

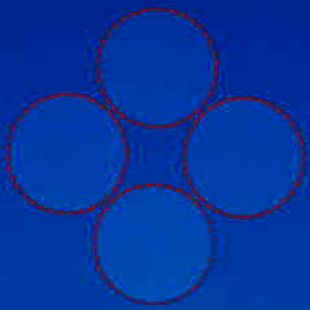
A LIFE THAT'S ANYTHING  
BUT RUN OF **THE MILL**

the **MILL** ALBION

# A LIFE THAT'S ANYTHING BUT RUN OF THE MILL

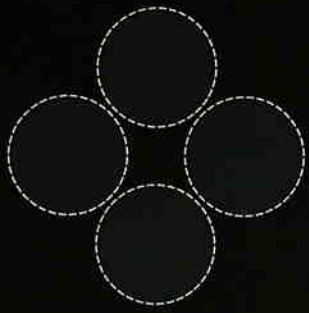
Once it was the heartbeat of Brisbane's flour industry. Today it's undergoing a breathtaking revival as The Mill. With a new pulse and big plans, our proud icon is being restored to its former glory. It will play a defining role in Albion's urban renewal plans, becoming a flourishing hive of activity and boasting expansive public piazzas, state-of-the-art commercial offices and prime residential buildings. With the city in sight, transport on call and every convenience at your service, The Mill will be unique Brisbane living at its best.







ARTIST'S IMPRESSION ONLY.



