

Arthurs Seat Eagle LCRG Meeting Notes

Meeting – 18 February 2025 – 5.00pm

Held at ASE Summit Board Room

Attendees

Topsy Petchey (TP - Chair)
Matthew Mulkearns (MM- ASE)
Jodi Vermaas (JV)
Craig Thomson (CT)
Susan McNab (SMc)
Lysette Ashford (LA – SOS)
Anne Shaw (AS)
David Proctor (DP)

Observers

Anthony Marsh - MPS Mayor
Paul Pingiaro - MPS Deputy Mayor
Cara Cunningham (Secretary)

1. Welcome

MM welcomed each member to the meeting and thanked them for affording interest and time to attend meetings.

MM paid special thanks to Councillors Marsh and Pingiaro for attending the meeting as Observers. MM noted Councillors Marsh and Pingiaro could only attend for 35 – 40 mins due to Shire meeting commitments.

MM also advised members that ASE had extended invitations other government bodies including Parks Victoria as observers and was hopeful they could attend future meetings.

2. Introduction

MM invited each member of the LCRG to introduce themselves and state their areas of interest in the project.

- MM introduced himself as ASE, Chief Executive Officer
- JV introduced herself as a local resident with considerable experience in community service through her profession and volunteer work. JV has a strong focus on environmental issues.
- CT shared he is current President of Save Kangaroos on Mornington Peninsula (SKOMP) and is also a licensed tour operator at Seawinds Gardens. He is concerned about the impacts of increased traffic and its impact on local wildlife. He noted four Kangaroos were killed on local roads in 24 hours in recent days.
- SMc is a local resident living near ASE's summit station. Her specific concerns are pedestrian safety, traffic management, congestion, and parking.
- TP shared her career in local government as 4-time Mayor and as a councillor and is passionate about local community representation and input.
- LA declared she is representing local opposition group Save Our Seat (SOS). LA has served as Councillor in Pyrenees Shire for seven years, was volunteer fire fighter and employed by the CFA as a community engagement officer for fire preparedness, currently on the Dromana Foreshore Committee whose purpose is to manage

competing issues on Crown land. Concerned about fire risk and response, development on public land

- AS is a veteran in Local Government serving as a MPS Councillor and Mayor for 14 years. AS also has considerable experience facilitating and being a member of community reference groups. AS emphasized the need for open discussion and communication to achieve appropriate development.
- DT is a retired self-employed planning consultant with experience as both an advocate and opposition spokesperson to proposed developments including experience at VCAT hearings. He has worked in rural areas and has considerable experience in large development in New Zealand.
- Cr Marsh introduced himself as MPS Mayor and emphasised the need for healthy discussion and open communication between different sides of an issue. He expressed eagerness to observe the process and hopes he can attend future meetings with more time for discussion.
- Cr Pingiaro shared his family's history on the Mornington Peninsula and his understanding of Arthurs Seat past. He emphasised the importance of open consultation and the need to form an opinion based on due process.

MM thanked the members for their introductions and passed the meeting TP to continue proceedings.

3. Apologies

- One apology was received.

4. Conflicts of Interest

- TP discussed the importance of recognizing conflicts of interest and the need for transparency. She emphasizes the need for members to disclose any real or perceived conflicts and refrain from participating in discussions where personal interests may influence objectivity.
- All members agreed to disclose any real or perceived conflicts at LCRG meetings.

5. Terms of Reference (ToR)

- TP spoke to the ToR document emphasizing that the group is not a decision-making body but a forum for information exchange.
- Members discussed the importance of maintaining confidentiality.
- SMC asked about the scope of the committee and whether it encompasses large-scale changes or just tinkering. MM reaffirmed that ASE will consider change and improvement based on community feedback.
- LA raised the importance of the Chair/MM clearly identifying any confidential information from the LCRG is not to be shared outside the room without the explicit permission of the members. LA also sought assurance from the Chair, MM and members that SOS and others presence at the meeting does not imply complicity in any end outcome.
- AS emphasized the importance of recognizing different points of view and the positive impact of making community reference group members' names public.
- All members agreed to sign acknowledgement that they have read, understood, and agreed to the ToR for the ASE LCRG.

6. Code of Conduct (CoC)

- TP discussed the importance for members to attend meetings regularly, provide advance notice if they cannot attend, and be prepared for meetings by reviewing necessary information.
- TP spoke to CoC emphasizing core values, importance of confidentiality and not disclosing personal information without consent.
- Members discussed the importance of reporting any breaches of the CoC to the chairperson or MM.
- All members agreed to sign acknowledgement that they have read, understood, and agreed to the CoC for the ASE LCRG

7. Project Update

- MM provided a project update. In doing so he reiterated community and stakeholder feedback has already resulted in alterations to the masterplan.
 - The first part of his presentation focused on Planning Application progress. In this section he advised the committee that ASE focus is on two key areas:
 1. Community Engagement
 2. Application Process

Community engagement

- MM confirmed ASE initiatives to date included hosting a community information session; one-on-one and group meetings with interested individuals, local community members and various stakeholder groups; establishing a community suggestion and feedback section on the ASE our website; providing regular updates via the ASE websites, social media channels and neighbourhood letterbox drops.
- He reiterated the formation of the LCRG was a critical component of community engagement.

