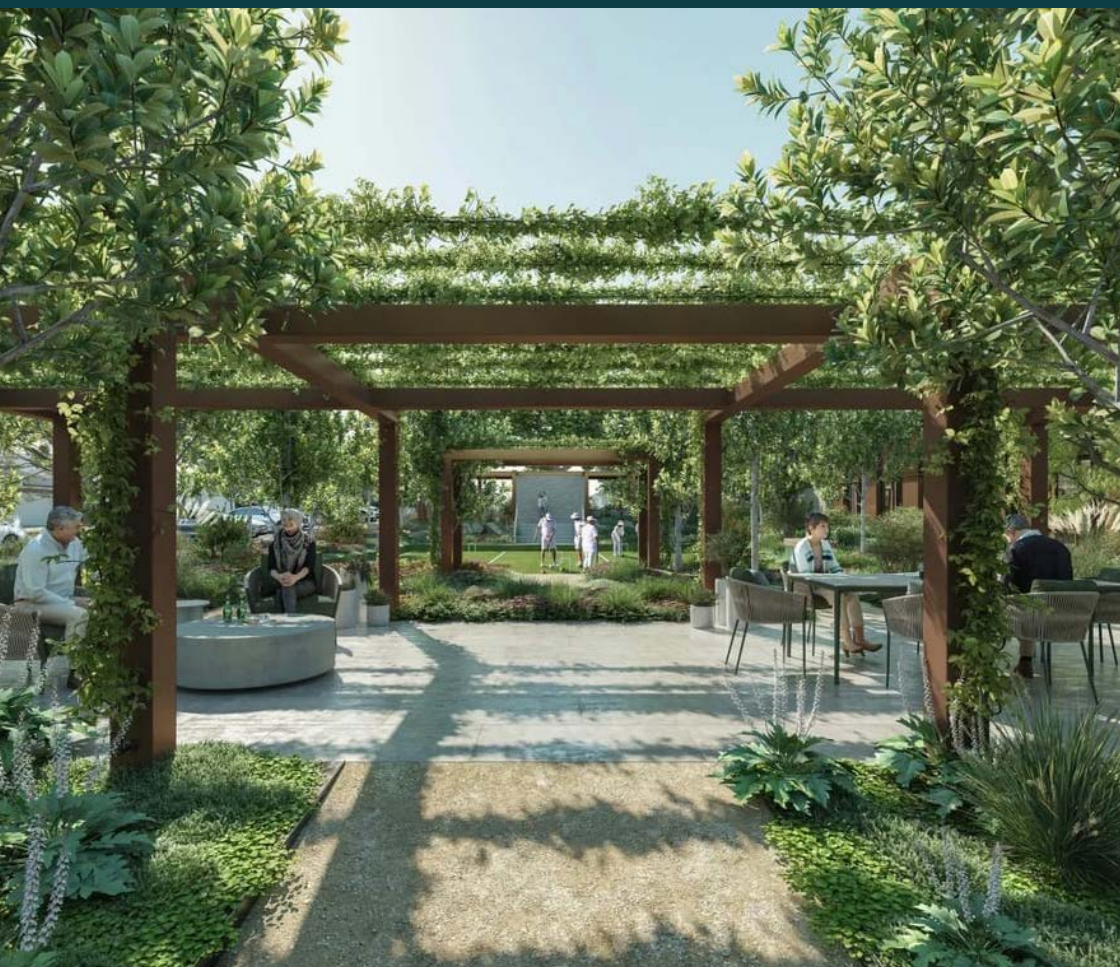


Ingenia Lifestyle Springside

Setting a New Benchmark for Sustainable Land Lease Living

Ingenia Lifestyle Springside, Beveridge Victoria – Community Gardens



Ingenia Lifestyle Springside – Grampians Green

Overview

Ingenia Lifestyle Springside, located in Beveridge Victoria, is Australia's first land lease community to achieve dual sustainability recognition – a 4 Star Green Star Communities rating and Green Star Homes Design certification.

