on the wall, or an **electric kettle** stored in one of the kitchen drawers.

Note: there is not a Freezer in the kitchen. There is a very large commercial Freezer and a Bread Freezer in the basement Wood Store, or a very small ice block freezer in the Bar Fridge, so plan your food accordingly.

2.6 Key Locked Windows

All Windows in the “Lodge” are key locked. Keys for these are located in a small Key Cupboard on the wall in the Kitchen.

3 AT THE END OF YOUR STAY

You are responsible for leaving the Lodge clean and tidy for the next Summer Visitors. Use the following checklist to make sure you have not forgotten anything.

3.1 Checklist for when you leave

3.1.1 Guest rooms & Managers’ Flat

- Vacuum
- Empty rubbish bins
- Turn off lights
- Close the windows
- Close the curtains
- Leave bedroom doors open.

3.1.2 Kitchen

- Take away all food brought in.
- Empty and wipe out fridge and freezer, oven and microwave.
- Turn off power to fridge, Freezer, and cool room - leave doors propped open
- Put away appliances – toaster / kettle etc
- Turn off other appliances – Dishwasher, Zip heater, Microwave
- Wipe down all surfaces, clean sinks.
- Empty rubbish bins and replace bin liners.
- Sweep / mop floors
- Turn off all lights
- Close the windows.
- Check that external doors are locked
- Close door to basement.

3.1.3 Turn off the Gas

If you have used the Gas Range, turn the yellow tap on the left hand end of the range to the horizontal position. If you have had the Boiler in operation turn the Gas Tap (**Yellow top**) at the right side of the Boiler 400 mm up on wall Horizontal for “OFF”. Outside of the Managers Flat / Kitchen Window turn OFF the valves on the side of each of the gas cylinders.

3.1.4 Common room

Turn off appliances - stereo / coffee machine / bar fridge / Heaters
Clean out fireplace (do not leave paper rubbish in the fireplace).
Return books / games to shelves and cupboards
Sign the visitor's book
Vacuum
Turn off lights
Close & lock the windows
Close the curtains
Leave doors open.

3.1.5 Bathrooms

Clean showers, loos, and basins.
Check that taps are not dripping.
Clean mirrors.
Empty rubbish bins.
Close the windows.
Turn off lights.
Sweep / Mop.
Leave doors open.

3.1.6 Hallways and stairs

Vacuum.
Check that all emergency exit doors are locked.
Vacuum.
Empty rubbish bins.
Turn off lights.

3.1.7 Drying Room

Take all belongings with you. The drying room should be empty.
Vacuum.

3.1.8 Games Room

Tidy
Vacuum
Turn off lights
Check kitchenette – turn off appliances, taps etc

3.1.9 Laundry

Vacuum.
Turn off power to washing machine and drier.
Turn off taps.

3.1.10 Entrance

Empty rubbish bins.
Sweep.
Turn off lights.

3.1.11 Turn off the Water Heating

Turn OFF the Hot Water the “New Wing” if you have used it. The switch is located in a cupboard downstairs in the “New Wing” (first cupboard opposite the stairs.) There is a switch at ankle height on the left-hand side of the cupboard. Turn this “OFF”.

In the Plant Room, off the Games Room, locate a small white electrical sub-board on your left immediately as you enter the room. (It is above head height). Turn to “OFF” three small red switches labelled “Off peak Hot Water”, and also two black switches labelled “Tank No 1”, and “Tank No 2”.

If you have been using the Gas Fired Heating System, turn OFF all the switches concerned. (Refer to the section on HEATING in this document).

3.1.12 Turn off the power

The main switchboard is just inside the main entrance to the lodge, located in the top right corner on the switchboard. Move the 4 pole grey switch from the top “SUPPLY” position to the centre “OFF” position. All other switches on the switchboard should be left ON.

3.1.13 Locking up

Key Lock all windows you opened.
Check that all Emergency Exits, and exits from the Managers’ quarters are locked.
Lock the main door behind you.

3.1.14 Rubbish

Take all rubbish and recyclables to the Perisher Valley Waste Collection Centre behind the Fire Station and place it in the dumpster bins.

3.2 Maintenance Report

If you have experienced any problems with the normal functioning of any of the Lodge facilities, please complete the Maintenance Report on the following page. If appropriate, take a photo of the problem, and email it to Mark Hutchison at mphutchison@mail.com .

Return the Maintenance Report to the Operations Director.

