



MINUTES

Special Council Meeting

30 June 2026

CONFIRMATION OF MINUTES

These Minutes have been CONFIRMED as the official record for the Shire of Gingin's Special Council Meeting held on 30 June 2026.

Councillor L Balcombe
SHIRE PRESIDENT

Date of Confirmation: _____

DISCLAIMER

Members of the public are advised that Council agendas, recommendations, minutes and resolutions are subject to confirmation by Council and therefore, prior to relying on them, one should refer to the subsequent meeting of Council with respect to their accuracy.

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Applicants and other interested parties should refrain from taking any action until such time as written advice is received confirming Council's decision with respect to any particular issue.

ACKNOWLEDGEMENT OF COUNTRY



The Shire of Gingin would like to acknowledge the Yued people who are the traditional custodians of this land. The Shire would like to pay respect to the Elders past, present and emerging of the Yued Nation and extend this respect to all Aboriginal people. The Shire also recognises the living culture of the Yued people and the unique contribution they have made to the Gingin region.

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ORDER OF BUSINESS

1 DECLARATION OF OPENING

The Presiding Member declared the meeting open at 4:10 pm and welcomed all in attendance.

2 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 ATTENDANCE

Councillors – L Balcombe (President/Presiding Member), F Peczka (Deputy President), C Hyne, R Kestel, L Stewart, J Weeks (electronic attendance), D Wilkie and N Woods.

Staff – J Bayliss (Chief Executive Officer), R Wright (Executive Manager Corporate Services), K Okely (EA to CEO) and L Burt (Coordinator Governance/Minute Officer).

Gallery – There were 9 members of the public present in the Gallery.

2.2 APOLOGIES

Nil

2.3 LEAVE OF ABSENCE

Cr A Vis

3 DISCLOSURES OF INTEREST

3.1 Cr Lincoln Stewart

Item: 15.1 Coastal Erosion - Lancelin
Interest: Impartiality
Reason: I am attempting to seek financial assistance to the owner of Lancelin Sands to assist them with their funding of the hard sea wall.

4 PUBLIC QUESTION TIME

The Presiding Member declared Public Question Time open at 4:12pm.

4.1 RESPONSES TO PUBLIC QUESTIONS PREVIOUSLY TAKEN ON NOTICE

Not applicable.

4.2 PUBLIC QUESTIONS

There were no questions forthcoming from members of the public present in the Gallery.

The Presiding Member declared Public Question Time closed at 4:12pm.

5 PUBLIC STATEMENT TIME

Unlike Public Question Time, Public Statement Time is not a requirement under the *Local Government Act 1995* and is not listed in the Order of Business as set out in the Shire of Gingin Meeting Procedures Local Law 2014.

Public Statement Time was introduced at the Ordinary Council Meeting (OCM) on 20 February 2024 on a trial basis to provide an additional opportunity for the public to address Council. At its OCM on 15 October 2024 Council resolved that statements made during Public Question Time must relate to matters listed on the agenda for the meeting, and that practice has continued.

No final decision has been made as to whether Public Statement Time will become a permanent part of Council's meeting procedures.

As part of ongoing local government reform measures, the State has previously flagged that model meeting procedures will be drafted which every local government in Western Australia will be required to adopt. There is currently no indication as to what the model procedures will require, and therefore there is no benefit to be gained by undertaking a formal amendment of the Shire's Meeting Procedures Local Law to include Public Statement Time as part of the Order of Business. In the interim, Council will continue to agree to include Public Statement Time at each council meeting.

OFFICER RECOMMENDATION

Moved:

Seconded:

That Council resolve to amend the order of business for the meeting to include Public Statement Time.

LAPSED FOR WANT OF A MOVER AND SECONDER

6 PETITIONS

Nil

7 APPLICATIONS FOR LEAVE OF ABSENCE

Not applicable.

8 ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil

9 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

Not applicable.

10 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

11 REPORTS - OFFICE OF THE CEO

Nil

12 REPORTS - CORPORATE SERVICES

Nil

13 REPORTS - REGULATORY AND DEVELOPMENT SERVICES

Nil

14 REPORTS - OPERATIONS AND ASSETS

Nil

15 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

15.1 COASTAL EROSION – LANCELIN

File	GOV/17; GOV/6-11
Author	James Bayliss - Acting Chief Executive Officer
Reporting Officer	James Bayliss - Acting Chief Executive Officer
Refer	Nil
Appendices	1. GEN 188 Quotation Lancelin Sand Rock Revetment [15.1.1 - 3 pages] 2. SK 2326-01-02 A [15.1.2 - 1 page] 3. SK 2326-01-01 A [15.1.3 - 1 page] 4. 25042 Rev 0 [15.1.4 - 5 pages] 5. WALGA Advice [15.1.5 - 7 pages] 6. Coastal Engineer Advice [15.1.6 - 6 pages]

DISCLOSURES OF INTEREST

Cr Stewart disclosed an impartiality interest in Item 15.1 as he is attempting to seek financial assistance to the owner of Lancelin Sands to assist them with their funding of the hard sea wall.

PURPOSE

To address an urgent motion submitted by Cr Stewart in relation to addressing coastal erosion at Lancelin.

COUNCILLOR MOTION

1. *That the Shire of Gingin declares the coastal erosion at Lancelin Beach to be a natural disaster and directs the CEO to write to DFES by 1500 on Wednesday 01 July for them to acknowledge Council's resolution.*
2. *That the Shire of Gingin immediately calls upon the Western Australian Government to fully fund the emergency coastal protection works, including payment of the \$211,795.76 emergency rock revetment quotation, to protect Crown land, public infrastructure and private property and the Lancelin township from further erosion that would cause an imminent threat. This quotation as as per MMM WA and engineering advice provided by MP Rogers and Associates.*
3. *That Council provides its full support to Cr Lincoln Stewart, in his capacity as Deputy President of the Avon Midland Zone, to advocate on behalf of the Shire of Gingin at the WALGA State Council meeting on Wednesday, seeking WALGA's support to urgently advocate to the Western Australian Government for emergency assistance and immediate funding for the Lancelin coastal erosion emergency.*

COUNCILLOR REASON FOR MOTION

Engineering advice confirms that immediate emergency works are required. The erosion continues to threaten Crown land and is expected to impact private property if urgent intervention is not undertaken. Immediate consideration by Council is necessary to enable advocacy through WALGA State Council and to seek emergency assistance from the Western Australian Government without further delay.