At the date of this case study, 40 homes have Green Star Homes As-Built certification, with a further 12 in the process of achieving the certification, making Ingenia Communities the only group developer to have built green star homes at this at scale.

The dual recognition positions Ingenia as a sustainability leader in the land lease sector and underscores its ESG commitment to delivering climate-resilient, healthy, and sustainable communities.

Another 210 homes completing the development will draw on Ingenia's Sustainability Development Guidelines (SDG).

Key teams

This milestone has been led by the Ingenia Communities Development and Design Team, Ingenia Sustainability Team, and Ingenia Sales & Marketing Team – in collaboration with the Green Building Council of Australia (GBCA) and sustainability and design engineering consultants Kinesis and Arup. Builder Buildlab has been a key partner in delivering the homes.

GBCA certified both community and design, and Ingenia engaged Kinesis to conduct a thorough analysis of environmental and financial benefits.



Our Objectives

The project aimed to create a community where sustainable living is the standard not the exception.

Homes are designed and constructed in alignment with NCC 2022 Liveable Housing Design standards, enhancing accessibility, aging-in-place, and futureproofing of the built form.

Aligned to the Group's Clean Energy Finance Corporation funding, the delivery of Green Star Homes at the Beveridge community provided an opportunity to demonstrate how innovative sustainability initiatives can be embedded into community development, while supporting the organisation's long-term environmental and social commitments.

Through this initiative the project team sought to ensure that sustainability outcomes were not delivered in isolation, but instead reflected Ingenia's overarching commitments, including carbon emissions reduction targets and broader ESG objectives. By integrating these priorities into the planning and delivery of the homes and community, the project contributes to the organisation's pathway toward lower-carbon and more resilient developments.

Equally important was the focus on delivering tangible benefits for residents. A key principle guiding the project was to introduce sustainability initiatives that residents could easily embrace as part of their everyday lifestyle. These initiatives were designed to not only improve environmental performance, but also enhance residents' comfort, wellbeing, and financial resilience through reduced energy costs and more efficient homes.

By aligning environmental performance with positive lifestyle outcomes for residents, the project demonstrates how sustainability can be meaningfully integrated into community living, while supporting Ingenia's long-term strategic commitments.



Ingenia Lifestyle Springside – Gippsland Green

The Process

As a pioneering project delivered by Ingenia Communities Group in this emerging field, a strong emphasis was placed on establishing a robust governance framework and ensuring early engagement with the appropriate stakeholders. From the outset, the project team prioritised a structured process that brought together both internal and external expertise to support informed decision-making and effective delivery.

The nominated builder, Buildlab, was involved from the early stages of the project to ensure that sustainability and compliance decisions were grounded in practical construction considerations. This early collaboration helped ensure that design strategies aligned with buildability, cost efficiency, and on-site implementation requirements.

To support the project's sustainability objectives and Green Star requirements, two specialist external consultants were engaged. Arup provided technical guidance and verification to support compliance with the requirements of the Green Building Council of Australia Green Star framework. In parallel, Kinesis was responsible for detailed modelling and data analysis, assessing the efficiency outcomes and projected environmental performance benefits associated with the development.

Internally, the project required close collaboration across multiple departments within Ingenia. Continuous engagement between Development, the Sustainability and IR team, Sales and Marketing, and project delivery teams, ensured clear communication and alignment throughout the decision-making process. This integrated approach allowed subject matter experts from different disciplines to contribute their knowledge, strengthening both the technical rigour and the practicality of the outcomes.

Through this coordinated approach to stakeholder engagement and governance, the project established a strong foundation for delivering innovative and high-performing Green Star Homes that align with Ingenia's broader sustainability commitments.



Ingenia Lifestyle Springside – Milawa Green

The Outcome

The Group has As Designed certification for nine home designs, with seven of these being constructed at Ingenia Lifestyle Springside.

