



Australian Government
National Capital Authority

Consultation Report

Works Approval No WA-001783

Eco Suites Canberra

(Block 1339 Canberra Central)

December 2025

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Introduction

Under the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Authority (NCA) prepares and administers the National Capital Plan (the Plan) to ensure Canberra, and the Territory, are planned and developed in accordance with their national significance.

The Plan sets out the broad planning framework for the Australian Capital Territory (ACT). Areas designated as having special characteristics of the National Capital are subject to detailed planning policies and guidelines.

Any buildings or structures, demolition, landscaping or excavation works in Designated Areas require the approval of the NCA. The NCA considers such proposals in the context of the relevant provisions of the Plan.

On 1 September 2025 an application for works approval was received by the NCA from Eco Suites Australia (ESA) for the construction of Eco Suites on Block 1339 Canberra Central (Lady Denman Drive, Yarramundi Reach), with further information for the assessment submitted on 26 September 2025.

This Consultation Report outlines the NCA's review of the key issues raised during the consultation period and consideration of the Works Approval application.

Context

Block 1339 is National land under the custodianship of the NCA. It is intended that the site will be subject to a Licence Agreement to be granted by the NCA for the use of a portion of the site for Eco Suites.

ESA has sought the NCA's agreement to allow overnight glamping on the western shores of Lake Burley Griffin at Yarramundi Peninsula (Block 1339 Canberra Central).

The proposed scope of works includes:

- Constructing 3 x temporary 6m diameter Geodesic Glass dome structures upon 64 sqm (8m x 8m) elevated decks
- Associated under deck utilities
- 380L waste storage (double bunded) tank suspended under deck
- Outdoor lockable cabinet enclosure to house utilities
- CCTV surveillance for guest safety and security of assets
- Onsite centralized power solution - equipped with rooftop PV solar array, generator, battery storage, inverters and general storage.
- Access pathways to each eco suite
- Cut and fill 280m (approx.) long trench 600mm deep x 200mm wide to bury cabling and plumbing
- 2 x 10,000L above ground Water Tanks
- Installing a new farm gate swing automatic gate at entry
- Relocating the existing entry gate to close public vehicle access to old boat ramp
- 2 x Temporary Solar Streetlights (entry and car park).

Public Consultation requirements

National Capital Plan

The NCA sought community views on the Works Approval application as it was located on the shores of Lake Burley Griffin and due to the nature of the development proposed on the site.

Commitment to Community Engagement

The NCA's *Commitment to Community Engagement* guides the way in which the agency engages with the community to keep people informed about decisions that have already been made and to offer opportunities for input to decision-making. The NCA considers how best to approach public participation processes having regard to the training curriculum delivered by the International Association for Public Participation.

The *Commitment to Community Engagement* sets out the following engagement principles:

Intentional

- Be clear about what we are trying to achieve.
- Be clear about the scope for people to influence outcomes and where other processes have made recommendations and decisions.
- Be clear about limitations and constraints for community comment and involvement.

Inclusive

- Use a variety of methods allowing as many Australians as possible to participate if they wish.
- Proactively seek appropriate participants where there are missing voices.

Timely

- Allow sufficient time for the community to participate in consultation processes.
- Begin engagement at the earliest appropriate stage in the life of a project.

Feedback

- Let people know how their input and feedback was used.
- Meet or exceed all statutory engagement requirements.

When an application for works approval is lodged and consultation is required, consultation with the community and stakeholders may be undertaken by the applicant, the NCA, or both. Where consultation is undertaken by the applicant, the NCA may choose to stipulate specific requirements that the applicant is required to implement.

Summary of Public Consultation

2.1 The public consultation process

Public consultation was undertaken on the proposal by the NCA between 2 November 2025 and 21 November 2025 in the following manner:

- Between 2 November 2025 and 21 November 2025, publishing details of the Works Approval application on the NCA's website.
- On 2 November 2025 a public notice published in The Canberra Times. The notices outlined the scope of the proposed works and details on how to make a submission to the NCA in relation to the proposal.
- The applicant installed 3 x A1 sized colour signs for the period of the public consultation at the entrance to the site, from Lady Denman Drive, and on the site.

