

# Bulletin Streight extra We're for your CBD BOOM

TONY RAGGATT

ONE of Townsville's worst eyesores in the heart of the city will be rejuvenated as a Melbourne-based property group aims to breathe life into Flinders St. The old Dimmeys arcade building will be completely refreshed in what will be open heart surgery on the city's ticker.

More than \$4 million will be spent upgrading the property, which comprises more than 6000sq m of

prime commercial real estate. Two retailers have been confirmed for the new site with a third international food and hospitality retailer in line as a potential tenant.

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## New spot for home **building**

DEVELOPERS Urbex and the Lancini Group have launched their newest project in the Townsville region after selling

all 12 stages in Kalynda Estate. The Reserve, across the road from Kalynda Chase on the Ring Road, will consist of 221 allotments and offer buyers blocks of land within a growing area. The first land release within The Reserve features 24 lots starting from \$145,000 for 381 square metres. Urbex Realty general man-

ager Craig Covacich (pictured)



state and federal housing grants had generated unprecedented demand.

"We have been experiencing strong inquiry from a var-iety of market segments particularly from subsequent home buyers looking to re-enter the market since the expiry of HomeBuilder grant," Mr Covacich said.

"We've seen incredible re-

sults from our Kalynda Chase project over the past 16 years with nearly 4000 residents comfortably nestled in the community now and over 1200 lots sold. It was important to continue to grow the estab-lished area and allow for locals and interstate buvers alike to get their slice of life in Bohle Plains.

The Reserve will have spa-cious streetscapes and homesites connected to open parklands with access to bike and walking trails linking to a playground and picnic spaces.



house and Hazel Mai.

Property agency Colliers Townsville is assisting Na-tional Retail Group, which is acting on behalf of the prop-erty's owners to inject \$3 million into a complete refurbishment.

Anytime Fitness is investing a further \$1 million into the fit-out and equipment required to relocate

tions to undertake the refurbishment.

Demolition of interior structures has begun.

Mr Spektor said about 50 local jobs would be created and about 65 per cent of the floor space had been pre-leased. in construction and fit-out

Anytime Fitness franchisee Troy Cooper said in-

quiries by visiting Super Rugby team, the Chiefs, for use of its gym this week highlighted the need for more space.

"They are looking to host two sessions for half the team at each time.

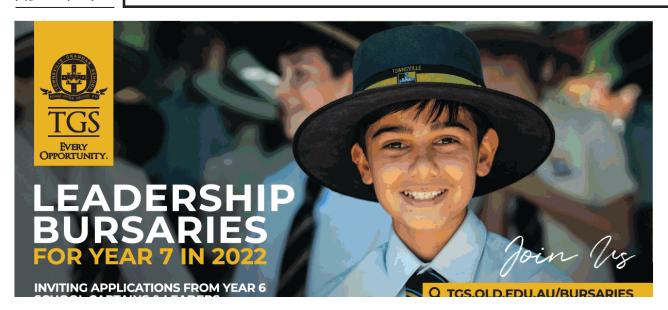
"We have been looking for bigger premises and wanted to be close to where

we are. This development is perfect for us," Mr Cooper

At more than 900 sam the new gym will be the big-gest Anytime Fitness facility in Queensland outside Brisbane. As part of the upgrade, new equipment with Net-flix-enabled screens will be installed.

Skin, Ski & Surf is relocating from its current shop in Flinders St into a larger 500 sqm site with extra ceiling height to rebrand and expand its offer. It will add photography,

videography and social media management to skateboards, water sports equipment, fashion, street-



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wear and electric scooters. "It's going to be a retail experience space where we will have an indoor skate park. We want to have a feel of a very open space," Skin, Ski & Surf operator Marvin Baumeister said

Mr Spektor said they would like to see not-forprofit and community groups use public space inside the building.

They also wanted to

They also wanted to commission artists and community creatives to produce a mural.

He said the shopfronts along Flinders St would all be reactivated and facades along Flinders and Sturt streets refreshed. This would address a longstanding community concern, further enhance the infrastructure works of the council and reinvigorate an important thoroughfare, Mr Spektor said.

They planned for tenant fit-outs to start in August for openings to occur in September.

## Parking for free push in ailing CBD

### TONY RAGGATT

FREE one-hour parking is needed to help reinvigorate Townsville's broken city heart, an investor in the CBD says.

says.
Michael Spektor, director
of the National Retail Group,
said free parking had been
successful elsewhere and
should be introduced here.

"They (the council) tell us it can't work because employees will park in the spaces. We know that's not true, especially if it's policed appropriately," Mr Spektor said.
Mr Spektor said he had spoken to more than 500 re-

Mr Spektor said he had spoken to more than 500 retailers in the latest of several recent attempts to attract tenants into the former Dimmeys property.

He said an air of confidence was returning to the CBD with developments like the stadium, City Lane, Flinders Lane and the Cowboys Leagues Club.

But Mr Spektor said the CBD still needed a "very aggressive" campaign to lure people back in and it needed free parking.

The current system was broken and incentivised peo-



Cr Ann-Maree Greaney.

ple to shop in the shopping centres out of town, he said. Mr Spektor said free park-

Mr Spektor said free parking had been successfully introduced in Bundaberg and in Melbourne's Glenferrie Rd.

"What we want to see is the council working with traders to put a system in place that incentivises young families and patrons to come into the CBD and patronise the businesses that are here," Mr Spektor said. "The most efficient way to do that is to put a proper free parking system in place and monitor it like every cosmopolitan city does around the world."

Townsville Councillor Ann-Maree Greaney said it was "very exciting" to see the Dimmeys space would be activated and that the council couldn't be more happy that it was happening. "It's been a long time com-

"It's been a long time coming and I think a lot of local Townsville people remember it very fondly as Dimmeys arcade," Cr Greaney said.

"It has been lying dormant for a long time and we are very aware of the social issues around it."

Cr Greaney said the council did allow free two-hour parking in December but suggested this couldn't be extended year-round.

At present, the council provides a free 15-minute parking ticket from meters, while for paid tickets will allow an extra 15 minutes past the expiry time on the ticket. "We can look at some

"We can look at some things (but) we can't not have paid parking because we have people that abuse that kind of system and then park here all day and then we don't have that flow through traffic. So it really is a case of managing it," Cr Greaney said.

Mr Spektor said they want-

Mr Spektor said they wanted to work with the council to find a sustainable solution.



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