



Left Brisbane's historic Albion Flour Mill is being converted to 11 luxury heritage apartments, with a variety of cafés and retail outlets at ground level. FKP Property Group's Mill Albion development will also retain the original silos on site, and will provide two residential towers and two commercial buildings. Artist's impression only.

Below left Exposed timber beams, red brick walls and expansive windows define the heritage apartments in the historic former Albion Flour Mill building. Artist's impression only.

Below The Gillespie Brothers Flour Mill in 1931 – image courtesy of Brisbane City Council.

Right The 8-storey Mill Apartments building will provide contemporary residences and a full range of lifestyle amenities. Artist's impression only.

Inner-city development needn't be at the expense of a city's history. In fact, sometimes the opposite applies – a new development highlights and preserves heritage elements.

FKP Property Group's The Mill Albion development in inner-city Brisbane, designed by architect Richard Kirk, is centred on the historic Albion Flour Mill. Built in 1930, at a time when Australia was feeling the effects of its worst economic depression, the mill operated for more than 70 years before closing in 2005.

The Mill will live on, however. Through The Mill Albion project, the five-storey building is being converted into 11 high-end heritage apartments, which will combine contemporary open-plan living with the unique attributes of the historic building.

FKP is also developing two new residential buildings, providing 132 one-, two- and three-bedroom apartments. Designed to blend with the historic silos and flour mill on site, The Mill Apartments will introduce a complementary mix of new materials and refined finishes. The company says the success of the design is reflected in early sales – within three months of The Mill launch, 85% of the apartments were sold.

Two commercial buildings are also planned. The five buildings, including the original mill, will be linked at ground level by a series of public plazas and vibrant retail spaces.

Matthew Miller, FKP executive general manager Queensland, says the Mill development is Brisbane's latest transit-oriented development (TOD). It is adjacent

to Albion Railway Station and has been designed to deliver an intimate village-style community.

"Its mixed-use nature will attract a wide variety of individuals and add to the vibrancy of the destination."

The historic flour mill is framed by red brick walls and incorporates timber structures and steel trusses. Miller says the timber columns alone, which each measure 300mm x 300mm, exemplify masterful building techniques from a bygone era.

Richard Kirk says the mill conversion was designed to preserve much of the original material.

"Brick walls will be exposed and, where appropriate, recycled timbers will be used throughout the development," he says. "Honed concrete will complement the finishes used in apartments, creating an industrial aesthetic. And to ensure the public, as well as residents, appreciate the heritage building, there will be cafés, restaurants and retail facilities at ground level."

Kirk says the site is adjacent to the Albion railway station, and one of the key design drivers was the need to encourage pedestrian movement throughout the entire site, including the flour mill building.

The new residential and commercial buildings on site will be distinct from the heritage structures, but will retain a similar rhythm. Precast concrete blades on some of the new buildings will be evocative of the original concrete used in the mill.

For further information on The Mill Albion, phone 1800 258 777. Website: www.themillalbion.com.au.

