



**Australian Government**  
**National Capital Authority**

# Consultation Report

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## Works Approval No WA103621

Works Associated with the construction of Floating Saunas on Lake Burley Griffin

(Block 17 Section 7 and Block 1 Section 126 Yarralumla)

November 2024

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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 25 March 2024 an application for works approval was received by the NCA from Providence NDR Pty Ltd t/a Floating Sauna Lake Burley Griffin for the construction of two floating saunas on one pontoon and a gangway on land at Yarralumla Beach East on Lake Burley Griffin (Block 17 Section 17 Yarralumla - Alexandrina Drive Yarralumla).

Providence NDR Pty Ltd t/a Floating Sauna Lake Burley Griffin (the operator) has proposed that the Lake Burley Griffin floating saunas experience will be in the same format as the floating sauna on Lake Derby, Tasmania, which they have operated for four years. The experience has been refined by the operator over the last four years to become a safe, enjoyable and relaxing experience through sitting in a wood fired sauna at 70-90 degrees Celsius and plunging into lake water or having a cold shower.

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

## Public Consultation requirements

### National Capital Plan

Under the Plan, requirements for public consultation apply to:

- Major developments proposed for Section 9 Barton;
- A landmark building to RL617 adjacent to Commonwealth Avenue (within the Constitution Avenue and Anzac Parade Precinct);
- Detailed plans for development at Academy Close, Campbell;
- High-impact telecommunications facilities;
- All residential proposals within the Deakin/Forrest Residential Area Precinct; and
- All residential and commercial development proposed for Section 5 Campbell.

The NCA determined that the Works Approval application required public consultation due to being located on Lake Burley Griffin and due to the nature of 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.

The NCA assesses whether a proposal is consistent with the National Capital Plan and if it requires public consultation. An assessment is made in relation to 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; and
- consistency with an existing Heritage Management Plan.

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 by the NCA between 5 August 2024 and 23 August 2024 in the following manner:

- On Saturday 3 August 2024, publishing a public notice in *The Canberra Times* detailing the proposed works and inviting submissions to be made to the NCA in relation to the proposal (Attachment A)
- On 2 August 2024 publishing details of the Works Approval application on the NCA's website.
- Between 5 August 2024 and 23 August 2024, placing of A1 size signs on site.

### 2.2 Submissions Received, Comments and Response

The NCA received a total of 42 submissions on the proposal. The submissions raised support, issues and objections in relation to elements of the proposal or the whole proposal. 18 submissions noted general support for the proposal, 21 submissions did not support the proposal and 3 submissions were indifferent to the proposal.

On 26 August 2024, 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:

- Wood fire burning/heating
- Water quality of Lake Burley Griffin
- Active uses on the lake and community benefits
- Impacts on existing lake users
- Alternative locations
- Supporting infrastructure.

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

### Wood Fire Burning/Heating

Some of the comments received in relation to wood fire burning/heating of the floating saunas noted:

*“The proposal should not go ahead as currently planned. The cornerstone of the sauna is a wood-burning stove, which is the dominant source of air pollution in the ACT in the winter months. In fact, the Tuggeranong Valley regularly experiences shocking levels of particulate pollution during the winter because of all of the residential wood heating (<https://www.tuggeranong.org.au/help-keep-our-valley-air-clean-and-healthy-in-winter>).*

*Burning wood is not benign. Wood smoke is more toxic than cigarette smoke and engine exhaust (<https://www.dsawsp.org/health/wood-smoke-toxins>) - for example, at the recent Alzheimer's Association conference, it was revealed that wood smoke creates a larger dementia risk compared to other forms of air pollution (<https://aaic.alz.org/releases-2024/exposure-wildfire-smoke-raises-dementia-risk.asp>). Burning wood also worse for the climate than coal and gas (<https://grist.org/climate-energy/whats-worse-than-burning-coal-burning-wood/>).*