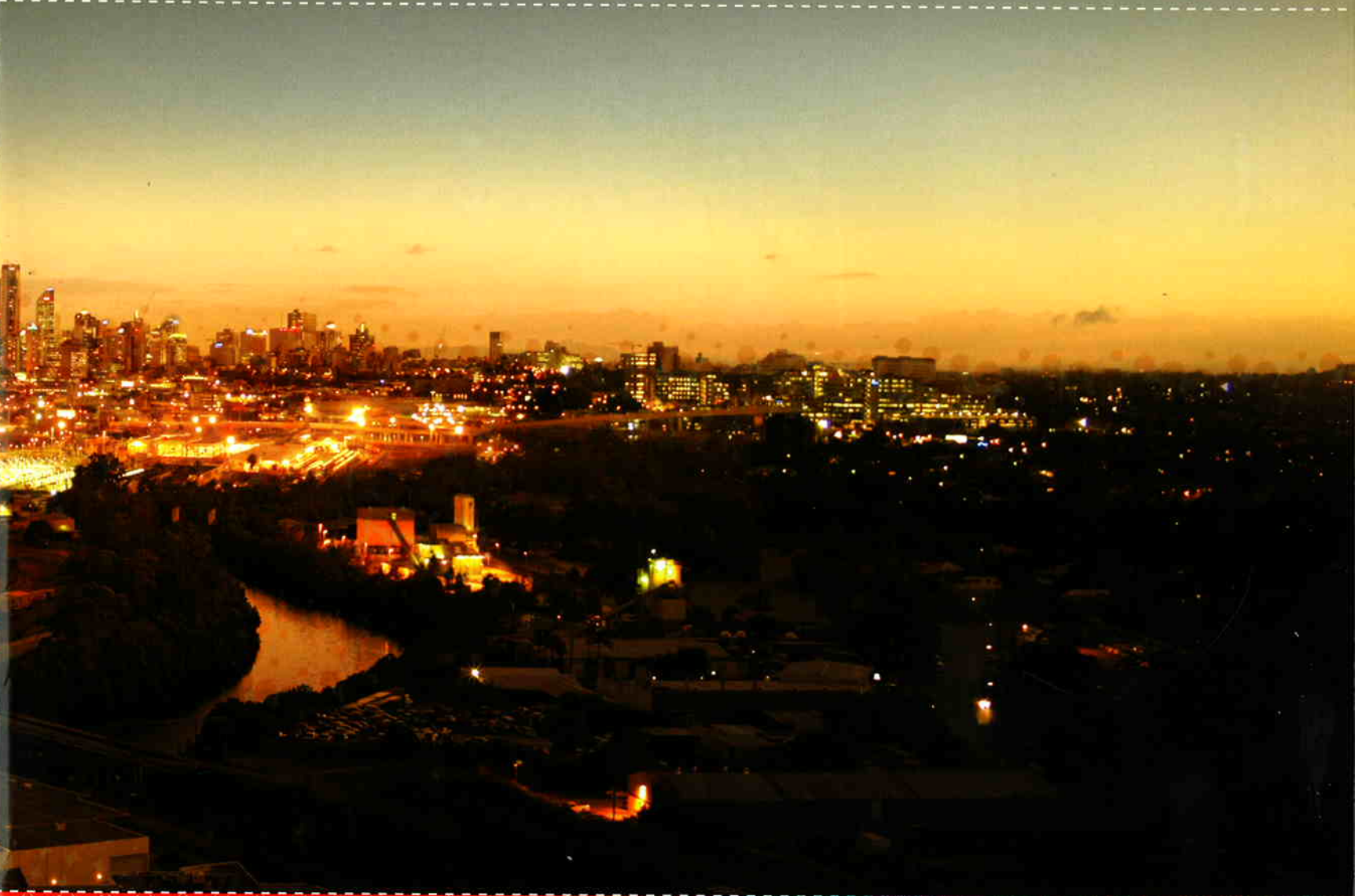
**BRISBANE**  
CITY ASPECT

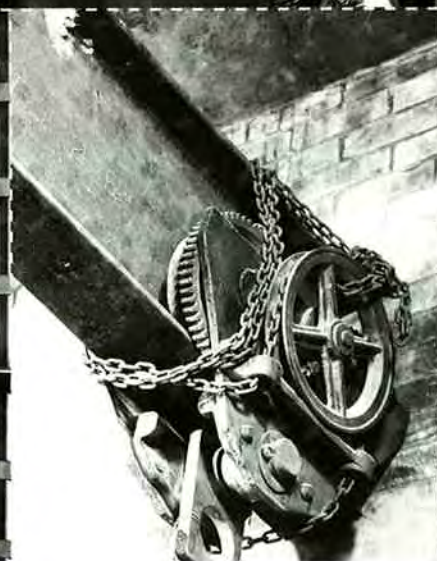


INDICATIVE ONLY FROM LEVEL 9.



**ENJOY** SOME OF  
BRISBANE'S  
**FRESHEST** OUTLOOKS











# PROVIDING ALBION WITH A NEW LEASE ON LIFE

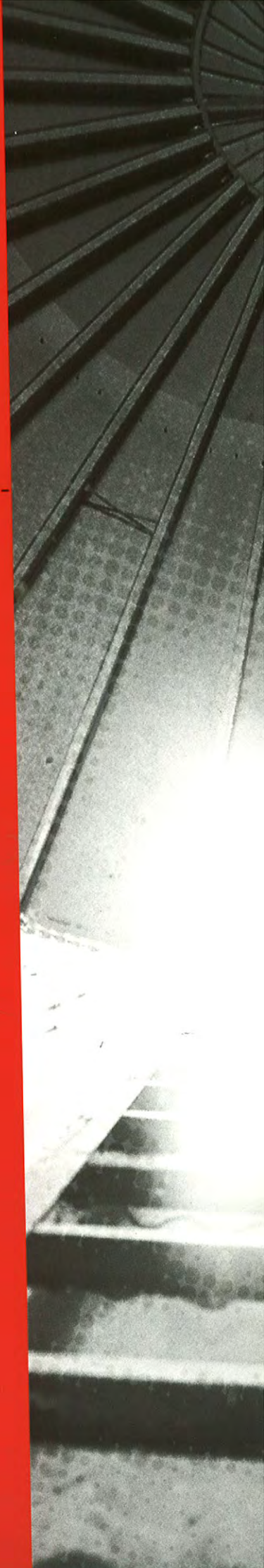
The Albion Flour Mill has been a major part of this area's history, and will continue to be through its redevelopment. Constructed by Scottish migrants, the Gillespie Brothers, during the severe economic depression of the early 1930s, the Albion Flour Mill continued production for 72 years and remained Brisbane's sole working mill until operations ceased in 2004.

