

Green Travel Plan

Residential Hotel Development

Lot 11 (International Square) on
Registered Cluster Plan 001458X
and Adjacent Parts of Common
Property No. 1, Tullamarine

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ratio:

Project
Lot 11 (International Square) on
Registered Cluster Plan 001458X and
Adjacent Parts of Common Property No.
1, Tullamarine

Prepared for
SMA Projects

Our reference
24112T

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Acknowledgement of Country

We acknowledge the Traditional Owners of the land we work, live and travel on, and appreciate the rich cultures of the Aboriginal and Torres Strait Islander Peoples and their enduring connection to country.

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1. Introduction

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1.1. Purpose

Welcome! This is the Green Travel Plan (referred to as the 'GTP' herein), your informative guide to all things travel related, specifically sustainable travel.

1.2. Information for Employees

Green travel options are readily accessible for travel to and from the site. The site is located within walking proximity of multiple bus routes, which provide a connection between Sunbury Railway Station and Airport West Shopping Centre including an intermediate stop at Melbourne Airport. Given the proximity of public transport services, you do not need to rely on a private vehicle as the primary mode of travel to/from work.

In the following pages, you will find useful information on where to catch public transport, safe routes to ride your bicycle/e-scooter, or some walkable locations.

1.3. Information for Guests

The location of this residential hotel is highly convenient, being only five bus stops away from Melbourne Airport. There are also several metropolitan bus services in close proximity to the residential hotel that provide connections to amenities, and a train line that connects to the heart of Melbourne. Due to the availability of sustainable transport options, there is no reason to rely on any private motor vehicles to travel to/from your short term accommodation.

1.4. Information for Building Management

Section 7 of the GTP establishes a number of actions that seek to encourage employees/guests to adopt transport modes that result in the least impact on the environment, particularly the active transport modes such as walking, cycling, and utilising the available public transport services.

A Green Travel Plan coordinator will be set up to monitor the progress towards these targets and to keep the GTP up to date.

1.5. Purpose of the Green Travel Plan

Transport is the second largest producer of greenhouse gas emissions in Victoria after stationary energy production with emissions of over 19 million tonnes of carbon dioxide (CO₂) per annum. As a consequence, both State and Local government authorities are implementing policies to reduce the impact of vehicle travel on the environment by (amongst other measures) encouraging more sustainable modes of transport.

By way of example, the State Government has prepared a range of broad-level policy documents, such as Plan Melbourne, which set out similar goals and objectives aimed at improving and encouraging existing transport infrastructure within the State, and ultimately

reducing the reliance on private motor vehicles, as they represent the most space intensive and carbon emitting form of transport per person moved.

This Green Travel Plan outlines a range of strategies, targets and actions designed to encourage the use of sustainable modes of transport (such as walking, cycling and public transport) in lieu of single-occupancy car trips.

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2. Development Summary

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2.1. Development Overview

A residential hotel comprising 164 units shall be located on the site at Lot 11 (International Square) on Registered Cluster Plan 001458X and Adjacent Parts of Common Property No.1 in Tullamarine. A site plan is shown at Figure 2-1.

