

Arthurs Seat Eagle Local Community Reference Group (LCRG) Meeting Notes

Meeting – 23 July 2025

Held at ASE Summit Board Room

Attendees

- Topsy Petchey (Chair)
- Matthew Mulkearns (MM – ASE)
- Susan McNab (SMc)
- Anne Shaw (AS)
- Ross Kilborn (Online – RK)
- Lysette Ashford (LA – SOS)
- Jodi Vermaas (JV)
- David Proctor

- Rhenda Chong (Architect, M3 Architecture – INVITED GUEST)
- Ben Daly (Principal Consultant, Tract Consulting – INVITED GUEST)

Observers

- Cara Cunningham (Secretary)

1. Opening Formalities (TP – Chair)

1.1 Welcome & Acknowledgement

Topsy Petchey opened the meeting at 2:03pm and acknowledged the Bunurong people as Traditional Custodians of the land and waters of the Mornington Peninsula.

1.2 Apologies

- Craig Thomson (Local Community Reference Group member)
- Ministers Steve Dimopoulos and Sonya Kilkeny and Shadow Minister Sam Groth and invited staff
- MPS Mayor Anthony Marsh, Deputy Mayor Paul Pingiaro and Councillors Max Patton and Patrick Binyon
- Departments of Environment, Transport and Planning, and Tourism staff
- Parks Victoria

1.3 Recording of Meeting

- The Chair confirmed that the meeting was being recorded. LA requested recordings of the meeting be made available to members. This was agreed to in principle. However, following this, members expressed concerns about privacy and sent ASE further correspondence on this matter, It was therefore decided

recordings of the meeting would not be provided.

1.4 Introductions

- MM introduced and welcomed invited guests and asked that they introduce themselves at the time of their presentation.

1.5 Conflicts of Interest

- No new conflicts of interest were declared.

2. Architectural Presentation – Rhenda Chong (Architect- Metier3 Architecture)

TP invited Rhenda Chong to update the members on architectural design changes to the base, corridor, and summit stations.

2.1 Design Changes Overview

Rhenda Chong presented significant design revisions in response to community and stakeholder feedback.

Key Highlights:

- **Base Station:** Introduction of lower ground space to accommodate new gateway experience centre. The experience centre will be designed to be an immersive and interactive space experience celebrating the culture, history, and everything about the Mornington Peninsula. The deck level will be expanded by approximately 130sqm's to provide better facilities including new lookout points, kiosk, and courtyard area.
- **Corridor & Luge Track:** Revised with a shortened track to protect fauna corridors and vegetation, avoid landslip areas and easement zones. It features redesigned arrival and departure platform with extensive landscaping. Luge track design also features a track overpass that crosses Arthurs Seat Road.
- **Summit Station:** Featuring a significant reduction in building mass by eliminating the previously proposed restaurant and pedestrian bridge; and separating the proposed tower from the main building. The remodeled summit station will provide an increased café and seating area and more spacious guest experience.

Click *here* to see the architectural presentation.

- Members requested local neighbours be provided with an update on the architectural design changes. MM confirmed the 4th Neighbourhood newsletter featuring a summary of the design changes would be delivered to local within the next few days.

3. Planning Process Update – Ben Daly

Planning Pathway & Next Steps

Ben Daly from Tract consulting confirmed ASE has completed the RFI responses and submitted responses to DTP for review. Ben then provided an outline of the process and expected steps including:

- Public notice period may happen within one month.
- Referral authorities included Parks Victoria, Transport for Victoria, and DEECA.
- Mornington Peninsula Council may be consulted but is not a referral authority in this process.
- Public notice period: 14 days.
- Updated designs and associated submission including revised and updated RFI documents have been provided to DTP as required. These plans and documents supersede earlier reports and plans provided.

Click [here](#) to see the Planning Presentation

4. Actions Arising from Previous Meeting

Matthew Mulkearns provided updates:

- Shuttle service considerations continue.
- Additional parking option investigations continue.
- Craig Thomson is to provide contacts and introduction to ASE to progress virtual fencing considerations.
- The Summit station ecological walk, to be led by Craig Thomson, has been postponed until the next meeting.
- Blog distribution process to members was noted for improvement.

5. Proposed Future Agenda Items – Economic Benefits (Introduced by SMC)

SMC introduced a brief discussion on the potential for local business to benefit from the upgrade proposal. Members discussed potential new services that could be provided and indicated:

- An interest in hearing from tourism and/or business representatives.
- Suggestions included gondola ticket packages, bicycle hire, and bushwalk connections.

Members agreed the LCRG should invite Angela Cleland (CEO, Committee for Frankston & Mornington Peninsula) and other subgroups to a future meeting to speak about the expected impact these upgrades might have on the local economy.

6. General Business

6.1 Luge Visual Communication Concerns

- Members discussed the proposed luge and proposed overpass.

- Members also asked about the availability of luge track renderings that would provide a greater visual representation of the ride. Members emphasized a need for accessible visuals of luge track to be available as quickly as possible.
- ASE confirmed renderings are in development and would circulate the rendering when they become available.

Action Item: Circulate visuals when available, include in public materials.

6.2 Digital or Physical Model

- Members also discussed the possibility of producing a digital or physical model of luge and site. ASE confirmed sectional technical drawings formed part of the planning submission but would investigate the feasibility of a digital or physical model of the luge and site with the contractor.

6.3 Contact Details

- TP asked if members would provide phone contacts for urgent communication. Members agreed this was a good idea.
- Action Item: Members to provide phone numbers to MM.

7. Next Meeting

To be scheduled following:

- Department notice period update.
- Return of key staff following leave
- Availability of luge rendering.

Meeting Closed

Meeting closed at 3:59 PM