OFFICER COMMENT

The officer notes that there has been limited time to prepare a consolidated report, and has simply provided a suite of dot points for Council to have regard to.

1. Local governments do not declare natural disasters.

It is assumed that this declaration is intended to gain access to Disaster Recovery Funding Arrangements Western Australia (DRFAWA). This declaration activates access to State and Commonwealth recovery funding. The declaration is made against eligibility criteria, including that the 'event' is an eligible natural hazard and that the anticipated eligible costs exceed the prescribed threshold.

The Administration explored this option after the storm on 30/31 May 2026 (as did the Shire of Irwin) and formed the view it was unlikely to satisfy the eligibility thresholds. The erosion has been occurring incrementally over an 18 month period and is not a single "even" per se.

The Department of Fire and Emergency Services administers the DRFAWA on behalf of the State Government.

2. The seawall design supplied by MP Rogers to the tenant of the 3 Emus is based upon a scope of works unknown to the Shire. It is minimalist and unlikely to be of a length that protects "crown land, public infrastructure and private property" as inferred.
3. The notes on the 'typical section' plan should be read closely.
4. The quote outlined was supplied to the tenant of the 3 Emus, not the Shire of Gingin. It is unknown whether these costings would apply to the Shire, and it outlines many assumptions around in-kind works required by the 'client'.
5. Assumptions are made that rocks will be sourced from Lancelin South, and that they are fit for purpose. It is not clear whether they are in fact fit for purpose, or whether Shire affiliation with rocks being supplied free of cost would alter negotiations regarding the ongoing Deed of Settlement.

6. There is no commentary on the ongoing maintenance of the seawall. Given its minimalist design, it is likely to have ongoing budget impacts for the life of the structure. This is completely unknown.
7. If the seawall length is inadequate, which it appears to be, increased erosion to the caravan park would likely raise issues of liability.
8. No community consultation had been undertaken for the seawall. Protection options, largely for private landowners, are not a universally accepted proposition.
9. WALGA has confirmed that, given the existing WALGA advocacy positions and work undertaken around coastal management, there is no need for a motion to come to State Council.
10. WALGA has confirmed its willingness to advocate directly to the State, complementing the advocacy already undertaken by the Administration via the Shire President.
11. Cr Stewart is a Deputy State Councillor and, unless filling in as a proxy in the absence of Chis Antonio, has no voting rights, no ability to speak on motions or move motions and no authority at the State Conference on Wednesday. Cr Stewart can observe and socialise with delegates afterwards.
12. The Shire has applied for Coastal Adaptation and Protection (CAP) grant funding, which would enable the Shire to commission a coastal geomorphology assessment (to determine the cause) and design an appropriate solution. It is acknowledged that the timing and release of funds does not consider the urgency of the situation.
13. In view of the urgency of the situation, the Shire has requested Ministerial intervention.
14. The Shire simply needs to know what the State's intention is, rather being left in a position of uncertainty. If the State has no intention of providing financial or resourcing assistance, the Shire needs to know. If there is appetite to intervene and assist, temporary works such as suggested may simply be an obstacle if installed prematurely without a broader scope and more rigid design.
15. The Shire has purchased 30 additional bags and further geofabric and sand reinforcement to be installed adjacent to the obvious breach point(s). This is ongoing and further works will be undertaken when those bags have been received (currently in transit). This is anticipated to 'buy time' until a position from the State is known as to their intention to assist (or not).
16. Placing a figure for a minimalist seawall on the public record, for a quote provided to a private person with significant assumptions being made, has the risk of unintentionally underrepresenting the realistic costs of the overall project, and fettering the Shire's ability to lobby the State.

Attachments accompanying Cr Stewart's Motion are provided (**see appendices**).

Correspondence from WALGA confirming that no motion to the State Council is required is provided (**see appendices**).

Correspondence from the Shire's consulting Coastal Engineer is provided (**see appendices**).

RISK IMPLICATIONS

There is risk either way Council approaches this issue.

Installing hard infrastructure, without proper scope, costings, design, consultation etc may create long term liability and financial consequences.

Doing nothing may have consequences for private landowners and create a claim of negligence for either the state or local government.

STATUTORY/LOCAL LAW IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Unknown

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.1 Climate Change & Adaption - Understand the impacts of climate change and identify actions to adapt and mitigate those impacts.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCILLOR MOTION

MOVED: Councillor Stewart

SECONDED: Councillor Wilkie

Cr Balcombe foreshadowed her intention to move an alternative motion in the event that the motion under consideration is lost.

1. That the Shire of Gingin declares the coastal erosion at Lancelin Beach to be a natural disaster and directs the CEO to write to DFES by 1500 on Wednesday 01 July for them to acknowledge Council's resolution.
2. That the Shire of Gingin immediately calls upon the Western Australian Government to fully fund the emergency coastal protection works, including payment of the \$211,795.76 emergency rock revetment quotation, to protect Crown land, public infrastructure and private property and the Lancelin township from further erosion that would cause an imminent threat. This quotation is as per MMM WA and engineering advice provided by MP Rogers and Associates.
3. That Council provides its full support to Cr Lincoln Stewart, in his capacity as Deputy President of the Avon Midland Zone, to advocate on behalf of the Shire of Gingin at the WALGA State Council meeting on Wednesday, seeking WALGA's support to urgently advocate to the Western Australian Government for emergency assistance and immediate funding for the Lancelin coastal erosion emergency.