Application Process

- MM advised the committee ASE was gathering all the necessary information requested by Referral Agencies as part of the Request for Information stage of the planning process. He confirmed the Referral Authorities include the Department of Planning, Parks Victoria, Mornington Peninsula Shire, Department of Energy, Environment and Climate Action and Transport Victoria.
- Referral Agencies requests ranged from simple updates to more complex and time-consuming requests such as additional flora and fauna reports.
- He anticipated this work will be finalised within the next few months hopefully around June/July.
- The second part of the presentation was related to building design and landscape architecture. MM advised ASE in recent weeks had appointed new locally based Landscape Architect. The meeting discussed the progression from conceptual to schematic design, focusing on architectural and landscape integration. Key updates included:

- Softening the base station façade and remodelling the deck and circulation areas to enhance the visitor experience
- Floor space areas of the Gateway immersive experience
- Repositioning the summit tower to align more centrally with the existing building
- Showing and talking through new renderings of the summit entrance experience featuring ground and level 1 circulation areas, tower facade concepts, tower view perspectives
- Proposed luge platform and circulation areas
- Shortening of the luge track
- Landscape vision
- Summit, luge area and base station precinct journeys and circulation areas
- Planting and revegetation approach and considerations

8. Questions and Answers

- Following the Project Update, the meeting was opened to questions, answers, and comments. Issues raised and discussed included:
 - Traffic management, parking, and pedestrian safety. SMc asked whether the summit public car could be remodelled to create a second level car park.
 - ASE shuttle service to better manage traffic flow and congestion was suggested and discussed.
 - The proposed pedestrian bridge was discussed and is being reconsidered given community feedback. SMc asked whether an under road pedestrian walkway would be considered as part of the upgrade.
 - Environmental impact, particularly regarding wildlife and vegetation.
 - Consideration to better waste management.
 - Discussion on potential negative impact of precinct design strategies on pedestrian safety
 - Holistic precinct wide vegetation management
 - Visual impact of the luge and the need for a detailed visual impact assessment
 - JV discussed the scope the LCRG and its place in masterplan change making. For example, could the luge attraction be replaced by an alternative idea. MM reaffirmed that the Planning Application submitted to Government considered three components - summit station improvements including observation tower, rope line corridor luge attraction and base station improvements featuring a gateway immersive experience centre. He advised ASE will consider enhancements and improvements to the Planning Application based on community feedback and that this is already evident in current changes made.
 - LA noted increased water capacity of the existing water tanks was commendable, but there is no indication of who or how this water will be deployed – i.e. reliance on finite number volunteer personnel, pumpers and tankers. MM advised it is a requirement of ASE to maintain an updated and current Bushfire Management Plan.
 - A future meeting should include a gondola ride or site walk to gain a better site understanding.
 - Consideration and response to the overall vegetation degradation of the area emphasising the need for comprehensive management plans.

9. General Business

- In addition to the notes above, a broader discussion was held covering the following points:
 - proposal to walk summit and base station sites and view the proposed track from the gondola scheduled for the last week of March.
 - scheduling future meetings to commence at 2.00pm
 - timely provision of information and the importance of focusing on current and future issues rather than past grievances.
 - Access to relevant information as agreed to by the LCRG.
 - Surety that the meeting structure is robust and the importance of sharing information with the group and broader community
 - Circulation of specific questions and/or request for information deemed relevant to the LCRG, at least one week prior to a scheduled meeting to allow time for preparation of informed responses.
 - Copies of newsletter and other updates included with relevant papers circulated to the LCGR prior to each meeting.
 - ASE taking a lead position in precinct-wide environmental impact and over-arching precinct tourism planning.
 - importance of cooperating with local neighbours and addressing the project's impact on the broader community.
 - LA asked that the committee be provided with a copy of the Community Survey questions that were referred to at the Community information session held last year. DP seconded this request. MM explained ASE undertakes regular customer surveys and feedback sessions to better understand and improve its business and service offering. He explained surveys and feedback sessions were undertaken via online platforms, inhouse research and through face-to-face contact. This information is commercially sensitive to ASE. MM further explained that the Community Survey undertaken last year, was an online survey issued to a community database, visitor database and advertised through newsletter, social media posts and advertising. He explained the questions sought were posted online and were available equally to SOS members and other members of the community.
 - Noting that the community has many issues to discuss, meetings should not be dominated by presentations from the proponent

10. Next Meeting

- Walking tour targeted to be undertaken in late March.
- Next meeting to be advised.

11. Actions

- Establish date and time for site tour
- Progress shuttle service consideration
- Consider below ground pedestrian crossing
- Refine landscape masterplan particularly around precinct pedestrian safety and traffic management
- Consider additional car parking
- Provide opportunity for LCRG members to contribute to the next agenda.