If you have mislaid this information, contact Mark Hutchison on 02 9871 4146 or 0402 122 596 or email mphutchison@mail.com

KSRC Lodge Maintenance Report

Name		
Dates of Stay	From:	To:
<p>Please list details of problems experienced with any of the facilities or appliances in the Lodge, and of any action taken.</p>		
1.		
2.		
3.		
Suggestions:		

4 MISCELLANEOUS INFORMATION ABOUT THE LODGE

4.1 Facilities Available For Use

Accommodation is in double rooms, (11 rooms - 3 with queen sized beds, 8 with two single beds) with shared bathrooms. The Managers' flat has a queen sized bed. The lodge has blankets, quilts, and pillows. You will need to take your own bed linen (sheets and pillowcases for either queen or single beds), and towels.

The kitchen is a fully equipped commercial kitchen. For Summer Visitors there is an electric domestic stove, fridge, microwave and a number of the small appliances. Refer to the section on appliances for details of these and other major appliances.

There is a sound system to connect IPods, etc in the common room. There is no TV or DVD player.

The laundry downstairs has a washing machine and dryer.

Hot Water Heating is by an Off Peak system. The main Gas fired heating system should not be used in the Summer Season – therefore the drying room will not be functional.

4.2 Who Can Use The Lodge

Any adult member of KSRC who has paid their membership for the current financial year, may apply for use of the Lodge during the Summer Season.

Junior members must be accompanied by an adult member.

Each adult member may invite a maximum of two guests to stay with them at the lodge. The Club may give exception to this rule upon application.

All applications are subject to the approval of the Booking Officer.

4.3 The Summer Season Tariff

The “Summer Season” extends from the second week in October to the end of the second week in June.

The Current Tariffs for the Summer Season are available on the club website –

www.ksrc.com.au

4.4 How To Book

The procedure for summer bookings is similar to that for the winter season. Complete the KSRC Summer Season Booking Form (found on the club website – www.ksrc.com.au) and forward it to the Booking Officer together with the appropriate tariff.

Once the application is approved, the Operations Manager will forward a lodge key.

4.5 What To Take

All food and beverages. All food should be stored in containers with firmly fitting lids to deter any critters. (Plastic bins are a good idea).

Bed Linen (sheets, pillowcases,)

Towels,

Tea Towels

A copy of this User Manual.

Dishwashing Detergent, Laundry Detergent, Toilet Paper and Paper Towels may be at the Lodge from the previous winter however should be relied upon.

4.6 Driving To The Lodge

The KSRC lodge is located in Perisher Valley in the Kosciuszko National Park. Access to the KSRC Lodge is possible by any vehicle in “normal” conditions. The address is 77 Burramys Rd. There is an entry fee per vehicle / per day payable at the park entrance station. For details see

<http://www.environment.nsw.gov.au/NationalParks/parkFeesConditions.aspx?id=N0018>

