

## **Ajax Ski Lodge**

PO Box 51  
Mt Buller VIC 3723

Ajax Ski Club is a large ski lodge which can sleep 79 people in bunkroom style accommodation. It is fully catered and has a large dining room for this purpose. It also has a number of accessible living areas. It has three bunkrooms, on the same level as the entrance and dining room, which have been set up with semi-accessible bathrooms.

### **Reservations:**

Phone: 03 5777 6286  
Fax: 03 5777 6913  
Email: [ajaxski@bigpond.net.au](mailto:ajaxski@bigpond.net.au)  
Web: [www.ajaxski.com.au](http://www.ajaxski.com.au)  
TTY: n/a

### **Transport:**

Transport is available via private car. In winter this is to the public car parks. From there you will need to take the internal Mt. Buller (4WD) taxi. In summer you can drive to the lodge door.

There is a bus service to Mt Buller in summer and winter. Mt. Buller Bus Lines also offers a taxi service from Melbourne in winter.

### **Parking:**

In summer parking is available adjacent to the front entrance. This area has a slight incline and is a little uneven with a gravel surface that can be a bit soft in parts. However there is plenty of space. This area is not well lit if you are arriving at night.



Picture 1: Lodge entry ramp & parking

### **Accommodation:**

#### **Entry:**

From the parking area there is a 6 metre long ramp (at 7%), which is 1160mm wide and has 980mm high hand rail. The entrance is a flat surface which goes through two (airlock) doorways. The first is a double door, each door is 770mm wide, has lever handle and is inward opening. The second door is a single 850mm wide door which has a D handle and is inward opening. All of these doors are fairly heavy.

#### **Reception:**

The reception area is tiled and leads to the reception counter which is 1100mm high. There is good lighting in this area.



Picture 2: Reception desk

**Commercial Kitchen/ Dining/ Lounge Area:**

The dining room is a large area with vinyl floor coverings. It has large tables with good circulation space between them. They can be moved if needed. The tables are 740mm high with 610mm of knee clearance. Each table has four corner legs.

There is a tea and coffee making counter in here which is 800mm high with knee clearance of 600mm high and 200mm deep. The hot water is tap is 1370mm high.



Picture 3: Dining Hall

**Lounge Areas**

There are two living areas on the same level as the bunkrooms and the dining room. Light switches for both rooms are 1200mm high although some are close to internal corners.

The first is adjacent to the dining room and is a little more spacious. The furniture can be rearranged if needed. The lounge chairs are 500mm high. The floor has low pile carpet. There is also a large fireplace.

The second lounge area is still reasonably spacious and again furniture can be rearranged to make more space if needed. The lounge chairs in here are 420mm high.



Picture 4: Lounge area

This room has the TV which is 680mm high while the DVD is 1400mm high. Both can be operated by remote control. The floor has medium pile carpet.

**Bunkrooms:**

Ajax has three bunkrooms that are on the same level as reception and the dining room that have been set up to be semi accessible.

From reception access to the bunkrooms is along a 930mm wide corridor which has a medium pile carpet.

**Room No 10:**

The door to Room 10 is 770mm wide. The door handle is 1100mm high and has a knob handle. It is inward opening and has a door closer fitted. There is hanging space just inside the door at 1300mm high. The room has medium pile carpet. There is reasonable circulation space once in the room. The lower bunks are 480mm high. All of the furniture is fixed and cannot be moved and there is no space under the beds. There is hanging space at 1560mm high. There is a hand basin in the room which is 740mm high with knee clearance of 600mm high and 450 deep. There is a mirror above this basin but the bottom of the mirror is 1430mm high. Light switches are 1200mm high.