AMENDMENT MOTION

MOVED: Councillor Wilkie

SECONDED:

That the motion be amended in Part 1 by deleting the words "and directs the CEO to write to DFES by 1500 on Wednesday 01 July for them to acknowledge Council's resolution" and inserting the following sentence "That the CEO immediately undertakes all processes and contacts all relevant departments to have coastal erosion declared a natural disaster."

The Presiding Member ruled the motion out of order in accordance with cl. 7.8 of the Meeting Procedures Local Law 2024 as Cr Wilkie had already spoken on the substantive motion.

COUNCIL RESOLUTION/AMENDMENT MOTION

MOVED: Councillor Stewart

SECONDED: Councillor Weeks

That the motion be amended in Part 1 by replacing the current wording with:

"That the Shire of Gingin agrees that the coastal erosion at Lancelin Beach is the result of a natural disaster and instruct the CEO to write to DFES to request this emergency be classified as a natural disaster."

**CARRIED
5 / 3**

FOR: *Councillor Hyne, Councillor Peczka, Councillor Stewart, Councillor Weeks and Councillor Wilkie*

AGAINST: *Councillor Balcombe, Councillor Kestel and Councillor Woods*

Reason for Amendment

As the result of debate I agree that we cannot officially declare a natural disaster within this Council, but we can assess something and concur that it is the result of a natural disaster and we can request that the CEO contact DFES to declare that it is a natural disaster. If we can get this declared as a natural disaster the only negative thing is that they can say no. We have nothing to lose and that opens up the disaster emergency funding which would result in a sea wall at Lancelin.

The amendment was incorporated into the substantive motion, which was then put.

COUNCIL RESOLUTION

MOVED: Councillor Stewart

SECONDED: Councillor Wilkie

1. That the Shire of Gingin agrees that the coastal erosion at Lancelin Beach is the result of a natural disaster and instruct the CEO to write to DFES to request this emergency be classified as a natural disaster.
2. That the Shire of Gingin immediately calls upon the Western Australian Government to fully fund the emergency coastal protection works, including payment of the \$211,795.76 emergency rock revetment quotation, to protect Crown land, public infrastructure and private property and the Lancelin township from further erosion that would cause an imminent threat. This quotation as per MMM WA and engineering advice provided by MP Rogers and Associates.

3. That Council provides its full support to Cr Lincoln Stewart, in his capacity as Deputy President of the Avon Midland Zone, to advocate on behalf of the Shire of Gingin at the WALGA State Council meeting on Wednesday, seeking WALGA's support to urgently advocate to the Western Australian Government for emergency assistance and immediate funding for the Lancelin coastal erosion emergency.

FOR: *Councillor Peczka, Councillor Stewart, Councillor Weeks and Councillor Wilkie*

AGAINST: *Councillor Balcombe, Councillor Hyne, Councillor Kestel and Councillor Woods*

There being an equal division of votes, Cr Balcombe (Presiding Member) exercised her casting vote and voted **AGAINST** the motion.

**LOST
5 / 4**

ALTERNATIVE MOTION

MOVED: Councillor Balcombe

SECONDED: Councillor Kestel

1. Council requests that the Department of Fire and Emergency Services (DFES), in consultation with the State Government and relevant Commonwealth agencies, investigate whether the current coastal erosion event affecting Lancelin North meets the eligibility criteria for activation of the Disaster Recovery Funding Arrangements Western Australia (DRFAWA), or any other available State or Commonwealth disaster assistance measures.
2. Should the current event not meet the existing eligibility criteria, Council requests that the State Government review the scope of disaster funding arrangements to determine whether severe coastal erosion events should be expressly recognised as eligible natural disasters where they result in substantial damage to public infrastructure and community assets.
3. Authorises the Shire President to continue lobbying relevant State and Federal Ministers and government agencies for urgent intervention, funding support and access to technical expertise necessary to address the coastal erosion impacts affecting the Shire and its community.
4. Council notes that existing coastal funding programs, including those supporting coastal adaptation planning and long-term coastal hazard management, are not designed to respond to emergency situations requiring immediate intervention. Accordingly, Council advocates that the State Government consider the establishment of a complementary funding framework that provides timely financial assistance and access to technical expertise where urgent action is necessary to mitigate the impacts of severe coastal erosion.

5. Council acknowledges that coastal protection works are not a universally accepted response to coastal erosion and that there are differing views regarding their environmental, social and economic impacts. Any consideration of protection measures should be supported by appropriate technical assessment, regulatory approvals and engagement with affected stakeholders.

Reason for Alternative

This is a more realistic and achievable motion which allows us to keep advocating and also records Council's stance on coastal erosion. It is dangerous to ask for specific amounts of money as it could affect future needs for a permanent solution

COUNCIL RESOLUTION/AMENDMENT MOTION

MOVED: Councillor Peczka

SECONDED: Councillor Weeks

That the motion be amended in Part 5 by deleting the first sentence.

CARRIED UNANIMOUSLY

8 / 0

FOR: *Councillor Balcombe, Councillor Hyne, Councillor Kestel, Councillor Peczka, Councillor Stewart, Councillor Weeks, Councillor Wilkie and Councillor Woods*

AGAINST: *Nil*

Reason for Amendment

Coastal protection works are an accepted response to coastal erosion.

The amendment was incorporated into the substantive motion, which was then put.

COUNCIL RESOLUTION

MOVED: Councillor Balcombe

SECONDED: Councillor Kestel

1. Council requests that the Department of Fire and Emergency Services (DFES), in consultation with the State Government and relevant Commonwealth agencies, investigate whether the current coastal erosion event affecting Lancelin North meets the eligibility criteria for activation of the Disaster Recovery Funding Arrangements Western Australia (DRFAWA), or any other available State or Commonwealth disaster assistance measures.
2. Should the current event not meet the existing eligibility criteria, Council requests that the State Government review the scope of disaster funding arrangements to determine whether severe coastal erosion events should be expressly recognised as eligible natural disasters where they result in substantial damage to public infrastructure and community assets.