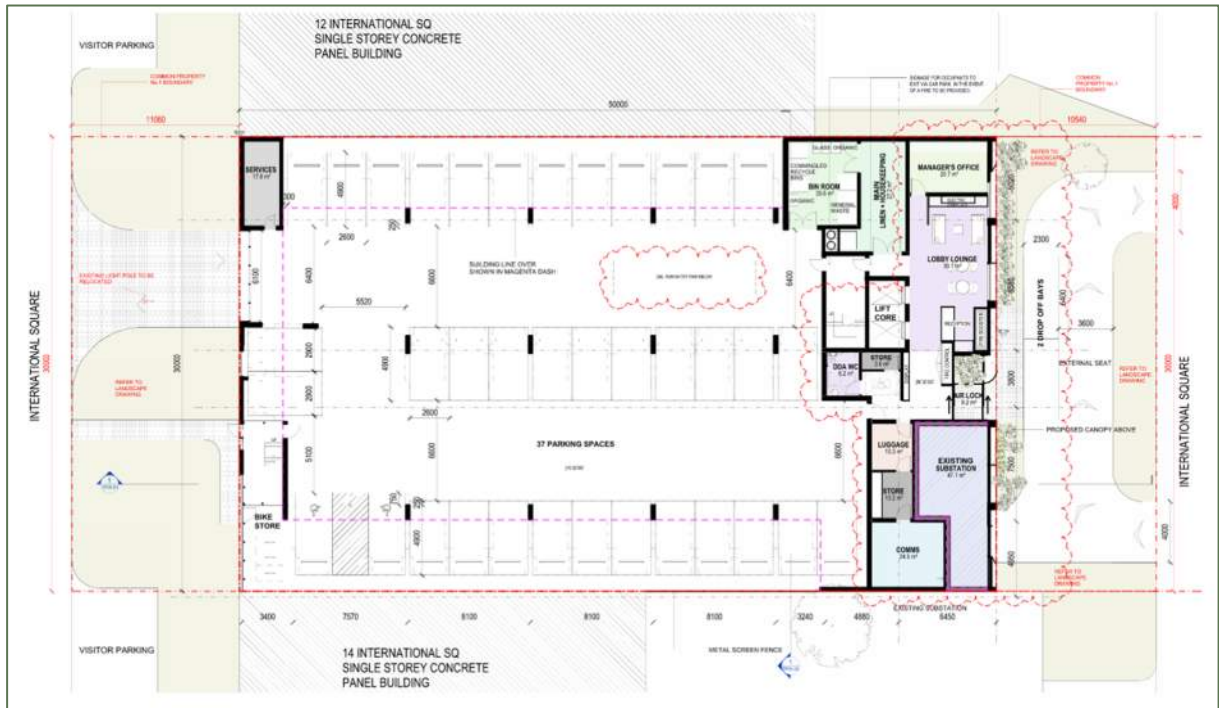
The associated transport infrastructure for the development is summarised in Table 2-1.

Table 2-1: Summary of Transport Infrastructure

Transport Element	Description
Vehicle Access	A dual width crossover at the western boundary of the site providing access to the on-site car park.
	Separate entry and exit only connections at the eastern boundary of the site providing access to/from a porte cochere.
Pedestrian Access	A dedicated pedestrian path is provided via the western frontage.
	Pedestrian access is also provided via the porte cochere.
Car Parking	39 x car spaces including 37 car spaces within car park and 2 drop-off/pick-up car spaces.
Bicycle Parking	6 x bicycle parking spaces at the ground level car park.
Loading/Waste Collection	Waste collection will occur on-street along the western frontage.
	Loading will occur within the porte cochere.

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Figure 2-1: Site Plan



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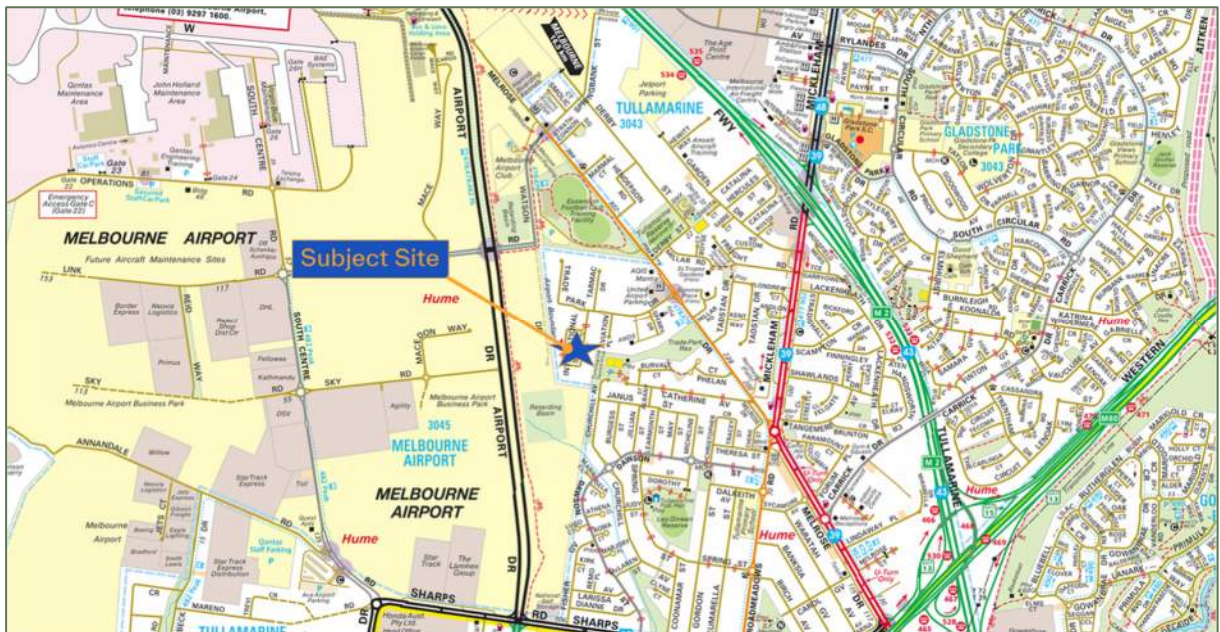
3. Site Location and Context