*The last thing the ACT needs is more wood burning, especially since the ACT is scheduled to phase out wood burning by 2045. If the proposal is to go ahead, the wood-burning stove part MUST be removed and replaced with a cleaner (ideally electric) heat source. Allowing the sauna to go ahead with a wood-burning stove as its heat source would be an absolute and inexcusable travesty and betrayal of your public trust obligations.*

*Please require the removal of the wood stove from the design plans as a condition of approval.”*

*“I wish to add my objections to proposals for floating saunas on Lake Burley Griffin. My objections are based on the fact this proposal calls for the installation and use of wood heaters. The proposal goes against all scientific and health evidence on the negative impacts of wood heaters, current ACT Government policy to discourage their use and its announcement to phase out wood heaters in Canberra.*

*As recently as 26 July it renewed its commitment to ridding our neighbourhoods of wood heater smoke by announcing an increase to financial assistance to Canberra households to transition away from wood burning heaters. I firmly believe that the emissions from the wood heaters to be used to heat these saunas will have a serious impact on the environment and amenity of the Lake foreshores, impact on the health of Yarralumla residents, sauna goers, those using the lake and the shores and only add to Canberra's wood heater pollution problems.”*

*“Clean Air Canberra represents residents who seek to raise awareness about Canberra's air pollution problem, which is largely caused by domestic wood burning. On behalf of our members and the wider Canberra community, we seek to record our objection to the proposal to build floating saunas (using wood*

*burning) on Lake Burley Griffin. This proposal, if successful, will harm public health and contravenes ACT Government policy to phase out wood burning.*

*As the ACT Government has acknowledged, the majority of Canberra's PM2.5 pollution is created by the minority of people who use wood heaters and is a significant public health problem. The ACT Government has therefore committed to phasing out wood heaters to protect public health.*

*Wood burning also causes significant harm to our environment, as noted by England's Chief Medical Officer, Professor Chris Whitty, who found that one home using a wood heater creates as much pollution as at least four hundred and fifty (450) homes using gas heating.*

*While a few saunas may not seem like a large source of pollution in the context of a modern Australian city, it's worth noting that, as research conducted by the European Environmental Bureau has revealed, "Burning just one kg of wood [in a modern wood heater] will pollute 500,000 cubic meters of completely clean air up to the level of the current WHO air quality guideline for fine particulate matter."*

*"The ACT has made clear that it is phasing out wood fired heaters. There is clear evidence that wood smoke impacts health, even at low levels. The area is popular with walkers and cyclists who would be impacted by the wood smoke. Options such as electric-powered sauna heaters should be considered."*

*"The fire danger posed by 2 Wood Burning Saunas and Open Outdoor Firepit located 50 metres from Gurubang Dhawura (Stirling Ridge) is concerning. The cubic meterage of wood required to run the sauna from 9-5pm daily for 9 months per year will be considerable and there is no provision for storage on the floating pontoon. A woodpile on land would also provide a fire risk.*

*The adjacent Yarralumla Beach is a popular place for health and recreation and fresh air. Air quality of current Yarralumla beach users will be compromised by smoke from constantly burning wood stoves and firepits which would be a great loss to beach users."*

*"It would be inconsistent and hypocritical for any ACT authority to approve the use of wood-burning heaters for these saunas, especially in such a public installation, when new wood heaters are already banned in parts of Canberra.*

*Australian Sauna & Steam Rooms, for example, offers a variety of electric sauna heaters, perfectly effective and ambient for the purpose. This would be a simple substitute to allow the floating sauna to go ahead. The proponent will need to amend plans to show the power supply (perhaps rooftop solar and battery)."*

## **NCA Considerations**

It is proposed that the wood for the floating saunas will be sourced from driftwood collected by the sauna operators Facilities Management Contractors. It is proposed that this driftwood supply will be redirected to the floating saunas after it is dried and cut.

Smoke will be managed through the delivery of dry firewood, stored out of the weather. Staff will be trained to use camphor-soaked firesticks at the start-up firing, as this has found to be the time when the most smoke is created.

