

# HERITAGE LANES

Australia's first 6 Star Green Star Buildings project – net zero in operation



| Building type  | Developer                    | Tenants                          | Completion |
|--|------------------------------|----------------------------------|------------|
| 35-storey premium office tower, ~60,000 m <sup>2</sup> commercial space + retail | Mirvac, with M&G Real Estate | Suncorp (anchor), KPMG, APA, IWG | 2022       |

## Key technical highlights



**Green Star leadership:** World's first 6 Star Green Star Buildings v1 certification.



**Net zero operations:** 100% renewable electricity, Mirvac's first large-scale all-electric office.



**Performance ratings:** 5.5 Star NABERS Energy, 4.5 Star NABERS Water, WELL v2 Platinum.



**Embodied carbon reduction:** 10,000 tCO<sub>2</sub>-e avoided through low-carbon concrete; 89% recycled steel.



**Resource efficiency:** 90% of construction waste diverted from landfill.



**Smart tech:** 90 billion building data points captured daily for optimisation.



**Design excellence:** Passive cooling façade, cross-block laneway, public plaza, and heritage brick market hall preserved.



**Workplace wellbeing:** End-of-trip facilities for 665 bikes, 1,302 lockers, 66 showers.

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## CHALLENGE SPOTLIGHT

### 1. **Mid-construction pivot:**

Heritage Lanes was already 85% procured when GBCA launched the new Green Star Buildings tool in 2020. The project team chose to realign with the new standard mid-construction, becoming the first building globally to achieve a 6 Star Green Star Buildings certification.

### 2. **Getting up to speed:**

Designers, engineers and sustainability consultants worked closely with the Green Star team at GBCA to quickly get across the new rating tool, interpret its requirements, and identify where design and procurement needed to change. This meant introducing new passive cooling features (operable louvres, breathable lobby), specifying responsible materials, and enhancing smart systems.

### 3. **COVID disruption:**

Supply chain and scheduling challenges required jump steel structural members, enabling level-by-level progress and early tenant occupation despite pandemic constraints.

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## KEY HIGHLIGHTS



Heritage brick market hall preserved as a civic hub and laneway ("Market Lane").



Quandamooka artist Megan Cope commissioned for major integrated artwork.

### NOTES