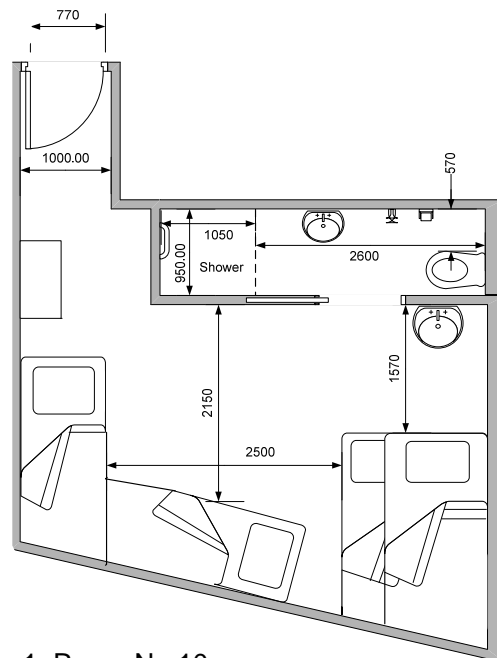


Figure 1: Room No 10

### Bathroom

The bathroom is accessed through a sliding door which has an opening 750mm wide. It has a shallow recessed door handle and is not heavy. Circulation space is a little limited at 2600 x 950mm. The floor has a smooth tiled surface.

The basin is 800mm high with knee clearance of 740mm high and 210mm deep. The taps at the rear of the basin are 900mm high.

The toilet is 480mm high. There is a vertical grab rail adjacent to the basin but this would of little or no benefit when transferring to the toilet. The front of the toilet seat is 820mm from the back wall and the centreline of the toilet is 320mm from the side wall. There is a little more space (570mm) on the other side of the toilet but is insufficient for a left hand transfer and a forward transfer would be required.

### Toilet / Shower Room

The shower has an open flat entry. There are one grab rail in the shower at 840mm high and 460mm long. The shower has capstan type taps 790mm high. The shower is a hand held nozzle type. A plastic chair can be made available by request for use in the shower.



Picture 5: Shower room No 10



Picture 6: Toilet room No 10

### Room No 11

Room 11 is a little smaller than Room 10 and has a similar bathroom to room 10. The door to Room 11 is 750mm wide. The door handle is 1100mm high and has a knob handle. It is inward opening and has a door closer fitted. The room has medium pile carpet. There is reasonable circulation space once in the room but this could quickly become cluttered due to limited storage space. The lower bunks are between 480mm and 520mm high. All of the furniture is fixed and cannot be moved and there is no space under the beds. There is hanging space at 1550mm high. There is a hand basin in the room which is 800mm high with knee clearance of 650mm high and 450 deep.



Picture 7: Room No 11

There is a mirror above this basin but the bottom of the mirror is 1400mm high. Light switches are 1200mm high.



Picture 8: Room No 11

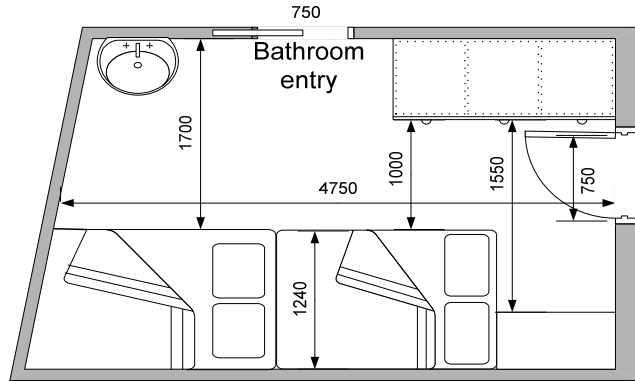


Figure 2: Room No 11

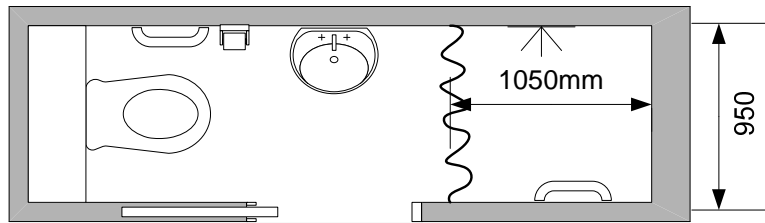


Figure 3: Bathroom room No 11



Picture 9: Toilet room No 11



Picture 10: Shower room No 11

**Room No 12:**

Hallway clearance into room 12 is 950mm. Wall heaters encroach on this in parts reducing clearance to 870mm. Door clearance into room 12 is 770mm. It is a heavy inward opening door with door closure. Door knob with lock is at 1130mm high. There is adequate circulation within the room and the floor is low pile carpet. Hanging space is available behind the door at 1880mm height, to the left of entrance at 1545mm and on furthest wall at 1060mm. There is adequate space beside the main bed for wheelchair transfer but as the beds have permanent wooden frames they have no underneath clearance and could not be raised. The room contains three lots of bunk beds. The two on the right hand wall have king single lower and single upper. The bunk on the left hand side has a double lower and a single upper. The room also has a washbasin, 770mm high, 410 deep, knee clearance to floor 630mm and 240mm deep. There are two capstan taps at 830mm high. There is a mirror 1310 – 1910mm above the wash basin.