Once the sauna stoves are alight, visible smoke and smell is not seen to be an issue at the Lake Derby, Tasmania floating saunas. This sauna is operated by the applicant for the proposed floating saunas on

Lake Burley Griffin, and the NCA envisage similar results as the same procedures will be followed on Lake Burley Griffin.

The ACT Government endorsed a position to phase-out wood heaters in the ACT by 2045. The policies concerning burning wood in the ACT are focussed on wood heaters in suburban residential properties. Residents in suburban residential properties will still be able to have outdoor fire pits, pizza ovens and barbeques, which can use wood burning.

With regards to alternative heat sources to burning wood for the floating saunas, at this stage the floating saunas will not be connected to electricity, solar panels are not considered feasible for this use, and LP Gas is not a permitted source of fuel for a sauna heater under the National Building Code.

The floating saunas are temporary and the NCA will regularly monitor and review the wood burning/heating practices during the term of operation.

## Water Quality of Lake Burley Griffin

Some of the comments received in relation to the water quality of Lake Burley Griffin noted:

*“Whilst Canberra has an ideal climate for sauna enjoyment, the best way to enjoy a sauna is to be able to easily alternate between the heat of the sauna and the cool of icy water. That said, the icy water should be clean, and the water quality of Lake Burley Griffin is not so. Can consideration of cold showers be included for those not keen to 'jump in the lake' please?”*

*“I entreat you that if this Sauna is to be a success, serious efforts must be made to clean up the pollution issues and in particular Blue Green Algae in this area and the entirety of the lake.”*

*“Blue Green Algae and pollution in general have made LBG unusable for significant periods of the year – in the main from December to end of April. This has health risks as well as detracts with the smell. This is true for the Beach area near where you propose the sauna and from where I regularly launch kayaks as do others.”*

### NCA Considerations

The NCA are responsible for the management of Lake Burley Griffin (the Lake), including its assets such as jetties, pontoon, buoy lines, boat ramps, lake walls, lake signage, swimming beaches, islands, etc. The NCA are also responsible for the monitoring and public messaging on water quality matters for the Lake and the administration of boat permits and moorings and the general recreational use of the Lake.

The floating sauna operators must follow the direction of the NCA’s Lake Burley Griffin Water Quality Updates with regards to patrons and staff entering Lake Burley Griffin. Patrons can continue to use the sauna at times of High and Extreme blue green algae, or times of high bacteria, provided that the patrons do not enter the lake water after their sauna. Patrons will also have access onsite to use a clean cold water shower option

Administration of Lake Burley Griffin (the Lake) is governed by the [Australian Capital Territory National Land \(Lakes\) Ordinance 2022](#). The National Capital Authority (NCA) administers powerboats, moorings, major events, and various other matters associated with use of the Lake. For more information view the [Lake Burley Griffin User Guide](#) and [Lake Burley Griffin Safety Guidelines](#).



The NCA protects the quality of the water and promotes use of the Lake. The water body, jetties, and other Lake infrastructure are routinely cleaned and repaired to ensure safe use and function as well as the removal of floating and submerged objects and rubbish.

The NCA manages a comprehensive [water quality](#) program to monitor the environmental status of the Lake and to advise lake users regarding changes in the water quality conditions arising from floods, droughts, elevated bacterial, and algae conditions.

The environmental state of the Lake is monitored through physical, chemical, and biological testing of the Lake water. These parameters are measured across the Lake and analysed to identify any change and, if required, appropriate management responses are proposed.

Bacterial and algal levels are monitored weekly during the Summer Recreational Season, which is mid-October to mid-April. The water is analysed and reported on in accordance with the [ACT Guidelines for Recreational Water Quality](#) (ACT Health, 2014). The Lake Burley Griffin Water Quality Updates are available via [www.theswimguide.org](http://www.theswimguide.org) or through the free [Swim Guide App](#).