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The site is located within International Square in Tullamarine.

The site's location relative to the surrounding road network is shown at Figure 3-1.

Figure 3-1: Locality Plan



(Source: Melway Online)

In terms of access to 'green travel' opportunities, the site is located within comfortable walking distance to the **bus routes 478 and 479** which both provide a metropolitan bus service between Sunbury Railway Station and Airport West Shopping Centre including an intermediate stop at the Melbourne Airport. At the Airport West Shopping Centre, there are a variety of retail, commercial, and food and drink land uses.

Alternatively, the **Sunbury Railway Station** provides a train service on the Sunbury Line which provides access to additional train stations including stops within the Melbourne Central Business District (CBD). Furthermore, the surrounding road network provides multiple on-road and off-road bicycle routes. A detailed summary of the options surrounding the site for cycling, public transport and other alternative transport modes is provided in the following sections of this GTP, to assist with locating and utilising these travel choices.

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4. Sustainable Transport Opportunities

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4.1. Information for Employee

The provision of information is essential to ensuring that employees are aware of the opportunities to access the site by alternative modes of transport other than a single occupant car.

Employees shall be provided with relevant 'green travel' information via employee welcome packs that shall be distributed to new employees upon their commencement. It will be the responsibility of the operator of the site to ensure that new employees are provided with all relevant information at induction.

A notice board shall also be provided within the building, detailing basic green travel plan information (maps/timetables). Additionally, the operator of the site should include relevant information (including a copy of this plan) electronically via the employee intranet and webpage.

A description of these facilities and opportunities for future employees to take advantage of them is provided within the following sections.