3. Authorises the Shire President to continue lobbying relevant State and Federal Ministers and government agencies for urgent intervention, funding support and access to technical expertise necessary to address the coastal erosion impacts affecting the Shire and its community.
4. Council notes that existing coastal funding programs, including those supporting coastal adaptation planning and long-term coastal hazard management, are not designed to respond to emergency situations requiring immediate intervention. Accordingly, Council advocates that the State Government consider the establishment of a complementary funding framework that provides timely financial assistance and access to technical expertise where urgent action is necessary to mitigate the impacts of severe coastal erosion.
5. Any consideration of protection measures should be supported by appropriate technical assessment, regulatory approvals and engagement with affected stakeholders.

**CARRIED
5 / 3**

FOR: *Councillor Balcombe, Councillor Hyne, Councillor Kestel, Councillor Weeks and Councillor Woods*

AGAINST: *Councillor Peczka, Councillor Stewart and Councillor Wilkie*



150 Maddington Rd
Maddington WA 6109
Tel: +61 08 9459 8529
Email: info@mmmwa.com.au
ABN 87 116 832 547

Date: 24/06/2026

QUOTATION #GEN188
LANCELIN SANDS ROCK REVETMENT

Client Requesting Works: Evolution Capital Partners

Attention: [REDACTED]

Location: Seaward of Lancelin Sands Hotel

Scope:

1. Transport 2,400 tonnes from South Lancelin to the Lancelin Sands Hotel, tipping near or on the old tennis courts at the rear of the property
2. Relocate 2,400 tonnes from the tennis courts to the front of the hotel
3. Supply and lay 3000m² 1200R geofabric textile
4. Placing the armour rock as per the Engineers drawings

Price:

Preliminaries, Mobilisation, Demobilisation	\$ 8,550.00
Hire of Plant, Equipment, Supervision, Labour	\$156,846.00
3000m ² 1200R Geotextile delivered to site	\$ 27,145.00
SUB TOTAL	\$192,541.60

GST	\$ 19,254.16
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TOTAL	\$211,795.76
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Assumptions and Exclusions:

1. All works are to be carried out during optimum low tide conditions.
2. Accommodation and meals will be provided by the Client for all personnel for the duration of the works.
3. A loader will be supplied by the Client for loading armour rock at South Lancelin.
4. MMM will supply a semi-tipping truck with a carrying capacity of 25 tonnes per load (96 loads total). This quantity will be used for calculation purposes unless the loader is fitted with Loadrite scales and can provide certified weight dockets at the time of loading.
5. Stockpiling of armour rock will be undertaken at the old tennis court area located at the rear of the Lancelin Sands Hotel property.
6. Access to the construction site will be via the existing car park and embankment. No public roads will be utilised for site access.
7. The Client will be responsible for fencing designated work areas to ensure pedestrian safety.

8. The Client will provide a spotter to monitor and manage public safety during the works.
9. Any permits, licences, approvals, or permissions required for the works shall be obtained by the Client.
10. No surveying has been allowed for. Set-out and rock placement locations will be agreed on site between the Client and Contractors.
11. Pricing is based on armour rock meeting the specified weight requirements detailed in the drawings prepared by MP Rogers.
12. No allowance has been made for reinstatement of the car park.
13. No allowance has been made for reinstatement of grassed areas.
14. No allowance has been made for a dilapidation survey of adjoining buildings.

Safety Management: A copy of MMM WA Pty Ltd Safety Management Policy can be supplied upon request. A site-specific hazard and safety analysis will be conducted prior to works commencement and daily throughout the project.

Environmental Management: MMM WA Pty Ltd is committed to a sustainable future (6P Green Program). We are striving to minimize the impact our business operations have on the environment by reducing our carbon footprint.

Reporting: At the completion of the job MMM WA Pty Ltd will provide a presentation of the completion of the job (before and after).

Relevant Experience: MMM WA Pty Ltd provides experienced and qualified personnel in all types of work and operates with the relevant insurances necessary for large-scale projects and value integrity and team-work.

Special Considerations: Any special considerations will be advised at pre-start, during, and at any relevant time throughout the project.

MMM WA Pty Ltd - Terms and Conditions

- The services are provided subject to MMM's terms and conditions (attached)
- An official Purchase Order is to be provided prior to mobilisation
- Payments of invoices are 50% on mobilisation & 50% day of completion

Quote Acceptance:

To accept this estimate please email your purchase order to [REDACTED]

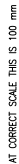
MMM WA Pty Ltd would like to thank you again for the opportunity to quote. We are experts in:

- River and seawall construction and maintenance; including geofabric groynes, limestone armour rock revetments, canoe launching facilities, boat ramps and limestone block walls
- Drainage services, including installation of sustainable Eco Sol systems
- Civil earthworks and earthmoving services
- Roadwork construction and routine road maintenance
- Disability access construction, including ramps, steps and entry statements.
- Mulching works

We are confident our operations management team are your best choice for this project and look forward to working with you.

Should you have any further queries please do not hesitate to contact me.







P:\MRA Paying Jobs\K2326 Evolution Capital - 3 Emus Temporary Protection\5 MRA Dwgs\Sketches\SK2326-01

m p rogers & associates pl ABN 14 062 681 252

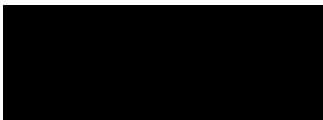
consulting engineers specialising in coastal, port and marine projects

Form 001 10/01/14

Suite 1, 128 Main Street
Osborne Park WA 6017, Australia
e: admin@coastsandports.com.au
t: +61 8 9254 6600

Our reference: [REDACTED]
[REDACTED]

18 July 2025



Dear [REDACTED]

3 EMUS RESTAURANT, LANCELIN COASTAL EROSION REVIEW & ADVICE

Following our recent discussions we have prepared some preliminary advice with respect to the severe coastal erosion that has been observed along the Lancelin shoreline, in particular along the area fronting the 3 Emus Restaurant. The extent of this erosion is well known and has been the subject of numerous media articles, largely as a result of the extensive and obvious changes to the shoreline that have occurred over the past few years.