## Active Uses on the Lake and Community Benefits

Some of the comments received in relation to active uses on the lake and community benefits noted:

*"I support the proposal's intention to introduce public facilities such as floating saunas, which will significantly enhance the vibrancy of Yarralumla Beach East. These amenities offer a unique recreational space that encourages outdoor activity and social interaction. The inclusion of a gathering space is particularly commendable, as it will serve as a focal point for community engagement, fostering a sense of belonging and well-being among residents and visitors alike."*

*"I would like to heartily lend my support for the floating saunas on Lake Burley-Griffin. As an avid lake-enjoyer, I believe this kind of activation is sorely needed to enliven the city's greatest asset."*

*"What great idea! We should promote activities all the way around. Supported. How about a ferry service from Kingston to Campbell, to Civic, to Sullivan Creek ANU?"*

*"I just wanted to submit my enthusiastic support for this project! I believe heat/cold exposure therapy to be extremely beneficial and effective and this project would bring something very special to Canberra! I would love to know how to get involved further with this project."*

*"The floating sauna at LBG sounds fantastic. Very supportive! More commercial and recreational use of the Lake would be a great outcome for residents and the economy through tourism. Also any further commercial development in the ACT that could help reduce reliance on Australia's most expensive land rates tax would be very welcome!"*

*"I agree with the proposal's recognition of the cultural and recreational value of lakeside saunas. Having lived in Finland, I have firsthand experience with the positive impact of saunas. In Finland, saunas are cherished for their health benefits and as social hubs where people come together to relax and enjoy nature. A comparable facility at Yarralumla Beach East would likely see similar success, becoming a popular destination for relaxation and wellness. For instance, in Tampere, known as the "sauna capital of the world," lakeside saunas have become iconic spots for both locals and tourists, combining traditional sauna experiences with modern design and community spaces (some excellent examples are Rauhaniemen*

*Sauna, Peerensaaren Sauna and Ravintola Kuuma). This proposal has the potential to create a similarly iconic and beloved destination in Canberra.”*

## **NCA Considerations**

The proposed floating saunas will bring more visitors to the Yarralumla 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 the Lake.

The operator of the proposed floating saunas also operates the floating saunas on Lake Derby, Tasmania. The operation of the saunas found that it attracted visitors and increased the popularity of bike riding and walking trails surrounding the lake, with local businesses benefiting through increased accommodation and bike hire.

The Lake Derby floating saunas operation experiences repeat visitors from patrons that are lake users and active social and sporting/exercise groups.

The floating saunas on Lake Burley Griffin have the potential to not only attract patrons from Canberra but also visitors from across Australia due to the limited number of floating saunas operating in Australia.

## **Impacts on Existing Lake Users**

Some of the comments received in relation to potential impacts on existing lake users noted:

*“Looking at the planning docs for the sauna I'm concerned about the location. Yarralumla Bay and Blue gum point is the main location for Canberra's wind sports community, of windsurfers, wing foilers and kite boarders, as well as the sailing clubs of Yarralumla Bay. I believe a more suitable location would be in the bay, west of Attunga Point.*

*I also believe you should be contacting the Canberra windsurfing and winging group on Facebook for a group submission, I think it's important to consider lake users that may otherwise not have a voice.*

*I am not against development, but I am concerned commercial interests such as the sea plane and this may have significant impacts on lake users that aren't front and centre in development plans.”*

*“There are already areas of the lake that are given over to commercial enterprise (particularly closer to the Parliamentary Triangle). The Weston Park area is used by the community for recreational purposes year-round. Blocking off part of the area for a sauna will limit the public's use of that area.”*

*“The beach and surrounding grassed areas draw in people from across the ACT and, as is obvious in the summer months, tourists and visitors from elsewhere. The area is small but popular, democratic, accessible to a broad range of users and child friendly. Constructing private facilities in this space would not only reduce the useable area and commercially segregate some of it, but also increase congestion for existing and future users.”*

*“The Heritage Impact Statement for the Floating Sauna paragraph 2.2.1 notes that “This area is an important recreational space with easy public access and is used to launch small boats used for purposes such as kayaking, sail boarding and stand-up paddle boarding”.*

