

# STUDENT LIVING AT ITS FINEST

**MAIN CONSTRUCTION COMPANY : Kane Constructions**  
**ARCHITECT : BATES SMART**  
**CONSTRUCTION VALUE : \$58.8 million**

Iglu Flagstaff Gardens is a 17-level student accommodation building located at 7 Batman Street, West Melbourne.

**The new tower rises through the centre of an existing heritage listed office building - Flagstaff House.** Once the home of renowned Melbourne architects Yuncken Freeman, the existing modernist facade was retained and incorporated into the new development.

The project features a biophilic facade, high performance envelope and glazing, generous communal and recreation facilities, bicycle storage and views over the adjacent Flagstaff Gardens.

The new student accommodation development offers secure inner-city living and opened to students in late 2022. The project was built by Kane Constructions and incorporates 362 beds in single and twin rooms (including 12 accessible apartments) and a range of communal spaces.

The building has been designed to achieve a 5 Star Green Star rating and incorporates sustainability features such as a rainwater collection system, a biophilic facade and photovoltaic panels.

“The new tower was designed to be sympathetic and complementary to the existing heritage facade,” explained Jamie Rigg, Project Manager. “The tower is stepped back to allow the heritage elements to retain their prominence but it still makes the most of this great site with views across Flagstaff Gardens.”

Kane took possession of the site after strip out and facade retention works had been completed and installed the new tower structure within the Flagstaff House footprint. The site is constrained and required careful planning and management of the construction process to avoid negative impacts on the heritage features and the surrounding environment.

Containment and safety works were required to remove lead paint from the existing facade which was tied back to the new structure. Adding further complexity, the new facade has an integrated planter requiring all associated plumbing and landscaping works

to be undertaken during the facade install, behind captive permitter safety screens. “We established a strong working relationship with all of our consultants particularly Bates Smart and TTW who all worked collaboratively to complete the design for the project,” said Jamie.

Our trades were instrumental in the delivery of this challenging project,” said Jamie. “It was a delicate operation with multiple trades working together during COVID-related labour restrictions. Maintaining the construction cycle took careful planning and the successful result is testament to the entire project team.”

Kane’s innovative approach included the use of off-site prefabricated elements including precision manufactured bathroom pods that were produced in Melbourne. Components of the tower facade were also manufactured locally avoiding delays associated with importing materials.

The strong technical capability and engineering expertise within Kane’s team made them well suited to deliver this complex project. Having completed Iglu Flagstaff Gardens, Kane is currently delivering a second student accommodation project for Iglu – a 28 storey, 374 bed development located on Russell Street, in the heart of Melbourne’s CBD.

“We couldn’t be happier to have a client like Iglu,” Jamie said. “They are very

knowledgeable about their product and take a pragmatic and fair approach. They have been very involved throughout the process, supporting us every step of the way and it was terrific to work with them.”

Kane Constructions is a multi-award winning, privately owned commercial construction company with a diverse portfolio of projects active in all sectors of the industry. With a turnover in excess of \$1 billion and over 450 full time employees, Kane operates throughout the east coast of Australia and overseas from offices in Melbourne, Sydney, Brisbane, Sunshine Coast and Canberra.

With over 450 full-time employees, Kane Constructions greatest asset are their people. They have a strong culture of collaboration, professionalism and integrity which runs through all aspects of their business and is reflected in the successful outcomes achieved on Iglu Flagstaff Gardens.

“This has been a great opportunity for Kane to showcase what we can do across two projects for a single client,” said Jamie. “It has been fantastic to have such strong support from Iglu and we are proud of what we have delivered for them on this project.”

*For more information contact Kane Constructions, phone 03 8420 1200, email viccontact@kane.com.au, website www.kane.com.au*