There has been consistent and ongoing erosion along sections of the Lancelin coastline, including near the 3 Emus Restaurant, over at least the past decade, including recent erosion of 10 to 20 m this year. The Shire recently developed Coastal Hazard Risk Management and Adaptation Plans (CHRMAs) in 2024 and 2019, which recommend dune restoration as an appropriate adaptation approach for this area. However, the CHRMAs do not appear to consider or account for the recent rates of erosion which are quite extreme. We understand the CHRMAs is currently going through a peer review, which we would expect to highlight this significant gap.

As a result of the, somewhat outdated, recommendations made within the CHRMAs we understand the Shire is looking to implement the recommended dune restoration, through excavation of accumulated sand near the carpark off Hinchcliffe Rd, and back-passing to the site.

Per your instructions, and in the context of the recent rates of observed erosion and the works proposed to be completed by the Shire, we have prepared this letter to provide further details regarding the recent shoreline movement and to identify emergency works that could be completed to help, in some way, to manage the erosion.

Observed Shoreline Movement

The position and alignment of the Lancelin shoreline is a direct result of the local sediment transport processes that occur in the area. Lancelin's sediment transport is governed by a dynamic interaction of wave driven longshore drift, episodic storm erosion, and diminishing dune replenishment. This has culminated in rapid shoreline retreat in some areas, including the shoreline fronting 3 Emus Restaurant.

Figure 1 provides a better depiction of the movement of the shoreline that has occurred in this area since 1988. This information, obtained from Bishop-Taylor et al (2025), maps the position of the average annual mean sea level contour for each year. Review of this information shows the extent of difference in the shoreline position over this 36 year period. The most noticeable feature on this figure is the extent of change that has occurred at North Point.

marinas boat harbours canals breakwaters seawalls jetties dredging beaches climate change

North point is a salient shoreline feature that has formed in the lee of Lancelin Island. Salient features such as this form in response to the lower wave conditions that occur in these areas due to the protection provided from the offshore feature (in this case Lancelin Island). Given the lower wave energy and the ensuing build-up of sand, these salient features can often provide a degree of shoreline control to surrounding areas. However, such salient shoreline features have historically been subject to rapid changes, similar to those observed here.

Whilst, on face value, the exact reasoning for the rapid changes to North Point are not known, these changes are/were likely to have a significant flow on effect to surrounding shorelines due to the changes in shoreline alignment that have occurred as a result of the erosion.



Figure 1 Position of Average Annual Mean Sea Level Contour Since 1988 (Bishop–Taylor et al 2025)

To provide a better indication of the changes to the shoreline that have occurred over time, time history plots of the changes to the average annual mean sea level contour have been prepared for each of the locations shown in Figure 1. Figures 2 to 5 present the time history plots for each of these locations.

m p rogers & associates pl

K2235 3 Emus Restaurant Erosion Advice
Letter 25042 Rev 0, Page 2

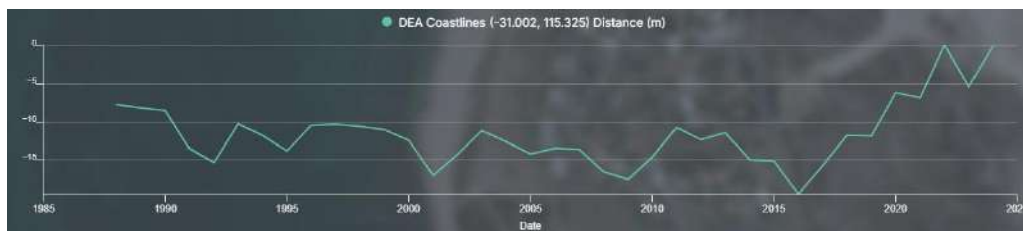


Figure 2 Time History of Shoreline Movement at Desert Road (Bishop–Taylor et al 2025)

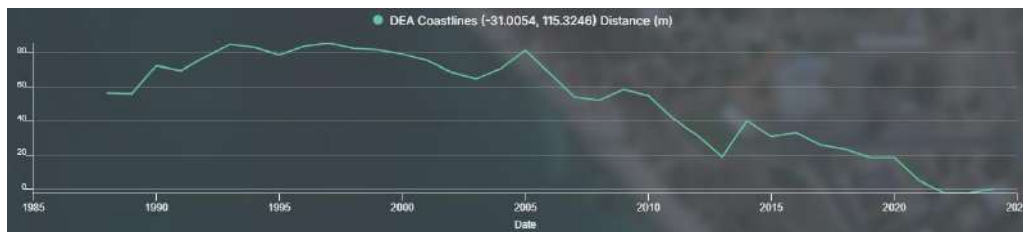


Figure 3 Time History of Shoreline Movement at North Point (Bishop–Taylor et al 2025)

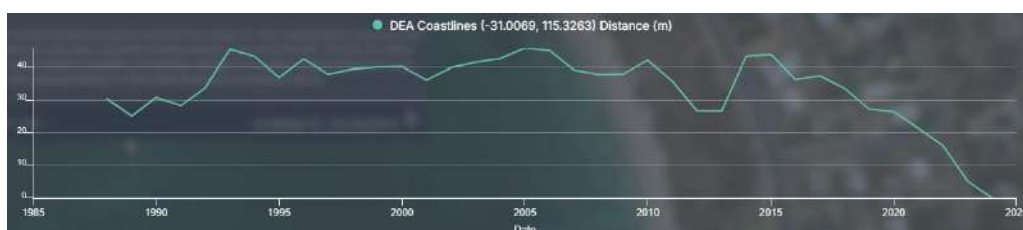


Figure 4 Time History of Shoreline Movement at 3 Emus (Bishop–Taylor et al 2025)