2.2 Submissions Received, Comments and Response

The NCA received a total of five submissions on the proposal. Two submissions support the Eco Suites proposal, while one submission raised concerns in relation to the site being located within 500m of the Regatta course on Lake Burley Griffin. The concerns are in relation to the Eco Suites being subject to noise arising from rowing training sessions, including motorboats utilised for coaching and umpiring, megaphone usage and increased activity and noise during competition periods. Two submissions raised concerns in relation to the proposed impacts on public accessibility to the lake in this location.

On 24 November 2025, emails of acknowledgment were sent to all submitters advising them that their submissions will be taken into consideration before a decision is made on the application.

Key themes

Key themes in the submissions relate to:

- Noise impacts as a result of being located in close proximity to the Regatta course on Lake Burley Griffin.
- Impact on public access to Lake Burley Griffin in this location.
- Support for the Eco Suites in this location.

A summary of the submission comments, grouped into key themes, and the NCA responses are provided in the section below.

Consultation Process

The Works Approvals Community consultation process has been designed with reference to the IAP2 Spectrum and in accordance with the NCA's principles. Under prescribed functions in the *Australian Capital Territory (Planning and Land Management) Act 1988*.

The NCA will make an assessment of whether a proposal is consistent with the National Capital Plan and if it requires public consultation. An assessment will be made in relation to adverse impacts on:

- public space and community amenity
- environment, heritage or landscape values
- amenity of the locality in terms of materials, finishes, scale, massing, design and quality
- consistency with an existing Heritage Management Plan.

All submissions are considered based on their merits and compliance with the National Capital Plan in the assessment of Works Approval applications.

Matters for consideration

Noise Concerns/Impacts on Lake Users

Some of the comments received in relation to noise concerns and impacts on the Eco Suites and rowers noted:

"The proposed site is adjacent to the Regatta course on Lake Burley Griffin which sees frequent usage by rowing clubs and school programs, the Rowing Australia National Training Centre and Rowing ACT for regattas and rowing competition. The proposed location of the eco suites site is less than 500m from the finish area of the regatta course. This would mean that any suites placed in this vicinity would be subject to noise arising from rowing training sessions, including motorboats utilised for coaching and umpiring, megaphone usage by coaches and umpires as well as the increased activity and noise during competition periods, with horns utilised for the finish signal as each boat crosses the finish line.

Whilst I appreciate the effort to activate areas of Lake Burley Griffin, I have concerns that the developers are not aware of the frequency of rowing usage, particularly in early hours of the morning which may prove disruptive to their business. Similarly, with regards to the area of the regatta course the proposed site is adjacent to, it is not feasible to be able to minimise the noise usage as coaches need to utilise megaphones to safely direct their crews, whilst the finish horns are necessary for regatta management.

I would query the statement made in scope of works "ESA has visited the proposed site many times preparing the proposed works application and notes the peninsula area has not been frequently visited by the users of the lake" as the regatta course and Yarramundi Peninsula area is frequented by rowers nearly every day in the early mornings and during the summer months from 4pm onwards by school programs. Similarly, Rowing ACT uses the regatta course on Yarramundi Peninsula frequently during summer months for competitions as do other sports on the lake.

I would also query in their scope of works, whether they have considered the usage by lake users at all, as there is no reference to the regatta course at all. The rowing course is briefly mentioned in the heritage report but more so in the context of the history of the lake.

Overall, whilst additional infrastructure around Lake Burley Griffin is not a bad thing, the infrastructure and installations need to work with the existing usage of the lake. I worry that the eco suites will create a need for noise restrictions or minimise our ability to train and compete on the regatta course in their current proposed location. If it is understood by the management that there is high potential for noise and activity relating to rowing activities in close proximity to these suites, and that this is not something which can be changed, then it would have limited impact on our daily operations."

NCA Considerations

It is acknowledged that noise is generated during rowing training and regattas and broader use groups. The applicant has acknowledged, and is aware of, the frequent use of the rowing course by sporting organisations and appreciates the concerns raised regarding the potential interaction with the Eco Suites operations.