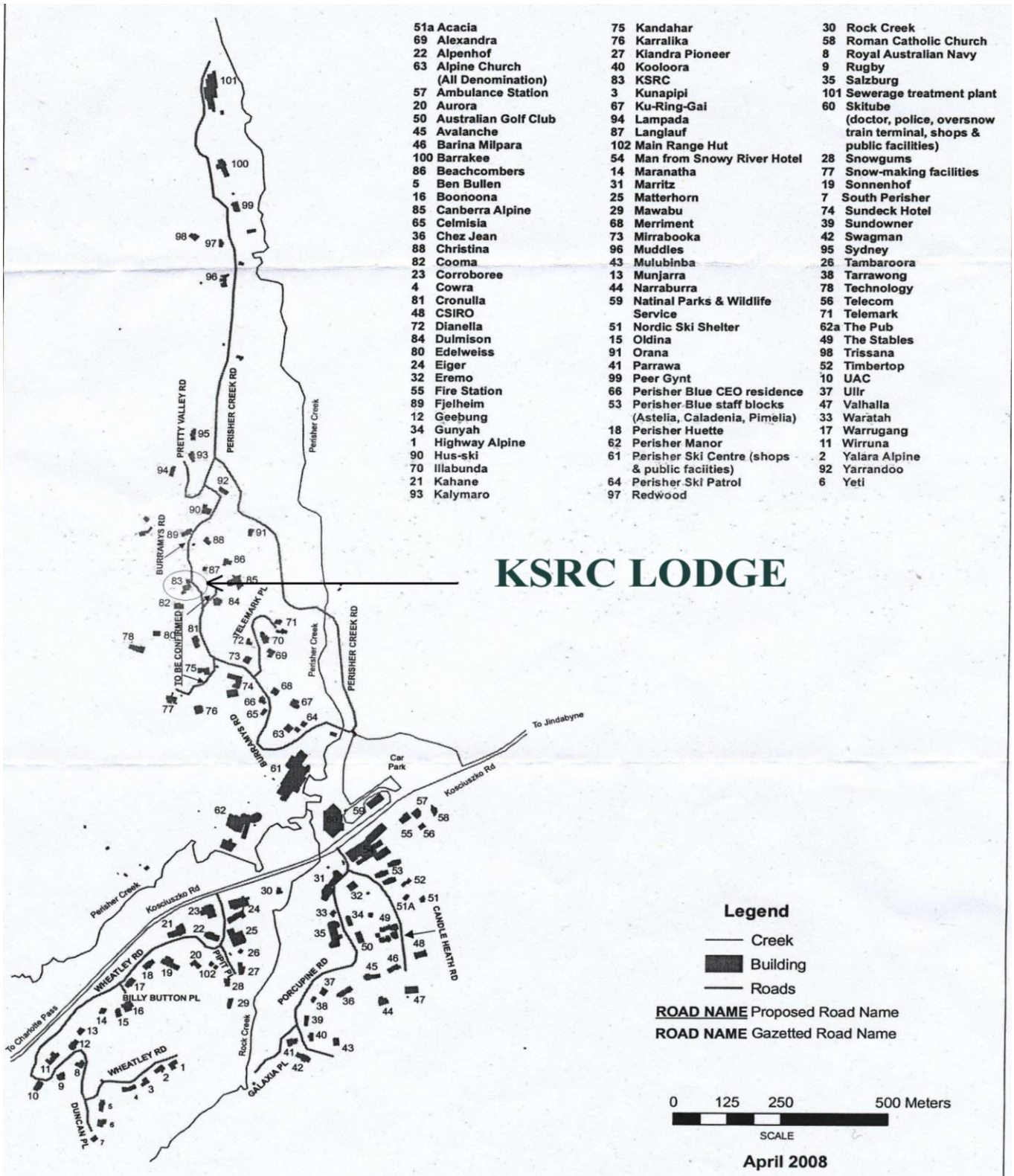
It is possible for snow to fall during the Summer Season, and Bush Fires can, and do happen. For details of road conditions and bans within the Park contact the Kosciuszko National Park on

Phone: (02) 6450 5600

Fax: (02) 6456 1249

Email: srcv@environment.nsw.gov.au

4.6.1 Location of KSRC Lodge in Perisher Valley



4.7 Use Of Appliances

4.7.1 The Red Folder of Instructions

In a kitchen drawer you will find a red folder **labelled “Warrantees, Instruction Books etc”**. In here you will find instructions for using the following appliances:-

Kleenmaid free standing Range, Electric Multi-function Oven, and Ceramic Cooktop

Goldstein Heavy Weight 800 Series Gas Range

Dishwasher

Panasonic Microwave

Dualit Toaster

Sunbeam Classic Toaster

Breville Vac Master

Breville Professional Grill and Sandwich Press

Isi Cream Whipper

Kenwood Chef & Major Cooking

Kenwood – Salad Crisper attachment

Zip Hydroboil

Breville Rice Cooker and Steamer

Breveille Wizz Stick

Ultimate Food processor

Fisher & Paykel Clothes Washer

Please do not remove any instructions from this folder.

4.7.2 Gas supply for the Range, Oven and Boiler

You may use the Goldstein gas range and oven if you choose. You will need to turn on the gas supply for this. There are 6 gas cylinders located outside the Managers’ quarters. Turn “ON” the valve on the side of each tank.

On the left-hand end of the range in the kitchen, turn the yellow tap to the vertical position.

Lighting the pilot light for the oven can be tricky. Consult the Instruction Book in the Red Folder mentioned above before attempting this.

4.7.3 Using the Dishwasher.

This is a commercial dishwasher and operates differently from a domestic one. Please do not use the dishwasher unless you are conversant with how it works. Read the instructions in the Red Folder mentioned above before using it.

4.8 Heating

It is not anticipated that general heating will be required through the summer months. Should the weather turn un-seasonally cold, the following heating may be used.

4.8.1 The Open Fire

You may use the fire if necessary. The amount of wood stored in summer is dependent on the previous winter usage. Wood is stored in the basement under the bathrooms. Do not leave the fire unattended at any time, and ensure the fire screens are securely closed when you go to bed, or if leaving the lodge unattended.

