



Media Release

Council Invests in Community's Future

25 August 2022

After years of diligent planning, Council is excited to announce the strategic purchase of eight hectares of 'Crown Land' in the heart of Two Wells for the purposes of delivering commercial, retail and community facilities.

With Council's population growing at an unprecedented rate, the purchase of this strategic landholding in the town centre of Two Wells positions the broader region for further substantial economic growth and will provide convenient access to amenities for residents and visitors alike. The landholdings are bound by the Port Wakefield Highway, Old Port Wakefield Road, Wells Road and Windmill Road with extensive exposure to arterials and the historic main street.



Geographic location of land – Section 180 Old Port Wakefield Road and Section 716 Buckland Park Road

To advance this initiative, Council will now undertake market engagement and expressions of interest with the private sector for the purposes of delivering a mix of commercial, retail and community facilities through the engagement of commercial property advisors, Alinea Group, who will work closely with urban designers, Jensen PLUS.

Mayor Mark Wasley said of the decision, “It is Council’s responsibility to create this opportunity for investment in our region and to bring the facilities and services needed for the growing population. It is not only Two Wells that will benefit – the whole region will enjoy access to future amenities. There is still much work to be done and acquiring the land is the foundation of exciting things to come”.

Council’s Chief Executive Officer, Mr James Miller, described Council’s approach of purchasing the land direct from the State Government, and then engaging with the private sector, as “visionary; catalysing investment and town centre activation while ensuring that the Two Wells Town Centre is developed in an orderly and economically sustainable manner to meet the community’s needs”.

Reflecting on progress to date, Mr Miller said “Council, having commissioned an updated retail supply and demand study in 2019, became aware that additional land was needed in Two Wells to accommodate retail and commercial investment for our rapidly growing community. Since then, Council has worked diligently and prudentially in securing strategic land which Council will now own and control”.

Alinea Group Principal, Mr Ben Koop, described the opportunity as a "landmark holding in the Two Wells regional catchment that sets the foundation for an exceptional and vibrant town centre development and investment opportunity. This will enable Council to strategically respond to the strong demand in the catchment for major investment in new retail, commercial and enhanced amenity to support the fast-growing residential catchment area. One of the most exciting elements is the opportunity for the development community to create a major new town centre within an historic main street environment, providing further catalytic benefits for Two Wells and the surrounding region. We look forward to working closely with Council and Jensen PLUS in preparing a compelling preliminary concept and vision for land holdings in the lead up to a national Expression of Interest process for development partners and occupiers to commence later in 2022”.

Mr Miller remarked, “This is truly wonderful news for our community and demonstrates Council’s commitment to plan at the local and regional level for the development and future requirements of our area. I look forward to continuing momentum as we enter the next dynamic phase of this project, namely market engagement through to contractual close, with on-ground retail, commercial and community investment soon realised”.

The Department for Environment and Water’s General Manager Crown Lands Program, Mr Piers Brissenden commented, “The transfer of land ownership is the result of more than four years of discussion and collaboration, with the land sold in accordance with the provisions of the Crown Land Management Act 2009”.

The Contract for Sale and Purchase was executed on 22 August 2022 with an anticipated settlement date of 24 October 2022. To protect the Council’s commercial position during the market engagement and expression of interest process, the purchase price remains confidential at this stage.



Mayor Mark Wasley (left), General Manager Crown Lands Program Piers Brissenden (centre) and APC CEO James Miller (right) executing the Contract for Sale and Purchase



Mayor Mark Wasley and General Manager Crown Land Program Piers Brissenden following execution of Contract for Sale of Purchase.

With the big picture in mind, Mayor Wasley said “Council’s strategic land purchase will have wide-ranging benefits for our community. In addition to attracting new residents and businesses to the area, this will support and enhance the visibility and profile of existing local business and will foster community connection into the future”.

Mark Wasley
Mayor