The visitor experience of noise generated from the rowing course is expected to be ameliorated by both the distance between the Eco Suites and rowing course and the acoustic absorption properties of the dome's triple glazed panels.

The applicant respects the concerns raised, however operational impacts from rowing activities will be minimal. The operator of the Eco Suites has expressed that they will collaborate with lake users on an ongoing basis and is aware that the rowing community is an established user of the lake

Public Access to Lake Burley Griffin

Some of the comments received in relation to impacts on public access to the lake in this location noted:

"There does not seem to be much consideration taken, with regards to Public access of the old Jetty for future use by Recreational Paddlers.

Security Cameras, gates, restricted public access and security guards do not seem to be supportive of the original intention for the lake, Public Recreational Use and access."

"This luxury accommodation could be built on any number of private blocks in and around Canberra by the company proposing it.

The use of public land along the lake, in a beautiful location which should be available for everyone to enjoy, is not acceptable for this purpose, which appears primarily to get recognition by the manufacturer for their luxury retreat domes, ie 'their product' as they describe it.

It no different to say Coca Cola proposing to place a giant coke can next to the lake and calling it an immersive art experience.

This is a relatively quiet and natural place where people come to find respite and enjoy the lake and bush land. It is enjoyed by cyclists, runners, walkers, bird watchers and fishers.

The proposed domes will be unsightly including from neighbouring viewpoints, ruin the amenity of the lake, and interfere with public use and access.

I am not sure how this proposal even got to the point of NCA funds and time being spent considering it."

NCA Considerations

The Eco Suites will be located on NCA managed land; however the proposal is being funded by Eco Suites Australia, not the NCA.

The NCA and the applicant acknowledge that the cycle path and public toilet facilities are utilised by the community on a frequent basis.

Aside from the construction phase, the proposal does not restrict public access, and the NCA has required in its agreement with ESA that that public access must be maintained. The site will remain accessible to the public and no limitation to public access to the lake has been proposed or approved. A condition has been included in the Decision Notice requiring public access to the Lake to be maintained during operation.

Vehicular access to the area has been restricted by the National Capital Authority (NCA) for several decades, therefore the proposal for a controlled-access gate aligns with the NCA's long-standing strategy to limit vehicle entry while ensuring continued pedestrian access.

The current access gate that allows entry/exit to the site, via Lady Denman Drive, is a lockable access gate. The proposed Eco Suites will require moving the access gate and will remain as a lockable gate.

The existing boat ramp has been decommissioned and is no longer approved for public use. Furthermore, it is also not used by emergency services or the AFP Water Police.

The proposed security measures to be implemented during the operation of the Eco Suites includes overnight patrols, which are required to deter inappropriate behaviour and are consistent with security practices implemented in other areas surrounding the lake.

Support for Eco Suites

Some of the comments received in relation to supporting Eco Suites in this location noted:

"It's time Canberra finally embraced the full potential of its most beautiful natural asset — Lake Burley Griffin. The proposal to build three eco dome accommodation suites on Black Mountain Peninsula isn't just a great idea; it's something that should have happened years ago.

Canberra has long been known for its clean air, open spaces, and natural beauty, yet visitors rarely get the chance to truly experience it up close. These eco domes would change that. Designed with sustainability and minimal environmental impact in mind, they would give guests a chance to stay right on the lake's edge — surrounded by nature, with views of the water, city, and mountains.

This is exactly the kind of experience Canberra needs to bring more tourism to the region and showcase the city in a new light. Instead of being a stopover between Sydney and Melbourne, Canberra could become a destination in its own right — where people come to unwind, reconnect with nature, and see the nation's capital from a fresh perspective. The Black Mountain Peninsula is the perfect place for this. With its peaceful bushland setting, easy access to the city, and stunning lake views, it offers a rare balance between nature and convenience. The eco domes would enhance, not detract from, that beauty — providing a world-class, environmentally responsible experience that celebrates the landscape rather than disrupting it.