*In warm weather the north end of Yarralumla Beach is full of people involved with individual water sports. Beyond the boundaries of the swimming area you will find a business hiring out canoes, windsurfers and paddleboards. Lessons are available, and it’s pretty busy. There are also a large number of privately owned craft which arrive on a roof rack or trailer. There can be as many as 20 boats drawn up on the shore at any time, mixed up with the swimmers and picnickers.*

*It is essential to factor these individual users into the Precinct Code. Not everyone wants or can afford to belong to a rowing club. As Canberra grows the number of informal users of this area will increase. Also, since Orana Bay became a dog exercise precinct, there is no other place on the south side of the lake to launch such craft with convenient vehicle access.”*

## **NCA Considerations**

The proposed works are considered to be a small-scale commercial use, with the saunas being available to be booked online by the public.

The location of the saunas will have minimal impacts on lake users, including swimmers, boat launching, kayakers, windsurfers, as it is located to the east of Yarralumla Beach, which is not a highly visible or highly pedestrianised part of the lake.

The floating saunas are located 10 metres from the foreshore on the Lake, which will not interfere with the active lake users due to the width and depth of the Lake in this location. The pontoon will be fixed to the Lake foreshore via a gangway, which will not impede on recreational users of the foreshore.

The design of the floating saunas considers the interface between the proposed floating saunas and surrounding lake and foreshore environment, through scale, massing, spatial separation, materials and the landscaped setting to reflect the prestigious character of the area.

The floating saunas will be constructed of primarily natural materials that will blend into the landscape.

The NCA considers the proposed works are not inconsistent with the provisions of the National Capital Plan.

## **Alternative Locations**

Some of the comments received in relation to alternative locations for the floating saunas noted:

*“There are fewer and fewer areas of the Lake foreshore that retain the wild sensibility present at Yarralumla Bay East with safe and easy water access. There are more suitable places for commercial operations (e.g. the Kingston or Acton foreshores) or with wild outlooks and fewer users but established facilities (e.g. Yarramundi Reach, or the Lonely Deck). In fact, the wild aesthetic yet accessible features of Yarralumla Bay East are so limited, that merely moving the saunas West, to within Yarralumla Bay proper, would site them in a more appropriate area with sealed parking, plumbing and existing low-rise structures.”*

*“I am opposed to this proposal of a floating sauna on Lake Burley Griffin at this location. Place it somewhere which is not a recreational and sporting gathering area around the lake. May I suggest Weston Park peninsula.”*

*“Yarralumla is not the place on the lake for a passive activity. This is more suited to the commercial end of the lake at Kingston where there is a high-density population more likely to embrace a commercial venture such as a floating sauna.*

*I am, in general, not opposed to greater use of the lake for recreation but thought needs to be given to where on the lake is most appropriate for each activity. In my view the west basin should be reserved for active recreation and water sport, with limited use of motorised vessels (coaching for rowers). Between the bridges is most suitable for nationally important displays and the East basin for commercial activities, as long as they do not encroach on the wetlands and natural beauty of that part of the lake.”*

### **NCA Considerations**

The National Capital Authority (NCA) engaged GML Heritage Pty Ltd (GML) to provide a Heritage Impact Assessment (HIA) on the proposed operation of a floating sauna on Lake Burley Griffin.

The HIA explored three proposed sites on Lake Burley Griffin. The proposed sites include a location at Acacia Inlet to the north of Yarramundi Reach, and two possible locations at Yarralumla Beach (adjacent to Yarralumla Bay) on the southern shore of the lake.

The first proposed location was at Acacia Inlet, which is located on the western end of Lake Burley Griffin and to the north of Yarramundi Reach. The floating sauna would have been positioned to face southwards to the distant views of Yarramundi Reach and accessed from Lady Denman Drive via a pedestrian pathway.

The second and third locations were both proposed for Yarralumla Beach. Yarralumla Beach is located along the southern foreshore of Lake Burley Griffin, bounded by Alexandrina Drive to the south and belongs to the suburb of Yarralumla.

The second proposed location would connect via ramp to the sandy beach and boat launch area, adjacent to the public carpark and east of the designated swimming area.