The 52 homes to be built in the Green Star Homes precinct will achieve As Built certification and will provide a range of qualitative and quantitative benefits for residents, including:

- Healthier indoor environments through low-toxicity materials and filtered ventilation systems
- Better comfort and air quality through airtightness and thermal control
- Energy resilience via battery-provisioned homes and clubhouses
- Improved resident wellbeing, with access to nature, local food, shared mobility and a strong community fabric
- Elevated community pride and awareness through Green Star certification and ongoing education via the Ingenia Lifestyle resident app.



Ingenia Lifestyle Springside – Milawa Green

Green Star Homes

The standard in better, healthier and more responsible homes

[Learn More](#)

Learn more about the **Green Building Council of Australia** and their role in setting sustainability standards

[Visit Website](#)

Key Features

Financial and Quantitative Outcomes¹:

Detailed modelling undertaken by Kinesis provided a clear understanding of the contribution of individual home elements to the overall outcomes. These include:

- \$2,066 average annual saving per household on energy and water bills compared to a typical 30-year-old gas home (more potential saving over 10 years)
- 22% reduction in grid electricity use
- 48% reduction in water consumption
- 100% reduction in household carbon emissions – equal to avoiding four local return car trips daily
- All homes designed to achieve at least a 7.5-star NatHERS thermal performance rating
- Solar and energy-efficient technologies reduce operational energy use significantly
- Embedded energy network enables residents to benefit from wholesale electricity rates.

Key home-level initiatives contributing to these outcomes include:

- Full electrification of all homes
- Rooftop solar panels meeting 44% of household energy needs
- High-performance insulation and thermally efficient double-glazed windows
- Heat pump hot water systems
- Heat recovery ventilation systems for enhanced air quality
- Airtight construction to minimise energy loss
- Low-toxicity materials such low-VOC paint and carpet
- Technologies reduce operational energy use significantly
- Embedded energy network enables residents to benefit from wholesale electricity rates.

At the community level features include:

- Recycled water systems in every home and public area
- Community electric vehicle (EV) and EV-provisioned infrastructure
- Resident discounts on energy-efficient appliances
- Recycling and composting hubs (including e-waste and organic)
- Community garden for local fresh produce
- LED public lighting and cool roofs to reduce heat island effect
- Purpose-built, energy-efficient clubhouse with inclusion of passive design elements and principals
- Embedded energy network providing group purchasing power
- A digital community app guiding sustainable behaviour.

Looking Ahead

The delivery of 52 homes within the development has established a dedicated Green Star Homes precinct, demonstrating how the framework can be successfully applied within the land lease community model.

The project has provided valuable insights into how sustainability initiatives can be delivered at scale while supporting resident wellbeing, comfort, and energy affordability. Lessons from the Green Star Homes precinct are informing Ingenia's broader sustainability approach across future developments.

Looking ahead, Ingenia remains committed to exploring and piloting innovative sustainability initiatives where appropriate. The group continues to evaluate new opportunities that can enhance environmental performance, support resident wellbeing, and align with Ingenia's broader sustainability commitments. By testing and refining new approaches, Ingenia aims to ensure that future initiatives are both impactful and well suited to the land lease community model.

By aligning environmental performance with positive lifestyle outcomes for residents, the project demonstrates how sustainability can be meaningfully integrated into community living while supporting Ingenia's long-term strategic commitments.



¹Kinesis 'Green Star Home Sustainability Analysis Report,' October 2024. Ingenia Lifestyle commissioned sustainability consultancy Kinesis to analyse the financial and environmental benefits of a Green Star Home compared to a 30 year old home with a gas connection for heating, cooking and hot water. To provide a like-for-like comparison, both houses are single storey, standalone homes designed for 2 people, with 3 bedrooms and a total floor area of 175.5 sqm. The 30 year old home is assumed to have a 5-star NatHERS thermal performance rating while the Green Star home has a minimum 7.5-star NatHERS rating. This approach controls any physical differences in the home and allows for effective sustainability performance comparison.