Located in a former residential area, the Albion Flour Mill was designed by architectural firm Hall & Cook and built for £8,500. The original structure featured a five-storey brick mill, with the mill itself housed in the eastern section and storage and packing facilities located to the west.

In 1957, the mill began to package self-raising flour for the retail market under the name 'White Wings'. In 1983, it was bought by Defiance Milling Company.

The distinctive features of this landmark will live on. The iconic silos will stand as proud as ever, as will the Flour Mill building, transforming The Mill into a vibrant village-inspired, mixed-use community.

SOURCE: BRISBANE CITY COUNCIL HERITAGE UNIT, MAY 2003





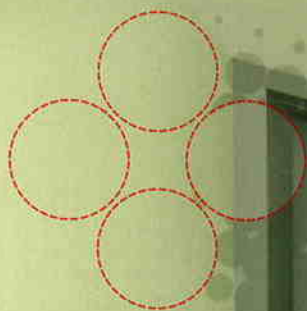
# AWAY FROM THE DAILY GRIND

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Flamboyant but not brash. Distinct yet not out of place. The Mill's new residential buildings again use the site's historic elements to their advantage, with one planned to sit adjacent to the original concrete silos. They come with a vibrant, contemporary look. A look that's sure to be admired by those in search of cutting-edge design.

The new buildings will offer a fantastic variety of 1, 2 and 3 bedroom apartments. The first building will stand ten storeys high and will incorporate breathtaking views of the city. A second building will overlook the northern and eastern sectors of Albion, and stand at eight storeys. Both buildings will feature air-conditioning, European appliances and share a lap pool, gymnasium and BBQ area. They are designed to blend perfectly with the historic environment through a beautiful mix of slick, contemporary finishes and refined edges.

Spacious, light and airy, you'll be able to fully utilise your balcony regardless of the activity down below. It's the design that makes this possible.



ARTIST'S IMPRESSION ONLY.



# LIVING AT ITS MOST REFINED







# SPEND YOUR DAY MILLING AROUND

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Maybe you're after a few of life's staples. Or perhaps a smooth latté is in order. Whatever it is, ground level at The Mill and broader Albion will have you covered.

It will be the perfect location to catch up with friends if you don't have time to play chef. Browse the menus of a fine selection of restaurants, cafés and eateries just moments from your door, boasting delicious gourmet meals.

Or maybe you'd prefer to dine in. There are plans for The Mill's lifestyle precinct to include a supermarket, butcher and deli, that can cater for any of your secret family recipes.

And to round the services off, there is also potential for a complete medical centre, health and beauty salon, newsagent and gourmet grocer.

ARTIST'S IMPRESSION ONLY.

VIEW OF FLOUR MILL PLAZA



# SILO PLAZA

Fine food and specialty retail will be yours at **Silo Plaza**. With a spectacular landmark location and entry to the basement car park, there are plans for a bakery, grocer, delicatessen, florist and boutique retailers.

ARTIST'S IMPRESSION ONLY.