The third proposed location sits further north along the foreshore, positioned towards Blue Gum Point, and adjacent to the natural landscape and soft lake edging.

The NCA considered alternative locations before selecting the three proposed sites for the floating sauna. Consultation was also sought from Transport Canberra and City Services (TCCS) for the proposed locations that fell within land managed by TCCS.

To select the best suited locations, the NCA assessed the strengths and weaknesses for each proposed site, such as surrounding infrastructure, utilities, nearby parking, and HMP policies and objectives. A total of ten proposed locations were considered, of which seven were deemed to be unsuitable locations for a floating sauna.

The preferred location for the floating sauna, at Yarralumla Beach east, provided opportunity for patrons to access the adjacent picnic, barbeque and beachside swimming areas and enabled enjoyment of the foreshore for walking, family gatherings or water-based recreational activities.

The NCA considers the proposed works are not inconsistent with the provisions of the National Capital Plan.

## Supporting Infrastructure

Some of the comments received in relation to supporting infrastructure noted:

*“The location at Yarralumla Bay East is approximately 450 metres from the nearest toilets (this is further than what is recommended for pedestrian access to a bus stop). This is further than elderly or mobility challenged people can manage (indeed it would not be suitable for people with a dire need to go to the toilet quickly).*

*Further there are trip hazards if people endeavour to walk along the foreshore, which is unlit reducing capacity outside daylight hours, and walking to the cycle/multi-purpose path makes the walk longer. Accordingly on the same principles applied in the Heritage Impact Assessment, the site application should be rejected for this reason alone.*

*If the issue of accessibility to toilets is managed, there is no consideration of the adequacy of the toilets. For men, there is one toilet and a single urinal. Noting that Yarralumla Beach is busy, especially during warmer months, it is vital that the adequacy of the toilets is addressed. Additionally, there is no discussion about suitability of the toilets which can be best described as basic.*

*Any proposal that does not consider the needs of the elderly or mobility challenged should be rejected in the basis that it does not meet the needs and requirements of the broader community.*

*The comment about lack of facilities apply also to proper parking as the current dirt carpark is not capable of more intensive parking and would lead to environmental issues of mud or dust entering the lake. Any proposal that involves degradation of lake water quality should be rejected.”*

*“The proposal is for a commercial development on public space at Yarralumla Bay East towards Blue Gum Point (or Yarralumla Beach), with the developer making no investment in the infrastructure to support the commercial enterprise in terms of parking, power, external lighting, water or waste management. This infrastructure would be required for both staff and customer use of the facility.”*

*“A few concerns:*

- 1. It is not clear from the plans where the showers will be when LBG water is not safe to swim in due to blue-green algae or other events.*
- 2. What security will there be?*
- 3. Will there be additional cleaning and maintenance of current public toilet facilities at Yarralumla Beach - i.e. how will the area as a whole be maintained to ensure the floating saunas are a decent experience?*
- 4. Will there be additional cleaning of the beach area to allow for increased usage of the area?*
- 5. Will additional garbage bins be installed to allow for increased usage of the area?*
- 6. And importantly, please can the design of the ladder out of the water be reconfigured to make it more accessible for people with mobility needs?*
  - Simply making the rungs into steps out of the water might be an improvement, if they are maintained to avoid them becoming too slippery.*
  - Or what about other more novel and all ability friendly solutions to lake bathing after the sauna?”*

## **NCA Considerations**

The floating sauna sessions will be limited to one-hour sessions. Patrons will be advised, prior to attending a sauna session, of the location of the public toilets and will be advised that there are no toilet facilities located on the pontoon.

Shower facilities will be located in the change rooms on the pontoon, providing patrons with the choice of showering following their sauna. An onboard water tank will be installed on the pontoon for gravity fed clean water cold showers.

Patrons will be encouraged to bring their own water; however drinking water will also be supplied from regular deliveries from the Facilities Management contractor.

The operators Facilities Management contractor will provide maintenance services, wood supply and waste management. Waste collection for the proposed development will be undertaken in accordance with the relevant waste collection codes and practices.

