



## Iglu Flagstaff Gardens

Kane Constructions was awarded the \$53 million Design and Construction contract of a 17-level student accommodation building located at 407 King 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 architect Yuncken Freeman, the existing modernist facade was retained and incorporated into the new development.

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

The new student accommodation development offers secure inner-city living and will open to students in late 2022. The facility incorporates 362 beds in single and twin rooms (including 12 accessible apartments) and a range of communal spaces.

The floors within the existing building (Lower Ground - Level 2) are connected by an atrium and open stairs, accommodating a range of generous communal and recreation facilities.

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

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 façade and photovoltaic panels.

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 façade were also manufactured locally avoiding delays associated with importing materials.

Whilst delivering Flagstaff Gardens Student Accommodation, Kane delivered a second high-rise student accommodation building, [Iglu Melbourne Central](#), and are currently delivering a new accommodation facility located in the heart of Melbourne's CBD, [Iglu William Street](#) due for completion in mid-2026.

Kane Constructions Pty Ltd  
[kane.com.au](http://kane.com.au)

### Client

Iglu

### Consultants

Bates Smart  
Taylor Thomson Whitting (TTW)  
Stantec  
WT Partnership

### Location

Victoria

### Value

\$53M