



Grand Central Redevelopment

QIC's \$500 million redevelopment of Grand Central has redefined the retail sector in the Toowoomba CBD, adding up to another 160 specialty retailers to the centre.

The redevelopment, which commenced in November 2014, demonstrates the growth of Toowoomba as an important regional city. The staged development is being progressively unveiled throughout 2017.

The Grand Central site will grow from 46,000m² to an unrivalled 90,000m² redevelopment in the Toowoomba CBD.

QIC owned a half stake in Grand Central during its development in 1994. In 1996, QIC bought out partner Coles Myer Group to own the centre outright.

QIC then bought Gardentown Shopping Centre for \$30 million in 2009, an investment that represented the firm's long-term confidence in the region.

In May 2013 Toowoomba Regional councillors approved the redevelopment, making it Toowoomba's biggest development proposal in 30 years. QIC and TRC worked to develop the shared vision for Grand Central in line with council's City Centre Master Plan.

Grand Central is the first commercial development extending over a rail line in Queensland since 1983.

Probuild secured the tender for the redevelopment.

Our vision is to create a magnetic destination for the community that embodies the pride, tradition, culture and opportunity of Toowoomba and the Darling Downs region and will complement the existing dynamic retail offer.

– Managing Director of QIC GRE, Steven Leigh

The initial stage of the development was brought forward in time for the busy end of year trading period and opened in September 2016, incorporating a primarily fashion-focused offering with about 40 stores.

The two-level retail galleria extends over Dent Street, the railway line, West Creek, and Victoria Street.

The shared vision for the development will be realised in 2017 when QIC unveils further stages during the year. The next significant portion of the development is expected to open prior to Easter.

The redevelopment is designed to reduce the loss of local retail expenditure as shoppers travel to Brisbane, the Sunshine Coast and the Gold Coast.



Explore
Grand Central





Artist impression

Region benefits

1500

jobs created during the construction phase



1000

local retail and hospitality jobs created to service the new stores and centre



An additional
2000

car parks in the CBD, with a total

4000

in the centre on completion



To power the redevelopment and other nearby sites, the Toowoomba central substation received a

\$28m
UPGRADE



Artist impression

Partnership with TAFE Queensland South West to provide subsidised **practical, industry-relevant retail and hospitality training in the Toowoomba region**, representing a significant investment in skilling local residents to boost their employment prospects – whether that be at Grand Central or at another retail or hospitality business in Toowoomba.



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