Parking will be provided in the existing car park located at Yarralumla Beach, which is considered to be sufficient to accommodate the sauna patrons. Sessions will be limited to six people per sauna (12 in total) so it is not anticipated that the saunas will create the need for additional car parking at this location.

There is existing external lighting located in the car park and the floating saunas will have solar powered lights.

The operators will clean the pontoon deck daily, and as required. Bird deterrents (e.g. hawk decoys) can be also used on the pontoon, if required.

The ladder is designed to incorporate flat steps to accommodate people with mobility restrictions and will be brushed daily to prevent it from becoming slippery.

There are a number of crucial factors in keeping the experience as safe as possible. These include requiring every session to be fully supervised by a suitably qualified (lifeguard and first aid) trained sauna master and in the design of the pontoon layout, sauna rooms, walkways and ladders.

A full inventory of safety equipment and procedures will be in place for Lake Burley Griffin exactly as have been developed and are in use through the operation of the Floating Sauna at Lake Derby. First aid training of sauna staff and ongoing professional development, continuous review and improvement of procedures and safety briefings assist to improve safety.

The inclusion of a St Johns Ambulance medical first aid kit (comprehensive and stored in an accessible waterproof and dust proof container), as well as an emergency beacon (EPIRB), serviced defibrillator, life rings and rope are mandatory.

The booking confirmation process sets out the rules and expectations from patrons. Every session commences with a safety briefing and opportunity for patrons to ask questions and to pre-empt any assistance that might be required.

The NCA considers the proposed works are not inconsistent with the provisions of the National Capital Plan.

## 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 reviewed issues raised by submitters and considered them as part of the assessment process for the proposal.

The NCA is satisfied that the proposal is not inconsistent with the provisions of the National Capital Plan and is supported by the NCA.

# Attachment A

The Canberra Times Public Notice and Onsite Sign



Australian Government  
National Capital Authority

## WORKS APPROVAL

### Open for Public Consultation

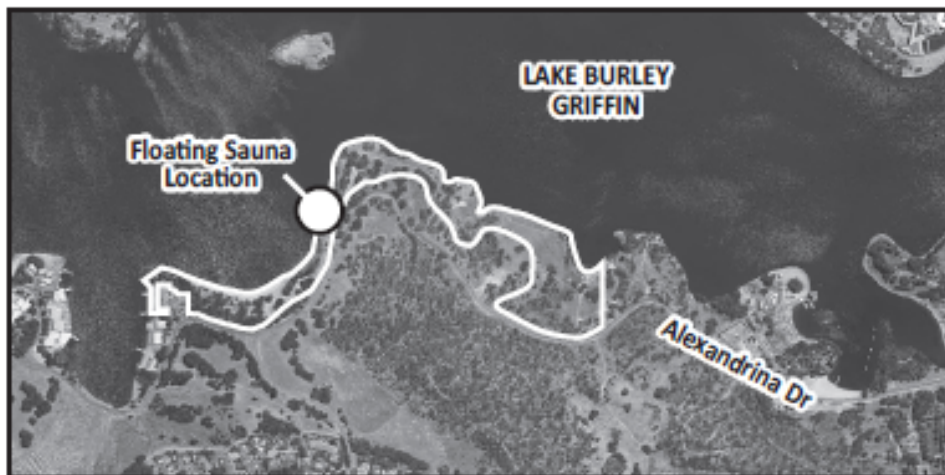
### Floating Saunas, Lake Burley Griffin

The National Capital Authority (NCA) has received a works approval application for the construction of two floating saunas on one pontoon and a gangway on land at Yarralumla Beach East on Lake Burley Griffin (Block 17 Section 17 Yarralumla - Alexandrina Drive Yarralumla).

The plans and supporting documentation for the application can be viewed at the NCA's website at [www.nca.gov.au/planning/works-approval/wa-under-consultation](http://www.nca.gov.au/planning/works-approval/wa-under-consultation). Submissions can be made by email to: [WAconsultation@nca.gov.au](mailto:WAconsultation@nca.gov.au).