4.8.2 The Gas Fired Heating System

Please do not use this heating unless it's absolutely essential. The Gas bottles are not filled on a regular basis. **The Gas must be on first.** To turn this system on follow these steps carefully:-

- a) Turn on the Gas bottles outside the Kitchen Window. There is a gas tap at the regulator and it will be set to either left or right. Turn on the two bottles on the side the tap is pointing too. Light the Stove to be sure there is Gas. In the Drying Room on the wall next to the Boiler Control Panel turn the gas tap to on, (Tap handle is in line with gas flow when on.)
- b) In the Plant Room off the Games Room, locate a small white electrical sub-board on your left immediately as you enter the control room. (It is above head height). Turn ON all remaining switches on the sub board. These are labelled "Boiler Main Switch", CB1, CB2 and CB3. These supply power to the heating system.
- c) In the Drying Room, check if there is water in the Boiler System. Standing in front of the Boiler, the top right gauge on the Blue Control Unit should read 1-1.5 when cold. The gauge at the back right of the boiler with the water pipes should have the red and black needles at 1.5. These two gauges indicate there is water in the Boiler System. If below these values then likely there is no water in the system. Do not proceed any further. Contact Lodge Operations or Lodge Maintenance Directors. See 4.11 Contacts below. If readings are above 1.5 then system has been in use recently. Operating level for the rear gauge is at 2.2 for the Red needle when hot.



The Pressure Gauge top right must be 1.5 or higher



The Pressure Gauge Top Red and Black needles must be 1.4 or higher

- c) In the Drying Room, check if Gas tap (Yellow top) on right side of front of boiler 400mm above floor on wall is ON or OFF, turn vertical for ON. Gas bottles need to be on outside Managers Flat / Kitchen window. Turn on the switch located on the wall above the boiler. Switch “ON” the red switch located on top of the Boiler Blue Control Unit (labelled “1” when ON). There is a 25 to 30 second delay before the three gas injectors switch on.
- d) Return to the Plant Room. The circulating pumps are operated via individual power outlets controlled by automatic timers. These are labelled 1) Bedrooms, 2) Drying Room, 3) Mgr Flat, 4) Common Room and Games Room. Turn on only the areas you need. These timers may require setting to your needs. Normal settings recommended are 7.00am to 10.00pm. The black marker indicates the current time, the green peg indicates the time ON, the red peg indicates the time OFF. To change the Start/Stop times pull out and relocate the green and red pegs.
- e) In the Common Room, the heater unit has on/off and fan speed controls on the left side of the unit under a cover.
- f) If you have selected the Drying Room in d) above, you will need to turn on the fans in the Drying Room. Otherwise make sure they are turned off.

4.9 Phone

The phone number at the lodge is 02 6457 5338. This facility is available for in-coming calls, or emergency use only. Please use your mobiles for all other calls.

4.10 Internet

The Lodge has Internet available. Require a Password currently = KSRC1951.

4.11 Emergency Procedures

KSRC Members should ensure that all guests are familiar with emergency procedures. Everyone should know the location of Emergency Exits, Fire Extinguishers and Fire Hoses. The Emergency Number is 000.

4.12 Contacts

Should you need assistance, regarding the operation or maintenance of the Lodge please contact one of the following KSRC Directors:

Mark Hutchison (Lodge Operations) H. 02 9871 4146 M. 0402 122 596
Grant Hodgson (Lodge Maintenance) M. 0412 844 136

4.13 Things To Do In And Around Perisher Valley

There is something for everyone during the summer at Perisher Valley. Here are some ideas.

4.13.1 Hiking

There are short and long day hikes not far from the lodge. Pick up a copy of the “Kosciuszko Today” – Summer edition from the NPWS for details and maps of all the walks in the National Park. Here are a few suggestions -

4.13.1.1 Above Pretty Valley

This is a short walk from the lodge for just an hour or two. Walk from the Lodge to the base of the Pretty Valley Chair. Behind the Ticket Office you will find a service trail. This track climbs steadily, and its not long till all lodges are lost from view and you're in a beautiful alpine environment, complete with gnarled snow gums and wildflowers. The Trail ends at the top of the North Perisher T-Bar. Return the same way or drop down to the left under the Interceptor Chair to the road. Notice the interesting rock formations – hidden by snow in winter.