Picture 11: Room No 12

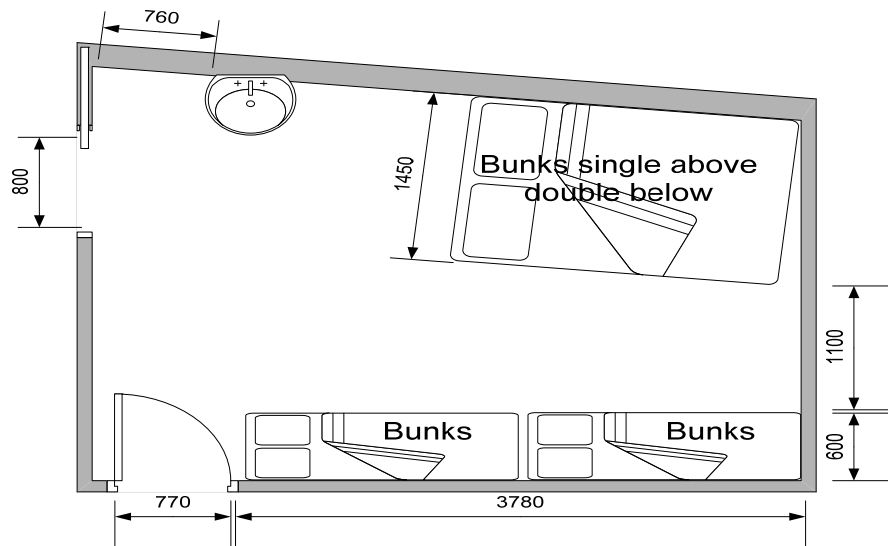


Figure 4: Room No 12

**Bathroom:**

The bathroom is entered from the bedroom via cavity sliding door of 800mm clearance. The recessed handle is 900mm high. There is adequate circulation space and the floor is tiles. The washbasin is in the bedroom area as previously described. There is another mirror at 1310 – 1610mm high. The shower area has ample circulation space (1200 x 1620mm) and is flat entry except for a 5mm floor track that divides the room. The shower has a vertical grab rail 800 – 1400mm next to the fold down shower seat and a hand held shower hose on a vertical slider rail. The fold down seat is 270 x 360mm in size and unfolded height is 490mm. There are two x capstan taps at 800mm high. There are two 600mm horizontal rails to the right of the shower seat at 810 high. The toilet is directly opposite the shower and there is adequate space for a right hand transfer. The toilet seat height is 460mm, centerline to nearest object is 460mm, and front of seat to rear wall is 870mm. There is an L shaped grab rail on the right hand side, 950mm horizontal at 800mm high then 600mm vertical. There is also a 300mm horizontal rail at rear, 800mm high.

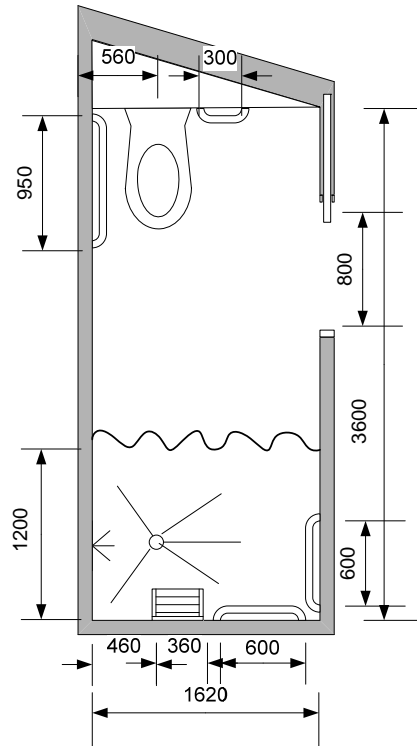


Figure 5: Bathroom room No 12



Picture 12: Shower room No12



Picture 13: Toilet room No 12

**Emergency:**

There are emergency evacuation plans posted in each room and in all living areas with a number of emergency exits. Smoke detectors are fitted throughout.