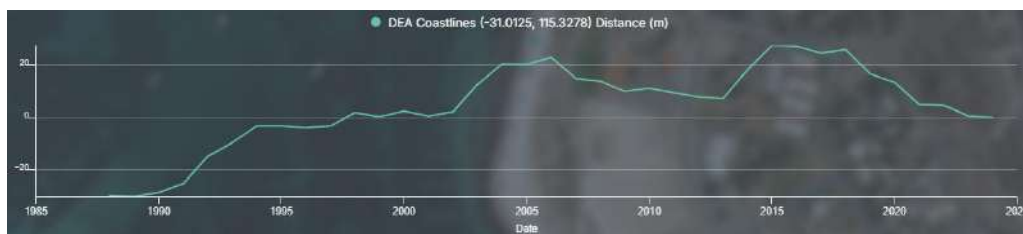


Figure 5 Time History of Shoreline Movement at Endeavour Tavern (Bishop–Taylor et al 2025)

Review of the time history plots shows the following.

- At Desert Road, on the northern side of North Point, the shoreline experienced a general erosion trend across the period from 1988 to approximately 2016. Since this time the shoreline has experienced accretion.
- At North Point the shoreline experienced accretion in the early to mid-1990's before remaining relatively stable for a short period. However from around 2000 there has been a consistent erosion trend.
- The shoreline at 3 Emus experienced slight accretion and/or was stable up until around 2015, following which the shoreline has experienced significant and sustained erosion.
- The shoreline fronting the Endeavour Tavern experienced a reasonably sustained accretion up until around 2015. Since this time it has eroded, albeit at approximately half the rate that has been observed at 3 Emus.

Whilst it is beyond the scope of this current review to complete a detailed assessment into the driving forces behind the observed shoreline changes, a contemporary understanding of the sediment transport processes in this region may help to explain why some of the changes are occurring.

As a general rule of thumb, an exposed sandy shoreline in this region will experience a net northerly transportation of sediment across a typical year. This net northerly transport generally consists of a larger gross volume of northerly sediment transport during the summer period under the action of the prevailing south westerly sea breeze, and a smaller volume of southerly transport during the winter associated with the passage of north westerly storm events. The rate of sediment transport under each event is influenced by the alignment of the shoreline, whereby a change to the alignment of a shoreline can result in either an increase or decrease in the rate of sediment transport.

Based on this understanding, and without knowing the exact trigger for the significant change at North Point, a conceivable explanation for the shoreline changes in this area is provided below.

- The erosion of North Point has/is changing the alignment of the beach to the south and, because of the revised shoreline position at the seaward end of the point, is exhibiting less shoreline control over these southern shorelines.
- Given the lack of shoreline control at North Point, sediment is being lost from the southern shorelines, most noticeably in the area around 3 Emus.
- As shoreline alignments are all related, the erosion of North Point and 3 Emus is leading to a progressive erosion from the shorelines further south.
- The eroded sediment is generally being transported north. Some of this material has deposited on the shoreline around Desert Road in recent times, though there are also signs of recent sediment supply along the beaches further north.
- It is expected that the majority of sediment lost from the shoreline fronting 3 Emus would be transported to the north during summer, however:
 - the loss of sediment during summer results in the formation of a narrow, low elevation beach, meaning that when severe storms occur with large waves and high water levels the storm bite from the dunes will be significant (as recently observed and reported in the media); and
 - the erosion of North Point leaves the shorelines to the south more exposed to wave energy from the north through north-west, meaning that the potential storm bite would likely be more significant than when North Point was more prominent.

It should be noted that whilst the explanation provided above explains the potential changes, this explanation has been determined on the basis of an initial data review and local coastal engineering experience. Further more detailed assessments would be required to prove that this is the actual sediment transport regime in this area.

Nevertheless, using the rates of change observed at 3 Emus, it is possible to make an initial estimate of the volume of sediment that has been lost from this area. Based on the observed rate of shoreline erosion observed since 2015, it is estimated that the shoreline from Shell Street to just north of 3 Emus has lost approximately 170,000 m³ of sediment from the beach and dunes (noting that this is only a portion of the total volume of sediment lost from the Lancelin shoreline over this period). This is equivalent to approximately 19,000 m³ per year.

Whilst it is not known what volume of sediment the works being completed by the Shire will seek to place in this area; it should be noted that significantly more than this volume of annual loss would need to be placed to provide even one year of protection against erosion. This is on the basis that material that is artificially placed on the shoreline will be out of equilibrium with the remainder of the environment and will therefore be subject to accelerated losses at a far greater rate than material lost from the natural system.

Potential Options for Emergency Works

As outlined in the preceding section, the extent of shoreline change in this area over the period since 2015, in particular, has been significant. It is expected that any emergency works associated with the placement of sand nourishment in this area will be futile unless this sediment can be held in place by some form of coastal structure.

Whilst it is acknowledged that a detailed review of information has not been completed as part of this assessment, it seems obvious that some form of action that sought to reinstate the integrity of North Point, to some degree, would be beneficial. A groyne, offshore headland or series of such structures could help to at least partially reform this feature and help to hold sediment on the beaches to the south.

Alternatively, or additionally, a series of groynes could be constructed along the beaches to the south, including in the area fronting 3 Emus, to help hold the sand that is currently available and reduce the extent of further erosion. Ideally the construction of such structures would be completed in concert with the placement of sand nourishment to saturate the structures and help reduce the potential for exacerbation of downdrift erosion.

