

# 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

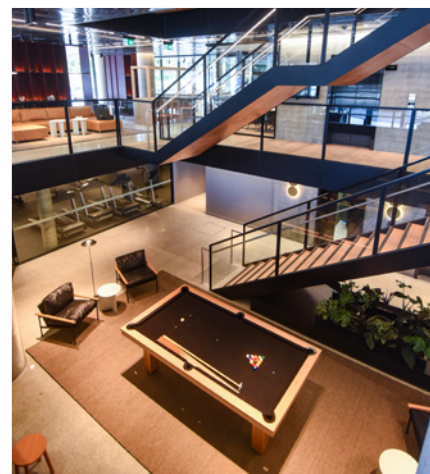
knowledgeable about their product and take a pragmatic and fair approach. They have been very involved throughout the process, supporting us every step of the way and it was terrific to work with them.”

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







Capture Point Media are Australia's industry leaders in infrastructure and construction video production. Servicing Melbourne, Sydney, and Brisbane, they document some of the nation's most iconic large-scale projects.

As part of the featured article on the Flagstaff Gardens project, main contractor Kane Constructions appointed Capture Point Media to document site progress with two high resolution time-lapse cameras from sod turn to top out.

The talented photography and video production team at Capture Point Media have many years' experience in providing professional still images and video content to clients. They have a successful track record of repeat business with some of Australia's leading Tier 1 and 2 contractors delivering construction projects across many sectors.

"A key feature of Capture Point Media is the fact that we offer a fully inhouse service," said Ben Johnson, Creative Director. "We plan the camera positioning, obtain any necessary approvals, complete the installation, and do all the back-end production ourselves. Every image goes across my desk which ensures we keep our quality standards high."

Capture Point Media utilise the latest digital photography techniques and streamlined editing systems. They provide an online portal for clients to access a library of still images from their time-lapse cameras and all their cameras are monitored twice daily to avoid any issues that may arise. Safety is of paramount importance with a full suite of safety measures in place for all installers.

With a track record of providing Australia's most compelling construction photography, Capture Point Media have built a strong reputation within the industry. "We pride ourselves on our commitment to maintaining the highest standards of communication and customer service," Ben explained. "Our clients trust us to deliver on our promises when it comes to capturing their projects."



Construction



Time-Lapse



Drone



**SYNC is an Australian pioneer advancing manufacturing to change the way the world builds by fabricating cleaner, integrated, and more intelligent construction solutions.**

Utilising innovative digital design and manufacturing processes, SYNC pods are a faster, simpler and more sustainable alternative to conventional construction and fitout.

SYNC was appointed by main contractor Kane Constructions to provide 306 smart pod bathrooms for the new 17-storey Flagstaff Gardens Student Accommodation in central Melbourne. The new development rises through the centre of an existing heritage listed building, Flagstaff Melbourne on King Street.

The pods supplied by SYNC featured gloss white wall tiles with terracotta floor finishes and chrome sanitary fixtures. Made in Melbourne at SYNC's purpose-built manufacturing facility, the pods are simply installed and connected on arrival to site, by removing multiple trades from the projects critical path, enable a more sustainable and streamlined construction solution. SYNC worked closely with the project builder, designer and architect to provide a modern approach to student accommodation.

Prefab and off-site manufacture is a way in which clients can mitigate risks while improving safety and sustainability. The success of prefabricated pods is reflected in their exclusive five-year partnership with Metlifecare involving the exportation of pods to New Zealand. Providing intelligent integrated solutions, the pods contain under tile heating mats helping prevent mould, SYNC's focus on precision quality allows for innovation and opportunity.

SYNC is leading the way in manufacturing change to future proof the construction industry. Their focus on continual innovation keeps them in SYNC with their clients.

**For more information contact SYNC**, 55 Leakes Road, Laverton North VIC 3026, phone 03 8329 4111, email [info@sync.industries](mailto:info@sync.industries), website [www.sync.industries](http://www.sync.industries)