



Adelaide Plains
Council

Media Release

Council appoints Leyton Property to deliver Two Wells Town Centre transformation

Following a hotly contested national expression of interest campaign, Council is thrilled to announce that it has selected Leyton Property as its nominated developer to deliver on Council's Two Wells Town Centre retail and community hub transformation.

The landmark 8 hectare site was acquired by Council from the Crown in late 2022 following years of diligent planning and presents as the ideal location for orderly and economic expansion of the Two Wells retail precinct to occur, and importantly, shall be integrated with the historic Main Street.

Mayor Wasley remarked “...Council has been working with the South Australian Government to secure 8 hectares of land which can now be transformed into a regional hub that will consist of many things including retail shopping, community services and recreation space. Incorporated into this development will be some of the latest innovations in renewable energy, water recycling and minimising the carbon footprint.”

Having facilitated a robust market engagement process dating back to December 2022, led by Alinea Group and Leedwell Property on behalf of Council, both Councils Audit and Risk Committee and the Council itself duly considered formal contractual agreements and associated prudential reports at its special meeting held on Monday 4 March 2024 where Leyton Property were unanimously endorsed.

“The innovative response from Leyton Property and alignment with Council's vision was a real standout in the competitive process”, said Ben Koop, Principal for Alinea Group. “Leyton are bringing national best practice in town centre development to SA, creating a pedestrian-centric experience in contrast to typical car-dominant centres. This also comes with the added benefit of the project being one of the State's most environmentally sustainable town centres.”

Leyton Property Managing Director, Hamish Brown, said the Two Wells Town Centre will elevate the regional role of Town Wells, attracting people from right across the region.

“At the heart of our vision for Two Wells is our desire to deliver a vibrant and exciting place that local residents and the broader Adelaide Plains community can be proud of” Mr Brown said.

“The Two Wells Town Centre will include a full line supermarket, healthcare, hospitality, convenience and large format retail and a range of community-focused service and amenity offerings.

“It will also incorporate improved pedestrian connectivity throughout the town centre. A key element of this pedestrian-centric experience includes a vibrant town square as part of a new dining and entertainment precinct. This will integrate the new town centre with the historic main street to catalyse further renewal. This will create a highly desirable destination for the community to gather, entertain and connect.”



Artist impression of the future Two Wells Town Centre. Source: Leyton Property



Contract execution. L-R: Council Chief Executive Officer James Miller, Mayor Mark Wasley, Leyton Property Managing Director Hamish Brown, Director William Brown.

Featuring beautifully landscaped and high quality open spaces, Mayor Wasley concluded “...this is not just another shopping centre but much more, an exciting and vibrant place for locals and visitors to experience and enjoy. We are now ready to begin this amazing project that will service the rapidly growing population of Two Wells and the much wider community for years to come. I’m excited!”

Adelaide Plains CEO, James Miller, said this is a truly unique opportunity for the wider Adelaide Plains region that will deliver an exceptional master-planned precinct for the local community.

“Adelaide Plains Council is driving a number of critically important projects across the region to support the unprecedented growth we are experiencing,” Mr Miller said.

“The Two Wells Town Centre plays an integral part in our overall strategy and will deliver an outcome that not only meets the needs of our rapidly expanding community but also fosters a thriving environment for everyone to enjoy. We are delighted to be working with Leyton Property who shared Council’s vision for creating one of SA’s most exciting town centre developments.

“Our development positions the Adelaide Plains region for further substantial economic growth and will pave the way for an enhanced quality of life for many years to come.”

Construction is due to start in late 2025 with completion expected in stages thereafter.

Adelaide Plains Council and Leyton Property intend to host information sessions for the community to find out more about the project and ask questions. Dates will be announced in the coming months and published to Council's social media and website.

Updates will be published to Adelaide Plains Council's website:

www.apc.sa.gov.au/our-council/major-projects/two-wells-town-centre

Mark Wasley

Mayor

12 March 2024