From review of the shoreline movement information, the rate of shoreline retreat would mean that the construction of seawalls or other structures that directly protect the shoreline would likely provide limited value if completed in isolation. This is on the basis that the rate of shoreline retreat would likely lead to flanking erosion of the structures (where erosion occurs around the ends of the structures, subsequently undermining the structure itself).

In summary, there are a range of different emergency works options that could be completed, however the implementation of sand nourishment or dune formation on its own is likely to be futile and extremely short lived. Construction of coastal structures such as groynes or headlands could help to reinstate the form of North Point and return the local sediment dynamics, and hence the shoreline behaviour, to something like that observed prior to the rapid changes that have been experienced post 2015. The intended lifespan of these structures would help to inform the construction materials that could be used.

Geosynthetic Sand Containers (GSC's) are often favoured on some beaches due to their softer nature, however the longevity of such structures is limited to around 25 years. Naturally occurring rock armour is much more durable and can last at least 100 years, however rock structures have a different aesthetic and offers a different level of amenity for beach users. Generally speaking, the cost for the construction of a low profile GSC groyne that is about 40 m long would be around \$400,000. The cost for the construction of a similar length rock groyne would be around \$500,000, however this structure would have a much longer design life. The cost of the rock groyne could also be reduced by up to \$100,000 if rock was made available at no cost.

We trust the above information provides adequate background to you regarding the current state of play and potential options for the management of the erosion issues currently being faced at Lancelin. Please do not hesitate to contact the undersigned should you have any further queries or require additional information.

Yours sincerely

for and on behalf of
[m p rogers & associates pl](#)

References

Bishop-Taylor, R., Nanson, R., Sagar, S., Lymburner, L. (2021). Digital Earth Australia Coastlines. Geoscience Australia, Canberra. <https://doi.org/10.26186/116268> [Accessed 18 July 2025]

[m p rogers & associates pl](#)

K2235 3 Emus Restaurant Erosion Advice
Letter 25042 Rev 0, Page 5

Sent: Wed, 1 Jul 2026 00:31:52 +0000
Subject: FW: Supporting Information – Lancelin Emergency Coastal Protection Works
Attachments: fblogo_2524e568-dc13-4aed-92b6-516e8c1c41a6.png, youtube_fe142c76-e0f0-49f7-bd39-cdc4c47b173e.png, sog_base_image_transparent-120px-min_6d9c0905-6b85-4c99-aab7-e8c35ab763d4.png

From: Nick Sloan [REDACTED]
Sent: Monday, 29 June 2026 5:34 PM
To: Cr Lincoln Stewart <CrStewart@gingin.wa.gov.au>; President Chris Antonio [REDACTED]; Avon-Midland Country Zone [REDACTED]; Cr Frank Peczka <crpeczka@gingin.wa.gov.au>
Cc: WALGA President [REDACTED]; [REDACTED]; Cr Linda Balcombe <CrBalcombe@gingin.wa.gov.au>; CEO [REDACTED]
Subject: RE: Supporting Information – Lancelin Emergency Coastal Protection Works

[REDACTED]

Hi Lincoln

Thanks for the discussion this morning, and for the information provided below.

As discussed, WALGA has a clear, well established advocacy position in relation to Coastal Planning and Management (page 146 [Advocacy-Positions-Manual-\(updated-May-2026\)-\(ID-710161\).pdf](#)).

Through our most recent State Budget Submission (page 16 [2026-27-WALGA-State-Budget-Submission-\(WEB\).pdf](#)) and Federal Budget submission (page 12 [2026-27-WALGA-Federal-Budget-Submission-\(WEB\).pdf](#)) we have been advocating extensively for more financial support for Local Governments managing coastal hazards.

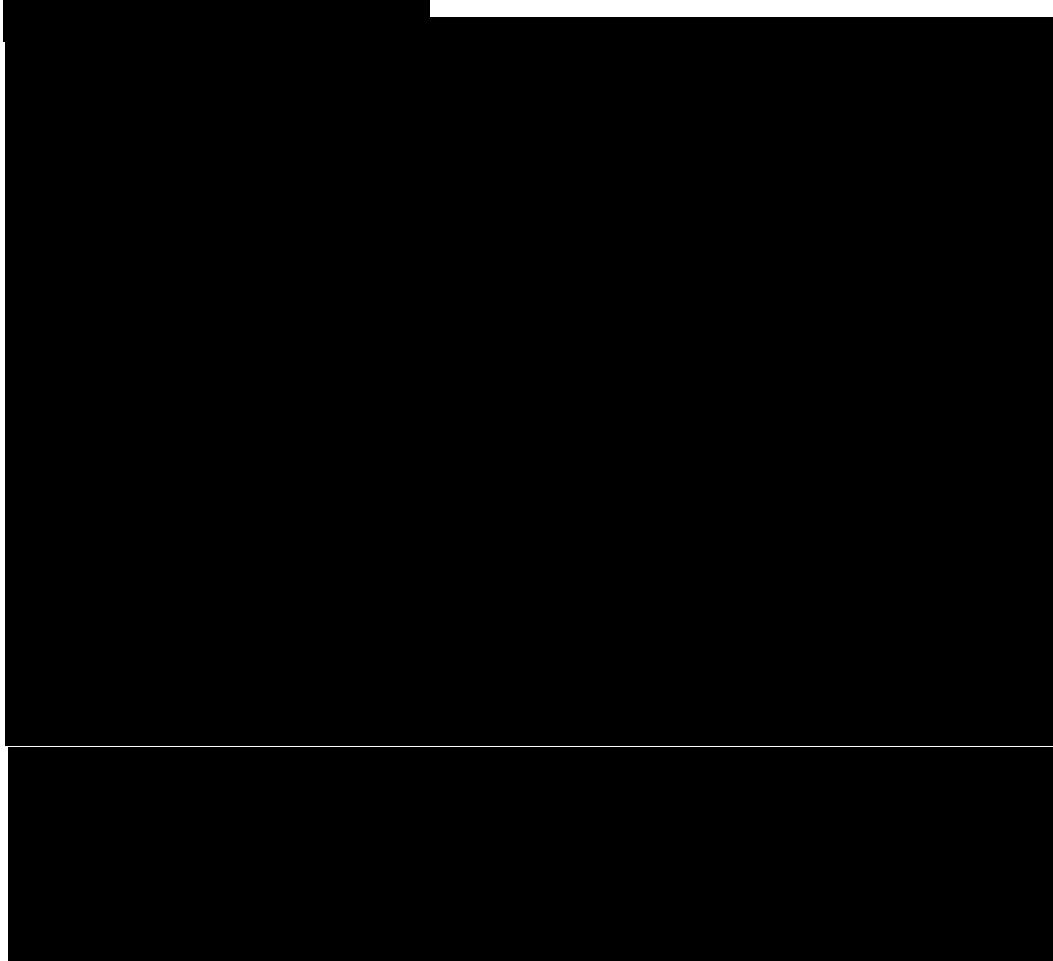
I understand the issues at the Shire of Gingin are acute and in need of urgent support from the State. Given the existing WALGA advocacy positions, and work we have undertaken around coastal management, there is no need for a motion to come to State Council.