**The NCA welcomes feedback on this application by 5:00pm Friday 23 August 2024.**

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



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Find out more at: [www.nca.gov.au](http://www.nca.gov.au)



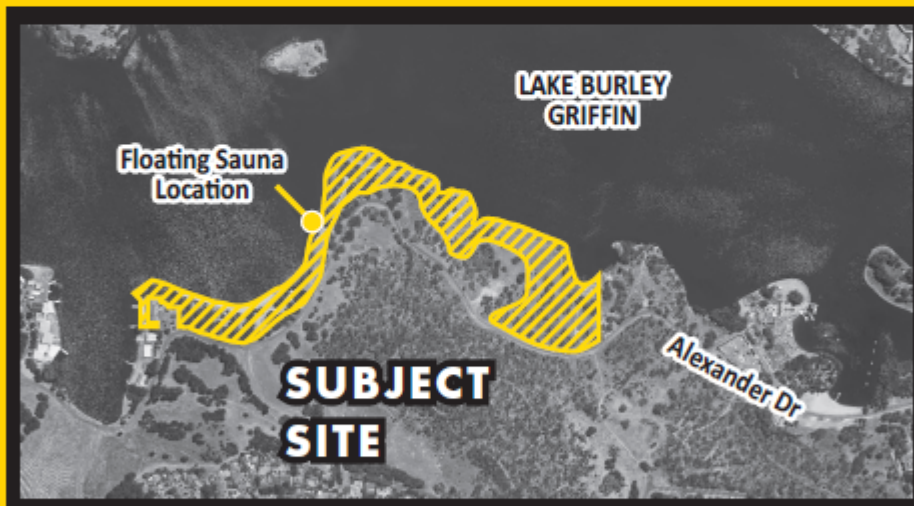
**HAVE YOUR SAY**



Australian Government  
National Capital Authority

## **BLOCK 17 SECTION 17 FLOATING SAUNAS, LAKE BURLEY GRIFFIN**

The National Capital Authority (NCA) has received a works approval application for the construction of two floating saunas on one pontoon and a gangway on land at Yarralumla Beach East on Lake Burley Griffin.



The plans and supporting documentation can be viewed at:  
[www.nca.gov.au/planning/works-approval/wa-under-consultation](http://www.nca.gov.au/planning/works-approval/wa-under-consultation).  
Submissions can be made by email to: [WAconsultation@nca.gov.au](mailto:WAconsultation@nca.gov.au).

The NCA welcomes feedback on this application by 5.00pm, 16 August 2024.

Please contact the NCA for further information on (02) 6271 2888  
[www.nca.gov.au](http://www.nca.gov.au)

# Attachment B

## List of Submitters

Submission No.	Submitter
1.	Peter Warren
2.	Name Withheld
3.	Name Withheld
4.	Michelle Louise
5.	Nicole Moore
6.	Neil Richards
7.	Rebecca Perry
8.	Nathan Booth
9.	Name Withheld
10.	Joe Ruuskanen
11.	Isaac Dugdale
12.	Sarah Martin
13.	Warwick Lavers
14.	David Jens Thomas
15.	Daniel Gaffney
16.	Name Withheld
17.	Dan Valastro
18.	Name Withheld
19.	Alistair Scott
20.	Leanne Gundy
21.	Name Withheld
22.	Gerry Eeman
23.	Michael Ellis
24.	Andrew Salo
25.	Name Withheld
26.	Phillip Moses
27.	Anna Lina
28.	Ann Sullivan
29.	Daryl Johnson
30.	Name Withheld
31.	Name Withheld
32.	Clean Air Canberra
33.	Nic Arthur
34.	David Gregory
35.	Office of the Commissioner for Sustainability and the Environment
36.	Andrew Gregory
37.	John Leech
38.	Amelia Scan

### List of Submitters

<b>Submission No.</b>	<b>Submitter</b>
39.	Emma White
40.	Name Withheld
41.	Conservation Council – ACT Region
42.	Name Withheld