VIEW OF ALBION ROAD PLAZA





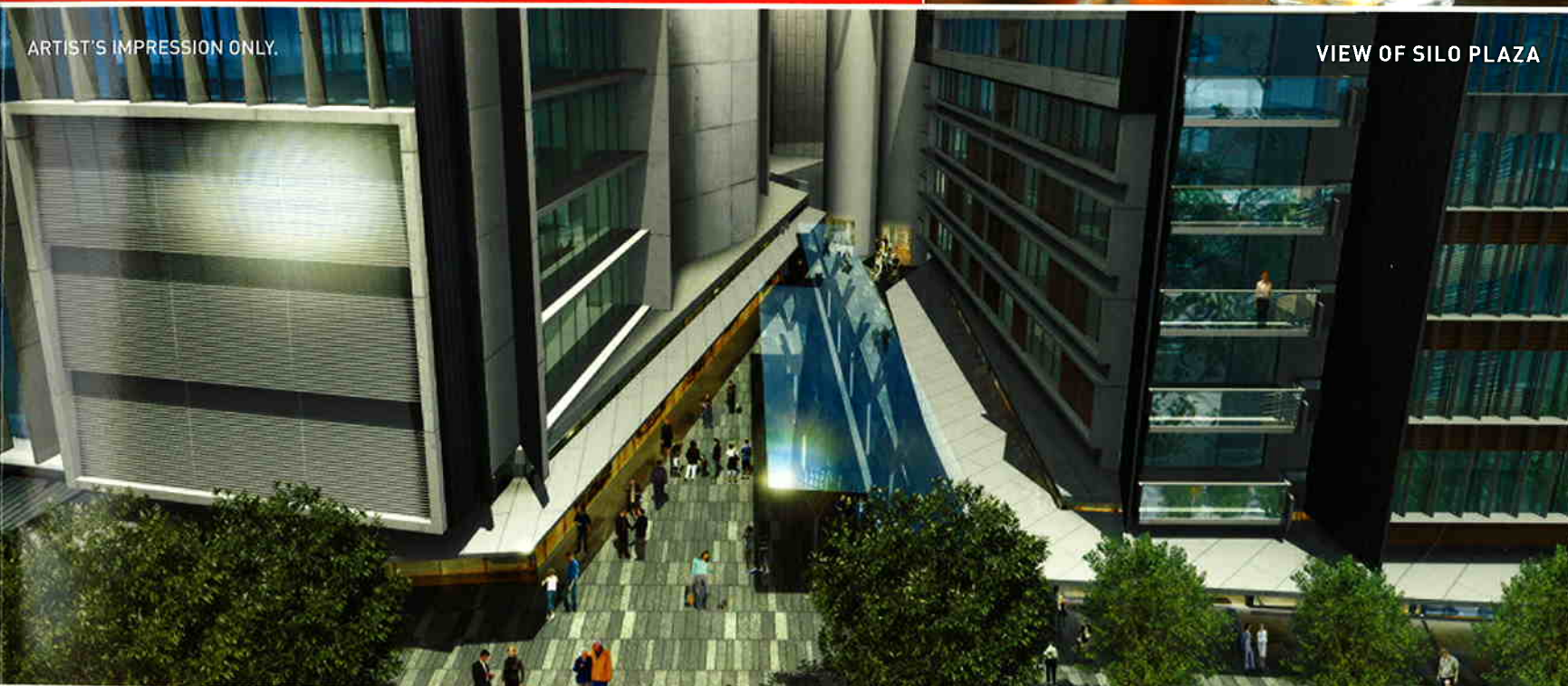
# FLOUR MILL PLAZA

**Flour Mill Plaza** will be located at the base of the Flour Mill building. This area will become the social and lifestyle hub of the village, delivering an array of sophisticated café and dining options. It will be an extension of your apartment, where you can relax and unwind in a vibrant space.