What we can do, are very happy to assist with, is direct advocacy to the State to support the work of the Shire in highlighting the need for action.

I have discussed with both Chris Antonio and Mark Irwin, and we will be guided by Council and your administration on how we can best provide our support.

I appreciate you taking the time to raise this with me and want to assure you we are happy to use our reach to support the Shire.

Thanks again Lincoln – happy to discuss further as required.



Hi James,

Thanks for sending this through - please see our feedback below.

Response context

- We have completed a high-level review of the supplied MP Rogers advice and drawings.
- Our comments are limited to the proposed temporary seawall / rock revetment.
- We have reviewed this as an emergency response, not as a detailed design review.
- We acknowledge the immediate erosion risk to the 3 Emus / Lancelin Sands area.

- We also acknowledge the desire from the landowner to act quickly given the current risk profile.
- The MP Rogers documentation clearly frames the works as temporary.
- The drawing describes the works as “Temporary Seawall Protection”.
- The drawings also notes that the design is minimalist, has not been designed to typical engineering standards, is a short-term option only, and cannot be relied upon to provide ongoing protection during severe weather events.

Overall strategy / consideration

- A temporary seawall can be a reasonable emergency response where there is imminent risk and limited time.
- It should be treated as a time-buying measure, not a long-term solution.
- The risk to private property is acknowledged.
- Typically, protection of private property typically sits with the landowner unless there is a broader public interest reason for intervention.
- The Shire should be clear on this basis before supporting or funding the works.

Design life / design event

- No design life, storm or performance standard is nominated.
- This is not unexpected for a rapid emergency response.
- This means there is no certainty around how long the seawall will provide protection.
- Council should clearly understand that the works are only expected to provide short-term emergency protection.
- They should not be presented as a permanent or fully engineered long-term solution.

Outflanking and sand nourishment

- Outflanking is a key technical risk - MP Rogers identifies this risk in its design.
- The areas immediately north and south of the seawall are likely to continue eroding.
- Once this occurs, the wall can be undermined or progressively unzipped from the ends.
- This is likely to look similar to the examples provided below, where the wall remains in place but the beach/dune line retreats around it.
- This can create a “runaway protection” issue, where the wall needs to be repeatedly extended to address erosion at the ends.
- Ongoing sand nourishment would be required to manage the flanks and reduce the risk of rapid failure.

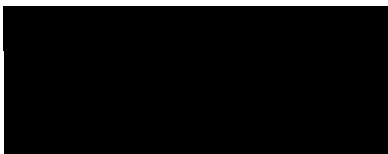


Temporary materials

- Rock seawalls are often described as temporary during emergency works.
- In practice, rocks rarely get removed once placed on the beach.
- Nationally, geosynthetic sand containers, rock bags or similar systems are often preferred for temporary works because they are easier to remove, modify or relocate.
- The Shire should acknowledge that a rock seawall may effectively become semi-permanent unless there is a clear removal plan, funding allowance and responsible party.

Impacts to beach width and amenity

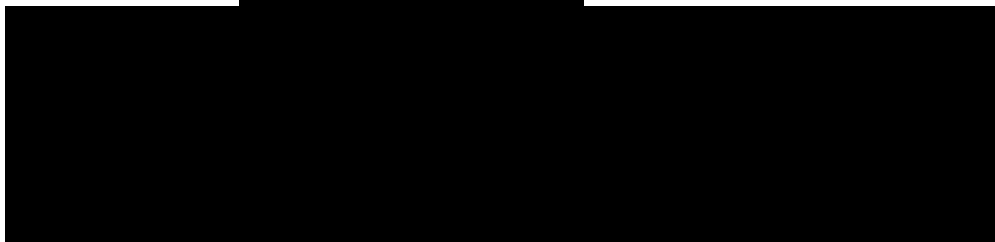
- The seawall is likely to reduce beach width over time.
- The beach in front of the wall is likely to lower and narrow.
- The toe of the wall may become exposed shortly after construction.
- During some tide and wave conditions, public access along the beach in front of the wall may be constrained or cut off.
- This is a common outcome where seawalls are built on actively eroding sandy beaches without sufficient sand nourishment.
- The wall may protect the land behind it in the short term.
- It will not protect the beach in front of it.



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16 COUNCILLORS' OFFICIAL REPORTS

Nil

17 NEW BUSINESS OF AN URGENT NATURE

Nil

18 MATTERS FOR WHICH MEETING IS TO BE CLOSED TO THE PUBLIC

Nil

19 CLOSURE

There being no further business, the President declared the meeting closed at 5:28 pm.

The next Ordinary Council Meeting will be held in Council Chambers at the Shire of Gingin Administration Centre, 7 Brockman Street, Gingin on 21 July 2026, commencing at 4:00pm.