This project isn't just about accommodation; it's about vision. It's about showing that Canberra can lead in eco-tourism, sustainability, and thoughtful design. It's time we turned our city's most beautiful spaces into experiences people will remember — and the eco domes on Black Mountain Peninsula are the perfect place to start."

"In my view, this project represents a highly positive addition to Canberra's visitor economy, cultural landscape, and sustainable tourism offerings. It strengthens the city's reputation as an innovative, sustainable national capital while protecting and respecting the environmental, heritage and cultural values of Lake Burley Griffin and its surrounds.

This submission outlines the key reasons I support the proposal.

- *Strengthening Canberra's Visitor Economy and Diversification*
- *Enhancing Canberra's Distinctive Cultural and Visitor Experience*
- *Environmentally Sensitive, Fully Reversible, and Low-Impact Design*

- *Alignment with the National Capital Plan and Precinct Code 4.12*
- *Meaningful Partnership with Ngunnawal Elders and First Nations Community*
- *Experienced and Responsible Operator with Strong Safeguards.*

The Eco Suites proposal represents an opportunity for Canberra to lead with a genuinely unique, environmentally sensitive, culturally respectful and economically beneficial tourism experience. It enhances the national capital's reputation, diversifies the visitor economy, strengthens Indigenous cultural visibility, and does so while protecting the heritage and environmental values of Lake Burley Griffin.

For these reasons, I strongly support this development application and encourage the National Capital Authority to approve it."

NCA Considerations

The proposed Eco Suites will bring more visitors to the Yarramundi Reach area and will promote increased active uses and utilisation of the Lake and its foreshore. There will also be potential benefits for nearby businesses with increased visitors and tourism to the area.

This is a unique activity where people from all backgrounds and abilities can meet to share an experience that connects them to Lake Burley Griffin and Canberra.

The operation of the Eco Suites will attract visitors and increase the popularity of the walking and bicycle trails surrounding the lake by activating this area of the lake.

The Eco Suits on Lake Burley Griffin will have the potential to not only attract patrons from Canberra but also visitors from across Australia due to the limited number of Eco Suite opportunities available in Canberra and Australia.

Conclusion

The NCA's consultation process was carried out in accordance with the Plan and the NCA's 'Commitment to Community Engagement'.


The NCA has assessed issues raised by submitters and have been taken into account as part of the assessment process and final design of the proposal.

The NCA is satisfied that major concerns of the community have been addressed. The proposal is not inconsistent with the provisions of the National Capital Plan and is supported by the NCA.

On 11 December 2025, the NCA approved the Works Approval application.

Attachment A

The Canberra Times Public Notice and Onsite Sign




Australian Government
National Capital Authority

WORKS APPROVAL

Open for Public Consultation

**Block 1339 Canberra Central -
Installation of three eco suites and
associated infrastructure works.**






The National Capital Authority (NCA) has received a works approval application for three geodesic glass domes constructed on individual elevated decks, access pathways to each dome, CCTV security and solar street/car park lighting. Access is from Lady Denman Drive, Yarramundi Reach.

The plans and supporting documentation for the application can be viewed on the NCA's website at <https://www.nca.gov.au/planning/works-approval/wa-under-consultation>.

Submissions are to be made by email to: WAconsultation@nca.gov.au.

The NCA welcomes feedback on this application by
5:00pm, Friday 21 November 2025.

For further information, contact the NCA on (02) 6271 2888.

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BLOCK 1339 CANBERRA CENTRAL

INSTALLATION OF THREE ECO SUITES AND ASSOCIATED INFRASTRUCTURE WORKS

The National Capital Authority (NCA) has received a works approval application for the installation of three Eco Suites and associated infrastructure works.

The proposal includes installing three geodesic glass domes on individual elevated decks, access pathways to each dome, CCTV security and solar street/ car park lighting.

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The NCA welcomes feedback on this application via email to:
WAconsultation@nca.gov.au by **5:00pm Friday 21 November 2025**.

Please contact the NCA for further information on (02) 6271 2888

www.nca.gov.au

Attachment B

List of Submitters

Submission No.	Submitter
1.	Chris King
2.	Rowing ACT
3.	Steven Chaytor
4.	Name withheld
5.	Ross D Hopkins