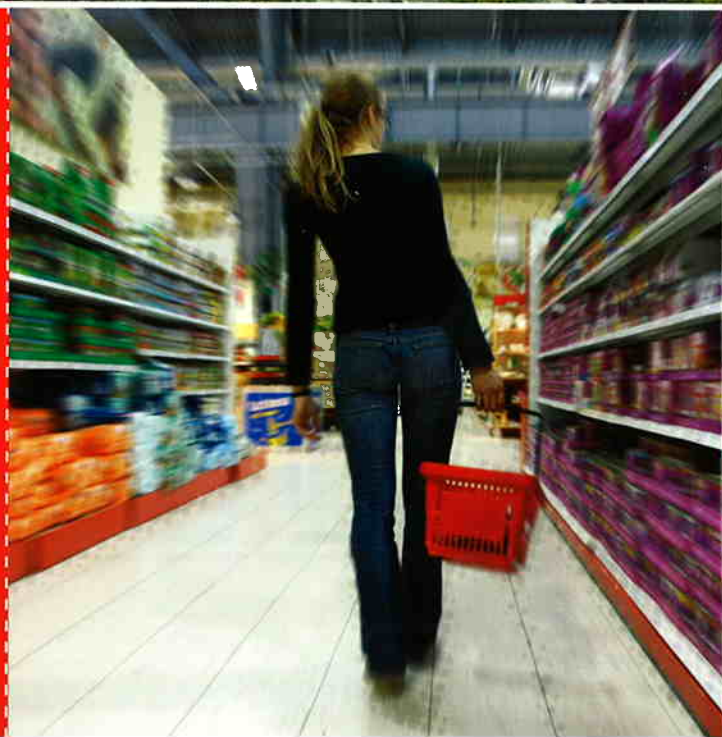
ARTIST'S IMPRESSION ONLY.

VIEW OF SILO PLAZA



# ALBION ROAD PLAZA

'Convenience' retail will be available at **Albion Road Plaza**. Here you will be able to make the most of a supermarket, surrounded by a variety of specialty and convenience stores. Potential retailers include a newsagency, hairdresser, health and beauty shop, as well as a full medical centre.

