



# THE MILL COMMUNITY NEWSLETTER

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## DELIVERING A VILLAGE-INSPIRED DEVELOPMENT TO THE ALBION COMMUNITY.

Welcome to the first edition of The Mill Community Newsletter. FKP Property Group (FKP), one of Australia's leading property and investment companies, is proud to be the developer of the proposed mixed use community on the former Defiance Flour Mill site which will become known as The Mill.

Since acquiring the Flour Mill site in 2005 and the adjoining car yard in 2006, FKP has been working through design and necessary council approvals and is currently awaiting final Development Approval from Brisbane City Council.

This Community Newsletter will help keep local residents updated on The Mill in the lead up to Development Approval, throughout the sales and construction phases and on to final delivery.

ARTIST'S IMPRESSION:  
THE FORMER DEFIANCE FLOUR MILL SITE  
TO BE TRANSFORMED INTO THE MILL



## THANK YOU.

Reaching this critical stage in The Mill's development has not only been the result of the hard work of the team directly involved with the project but also the local community. Your involvement in the series of public forums in 2006 made a valuable contribution to the design process. FKP would like to take this opportunity to thank all those individuals for their contribution.

## WHAT IS INCLUDED IN THE DEVELOPMENT APPLICATION LODGED WITH BRISBANE CITY COUNCIL?

FKP's vision for The Mill involves the delivery of a true mixed use development that creates a warm and inviting 'village' atmosphere, while celebrating the history of the site. Featuring a series of five buildings, linked by an array of public plazas and community spaces, The Mill is proposed to incorporate approximately 143 residential apartments, 20,000 sqm of A-grade commercial space, and more than 5,000 sqm of retail space, centred around the iconic silos.

Designed by award-winning architect, Richard Kirk, The Mill's design will include the heritage refurbishment of the red-brick flour mill building and the retention of the iconic silos. A large amount of native Australian hardwoods are also contained within The Mill and warehousing structures. These elements are currently being assessed for their suitability to be recycled and integrated into the wider development.

## EARLY WORKS – COMMENCING EARLY DECEMBER.

As part of the Development Approval process, Brisbane City Council has granted FKP a Demolition Approval to remove some of the non-heritage buildings located on the existing site. It is important to note that the heritage-listed building (red brick building) and silos will become a focal point of the site and will be retained for the future development. Demolition of the remaining buildings will commence in early December 2007 and will continue until the end of February 2008. Demolition will occur on weekdays between the hours of 6.30am and 5.30pm. As part of the Development Application process, FKP has developed an Environmental Management Plan. This plan has been designed to comply with ISO 14001 and Environmental Protection Agency (EPA) Guidelines. Given community safety is paramount, FKP has erected hoarding around the site. A dedicated project team will also be on site for the duration of activity.

Disruptions to traffic during demolition will be kept to a minimum and only at times will trucks and equipment enter and exit along Albion Road. Access to the Albion Railway Station will not be interrupted during the demolition/early works phase.



## A LITTLE ABOUT THE HISTORY OF THE SITE.

The Albion Flour Mill is an important landmark and a part of Albion's long history which will be celebrated through The Mill development. Constructed for Scottish migrants the Gillespie Brothers during a severe economic depression in the early 1930s, The Albion Flour Mill continued production for 72 years and remained Brisbane's sole working mill until ceasing operations in 2004.

Constructed in a former residential area for £8,500, the Albion Flour Mill was built by the Stuart Brothers and designed by architectural firm Hall and Cook. 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.

Following the Second World War, additional buildings including a storage shed, laboratory and boiler house were added, with the iconic flour silos built during the 1960s.

In 1957, The Mill began to package self raising flour for the retail market under the name 'White Wings', which was the first Australian brand to introduce cake mix to the Australian market. In 1983, the Albion Flour Mill was bought by Defiance Milling Co., continuing operations until 2004.

SOURCE: BRISBANE CITY COUNCIL HERITAGE UNIT, MAY 2003

## HELP US CELEBRATE THE MILL'S HISTORY THROUGH YOUR PERSONAL EXPERIENCES AND PHOTOS.

As we work towards the delivery of The Mill development, FKP will be introducing a series of community initiatives designed to celebrate the history of the site. If you have any historic photos of The Mill or any stories you would like to share, we welcome your contributions. Please email or post your information along with a return address to: [themillalbion@fkp.com.au](mailto:themillalbion@fkp.com.au) or Attn: Natalie Demartini, FKP Property Group, GPO Box 2447, Brisbane Qld 4001. Note: All items will be returned.

If you'd like to stay 100% up to date on The Mill activity, be sure to log onto our website [www.themillalbion.com.au](http://www.themillalbion.com.au) FKP will also be delivering copies of future editions of this community newsletter to the local neighbourhood.

Should you have any questions throughout the coming months on demolition activity or any other matters, please email us at [themillalbion@fkp.com.au](mailto:themillalbion@fkp.com.au) or call **1800 258 777**.

**WE LOOK FORWARD TO KEEPING IN TOUCH AS WE PROGRESS WITH THE MILL.**

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