

THURSDAY, MAY 27, 2021  
\$2.20 INCL GST FREIGHT EXTRA

# Townsville Bulletin

We're for you



# CBD BOON

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 Dimmies 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.

FULL STORY PAGES 6-7

## Harvey Norman®

# 60 MONTHS INTEREST FREE\*

NO DEPOSIT  NO INTEREST

with 60 equal monthly payments until May 2026. Minimum financed amount \$1000.

Offer ends 31/05/21. Apply in store/online. Available for in-store and selected online purchases. Approved applicants only. Fees & charges apply. Interest applies if you do not comply with terms and conditions.

## PLUS BONUS GIFT CARD\*\* UP TO \$500 on Interest Free\*\* purchases

### A solution for Everyone

**\$1198 SAVE\*\* \$600**

HP Pavilion 13.3" Laptop.\*

11th Gen Intel® Core™ i7 processor, 8GB RAM, 512GB SSD, Intel® Iris® X graphics, 13.3" Full HD screen, Windows 10 Pro. Z59K1PA



455437\_TJA



SHOP SMART



SHOP SAFE



ONLINE



MOBILE



LOCAL STORE

Ends 31/05/21. Harvey Norman® stores are operated by independent franchisees. The products in this advertisement may not be on display or available at all Harvey Norman complexes. If you wish to view these products in person, you should ring 1300 GO HARVEY (1300 464 278) before attending any complex to check to see if a franchisee at that complex has these products in store. Accessories shown are not included. \*1, \*2, \*3 Terms and conditions apply, see back page for details.

## New spot for home building

TONY RAGGATT

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 manager Craig Covacich (pictured) said sales growth across the last stage of the Kalynda Chase master-planned community prompted the release of The Reserve, while state and federal housing grants had generated unprecedented demand.

"We have been experiencing strong inquiry from a variety 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 results 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 established area and allow for locals and interstate buyers alike to get their slice of life in Bohle Plains."

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



# Open heart surgery on city centre

A MELBOURNE-based property manager is performing open heart surgery on one of the city heart's worst eyesores to bring it back to life.

More than \$4 million will be spent upgrading and fitting out the old Dimmeys arcade property, which comprises more than 6000sq m of retail space fronting Flinders and Sturt streets, much of which has been boarded up for around a decade.

It follows agreements with two key incoming tenants - Anytime Fitness and Skin, Ski & Surf - and another potential tenant, an international food and hospitality retailer who is yet to be revealed.

They will join existing tenants Chemist Warehouse and Hazel Mai.

Property agency Colliers Townsville is assisting National Retail Group, which is acting on behalf of the property'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

from City Arcade in Sturt St into a much larger gym based on the former Woolworths supermarket site, also in Sturt St.

NRG director Michael Spektor said they wanted to work with the community and the council to reinvigorate the property and the CBD.

"At NRG, we always adopt a collaborative approach with the council and local community, and we remain committed to working together to revitalise the iconic Townsville CBD," Mr Spektor said.

"We are determined to stop the exodus of retailers leaving the CBD and look forward to continuing the revival of this precinct."

NRG has appointed builders AMS Constructions to undertake the refurbishment.

Demolition of interior structures has begun.

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

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 said.

At more than 900 sqm, the new gym will be the biggest Anytime Fitness facility in Queensland outside Brisbane. As part of the upgrade, new equipment with Netflix-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-

**TGS**  
EVERY OPPORTUNITY.

**LEADERSHIP BURSARIES FOR YEAR 7 IN 2022**

Join Us

INVITING APPLICATIONS FROM YEAR 6

TGS.OLD.EDU.AU/BURSARIES





**MAIN PICTURE:** An artist's impression of what the former Dimmays building in Flinders St will look like after its refurbishment. **INSET:** New tenants Skin, Ski & Surf operator Marvin Baumeister (left) and Anytime Fitness northern franchisee Troy Cooper (right) with Colliers associate director Neville Smith (second left) and National Retail Group director Michael Spektor outside the Flinders St building, which will be redeveloped. Picture: Tony Raggatt

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-for-profit and community

groups use public space inside the building. 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.

# 'Aggressive' campaign call 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.

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 retailers in the latest of several recent attempts to attract tenants into the former Dimmays 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 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 Dimmays space would be activated and that the council couldn't be more happy that it was happening.

"It's been a long time coming and I think a lot of local Townsville people remember it very fondly as Dimmays 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 things (but) we can't 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 wanted to work with the council to find a sustainable solution.

**keeping you on the move**

## Are your grand plans being interrupted by an injury, illness or disability?

Most of us tend to neglect our health until it affects our lifestyles. Invest in your future by taking control of your health and wellbeing with support from a team who work with your goals and can provide strategies to help keep you on the move.

Some of the supports we can offer include:

- Occupational Therapy driving assessments and vehicle modifications
- Complex home assessment and modifications (including caravans)
- In-clinic therapy, take-home programs & telehealth services are available
- Disability therapy services
- State of the art Tyromotion robotic and computer assisted therapies
- Supported leisure therapy and community integration programs

Public and private services are available including: Community-based rehabilitation (CBRS), National Disability Insurance Scheme (NDIS), Department of Veterans Affairs (DVA), Workcover & private insurance.

Take the next step in your journey Call (07) 4772 1219 or email [reception@alliancerehab.com.au](mailto:reception@alliancerehab.com.au)