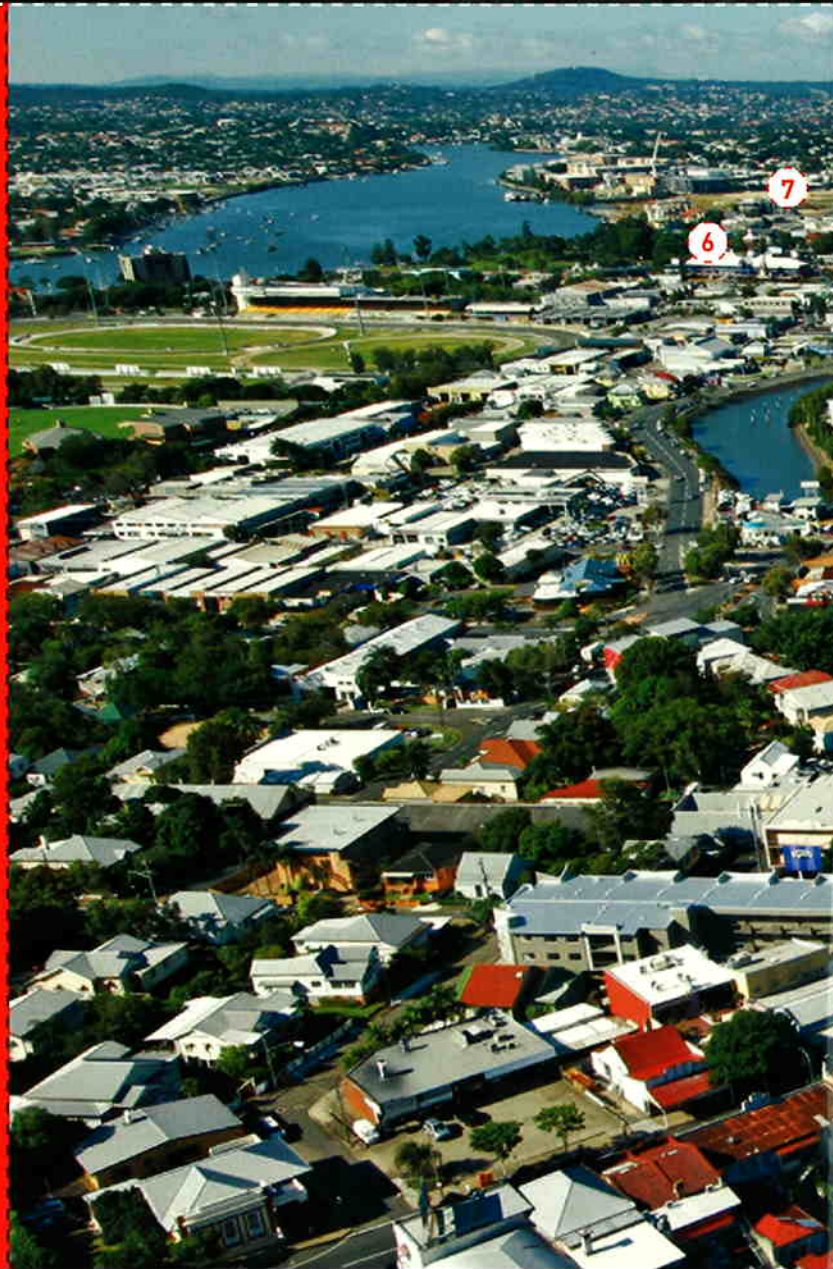




# EVERY **CONVENIENCE** JUST **MOMENTS AWAY**

## ALL AROUND THE MILL

1. Brisbane CBD
2. Albion Railway Station
3. Albion Hotel & Bistro
4. TAB Building
5. Albion Dining Precinct
6. Breakfast Creek Hotel
7. Newstead Riverpark
8. James Street Precinct
9. Emporium
10. Bowen Hills Railway Station
11. Inner City Bypass
12. Royal Brisbane Hospital
13. Windsor Park



You won't have to travel far for anything at The Mill. That's the real beauty of it. But, on the odd occasion, if you have to venture out, you'll be a mere five kilometres from the CBD, moments from the inner-city bypass, and just minutes from the Gateway Arterial and Brisbane Airport. Regular public transport will take you straight from your door and deliver you to almost any destination. This includes the train, approximately 8 minutes travel time to the heart of Brisbane City.

By the same token, The Mill's convenient location and brilliant amenities will be sure to attract visitors. And it's more than designed to accommodate everyone. There'll be an extensive basement car park, as well as quick entry from the train and bus stops along Sandgate Road.



# THE FKP STORY

FKP Property Group is one of Australia's most successful property and investment companies, and one of the country's ASX top 200 companies.

Our operations encompass a diverse range of property development and investment activities throughout Australia including construction, design and project management; low, medium and high density residential developments; industrial, commercial and retail projects; master planned residential communities; ownership and management of retirement villages; investment in commercial properties and property funds management.

Our mission is to maximise security holder value by providing clients with quality property outcomes that enhance the environment and community they live in and delivering strong returns to unit holders.

# THE RICHARD KIRK STORY

Queensland-based Richard Kirk is recognised as one of Australia's leading architects. In the recently published 'New Wave – Emerging Talents in Australian Architecture', Richard Kirk Architect was described as one of Australia's emerging architectural practices.

Richard Kirk Architect opened its doors in 1995 and since that time has won numerous architectural awards, including the 2004 Royal Australian Institute of Architects Beatrice Hutton Award for Commercial Architecture (Cutting Edge).

■ ■ **The redevelopment of the Albion Flour Mill is a great opportunity to re-work one of Brisbane's much loved landmarks. Historically the site began as a part of the Albion Village and it was our job to re-connect the site back into the Village. We have achieved this by creating a network of shaded streets and wide lanes that are brought to life with vibrant retail spaces.**

**The buildings are considered a family of structures that share the same ideas about form and materials. Importantly, the main facade treatment is one of fine screens that shade the buildings' walls – a critical response to the sub-tropical climate of Brisbane. In the mix we have created a vibrant urban village – The Mill – which we hope becomes loved for its unique spaces that re-connect it to Albion Village and beyond. ■ ■**

*RICHARD KIRK 2007*





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the **MILL** ALBION

1, 2 and 3 bedroom apartments now selling.

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