4.13.1.2 Walk to the Porcupine Rocks. 5 km

Walk from the Lodge to Perisher Valley. The start to the Porcupine Track is signposted on the main road to Charlotes Pass, near The Man from Snowy River Hotel. The trail follows the cross country ski route, through the snow gums and wildflowers to the amazing Porcupine Rocks, where you get excellent views of the Thredbo Valley. To make this a loop walk, take the track to the Charlottes Pass Road (opposite the Eyre Lift), and walk back along the road.

4.13.1.3 Rennix Walk 13 km

Drive back towards Jindabyne to Rennix Gap. The start to the walk is signposted. Its all on an old service trail, and leads up and down a couple of fairly steep hills to a trig. Climb on top of the rocks for great views of the Main Range. This walk is a good one if the weather is wild at higher altitude.

4.13.1.4 Guthega – Illawong Lodge. 8-9 km

Drive across to Guthega on the Link Road through Smiggin Holes. Then follow the Snowy River through snow gums to Illawong Lodge. You'll have to cross a side creek on a small flying fox en route. There's a swing bridge across the Snowy River just below Illawong Lodge.

4.13.1.5 Charlottes Pass - Kosciuszko Summit 18km

Drive to Charlottes Pass and walk along the service road to Rawsons Pass and the summit. The track crosses the Snowy River, passes Seamans Hut and meets the metal walkway from Thredbo – so you're likely to have company at the top! Inspect the amazing new toilet block built recently by the NPWS at Rawsons Pass! Who was Charlotte??? Charlotte Evans is thought to be the first European woman to climb Mt Kosciuszko.

4.13.1.6 Charlottes Pass to Blue Lake 10km

Cross the Snowy River (stepping Stones), a bit of up and down, and you're on the Main Range....above the tree line, and with wild flowers in abundance. Blue Lake can look blue, green grey, black.....watch the weather.

4.13.1.7 Charlottes Pass – Blue Lake – Kosciuszko Summit circuit. 22km

If you're feeling fit, combine the two walks above into one challenging day.

4.13.1.8 Walking on the Main Range 20km+

If you're feeling adventurous, and you can use a map and compass, this is for you. Drive to Guthega Dam, walk Up Disappointment Spur to Whites River Hut, then up onto the Rolling Grounds. Return to Guthega via Consett Stevens Pass. There'll be a road bash to return to your car at the Power Station unless you've organised a car shuffle.

4.13.2 Cycling

Road bike, hybrid, or mountain bike, there are rides for everyone.

4.13.2.1 On your road bike...

You can take your early morning spin up to Charlottes Pass and back (20km), or down to Sawpit Creek and back (30 Km)

4.13.2.2 On your Hybrid or Mountain bike...

A ride not to miss is from the Lodge to Charlottes Pass and out to Rawsons Pass at the base of Mt Kosciuszko. It's a sealed road all the way to Charlottes Pass, then a good unsealed road most of the way to Rawsons Pass. It gets slightly rougher after crossing the Snowy River, but still do-able on a hybrid bike. Take a lock so you can leave your bike, and climb the 1.5 km to the Summit. From the Lodge the return trip is about 38 km.

A family cycle outing to Spencers Creek for a picnic (and swim) is a possibility too. Choose a calm, fine day....the wind can whip along Spencers Creek.

The NPWS can provide you with suggestions for Mountain Bike Rides in the area.

4.13.3 Wildflowers

Wildflowers are in bloom from November through March. You don't have to go far from the Lodge to find violets, yellow Billy Buttons, pink / purple trigger plants, silver snow daisies, and sphagnum moss. They're all to be found along the service trail above Pretty Valley. Out on the Main Range there are flowers in profusion – including the not so common Celery Plant.

A good reference book is “Wildflowers of the Snow Country” available from the NPWS Visitors Centre in Jindabyne.

4.13.4 NPWS Discovery walks, Talks and tours.

The NPWS offers a varied program of walks, talks and tours during the School Holidays. Pick up details from the Visitors Centre in Jindabyne.

4.13.5 Eating Out

There are not many options...but here are a few that are open during the peak season (Christmas and January). Bookings essential:

Guthega Alpine Hotel

Ph: 02 6457 5383

Kosciuszko Chalet at Charlottes Pass

Ph 1800 026 369

Stillwell Lodge at Charlottes Pass

Ph 02 6457 5073

Alpine Eyre Cafe open Boxing Day to Easter

Ph 0417 449 013 Manager Stephen J Young