4.2. Public Transport Accessibility

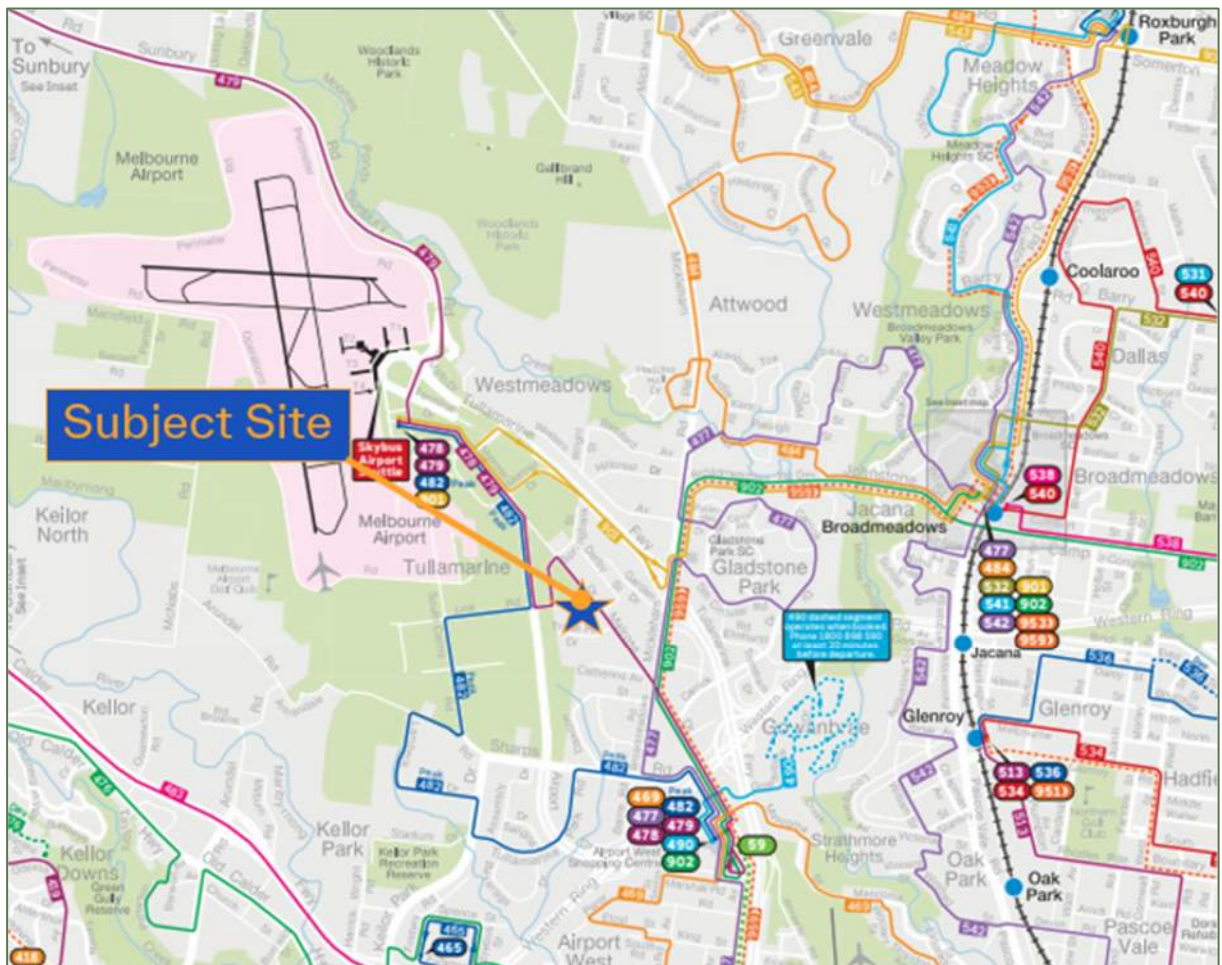
Access to Services

The site is well serviced by public transport, with metropolitan bus services operating within convenient walking distance of the site. The public transport services which are conveniently located near the site are summarised in Figure 4-1 and shown in Table 4-1.

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Figure 4-1: Public Transport Services Proximate to the Subject Site



(Source: Transport Victoria)

Table 4-1: Public Transport Services

Service	Route #	Route	Nearest Stop	Approximate Walking Distance
Bus	478	Airport West Shopping Centre to Sunbury Railway Station via Melbourne Airport	Derby Street/Melrose Drive	~600m
	479	Airport West Shopping Centre to Sunbury Railway Station via Melbourne Airport	Derby Street/Melrose Drive	~600m

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Plan Your Journey

Download the PTV app or visit the website (www.ptv.vic.gov.au/journey/) to plan your public transport journey by simply entering your origin and destination, followed by either departure or arrival time.

Features of the PTV app include:

- Real-time train, tram and bus information shown in countdown mode.
- Real-time platform information for metropolitan trains, including any cancellation information.
- Detailed station facility information.
- Integration with your address book to plan a journey with your contacts.
- Location of myki retail outlets.
- Ability to call PTV directly from the app.

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Purchasing a Myki

Myki cards can be purchased from a number of retailers, including all 7-Elevens, Myki machines at selected stations and stops, premium station ticket offices, on the bus, and online.

If you have an Android smartphone, you can now integrate your Myki through the Google Pay app, where you will be able to see your balance, top up while travelling and touch on and off with your phone. For more information, visit the website below:

<https://www.ptv.vic.gov.au/tickets/myki/mobile-myki/>

Myki Commuter Club

PTV offers businesses and organisations the opportunity to participate in the myki Commuter Club. This program allows organisations (and their employees) to purchase discounted 365-day myki passes for travel in Zones 1 & 2.

The future hotel operator should be encouraged to register the building as part of the Myki Commuter Club to purchase discounted myki tickets on behalf of employees (to then sell to employees at a cost).

Shared Myki Passes

Consideration should be given to the sharing of a Myki Pass, for employee use when attending off-site events or for errands that are easily accessed via nearby public transport services.

4.3. Bicycle & Walking Network

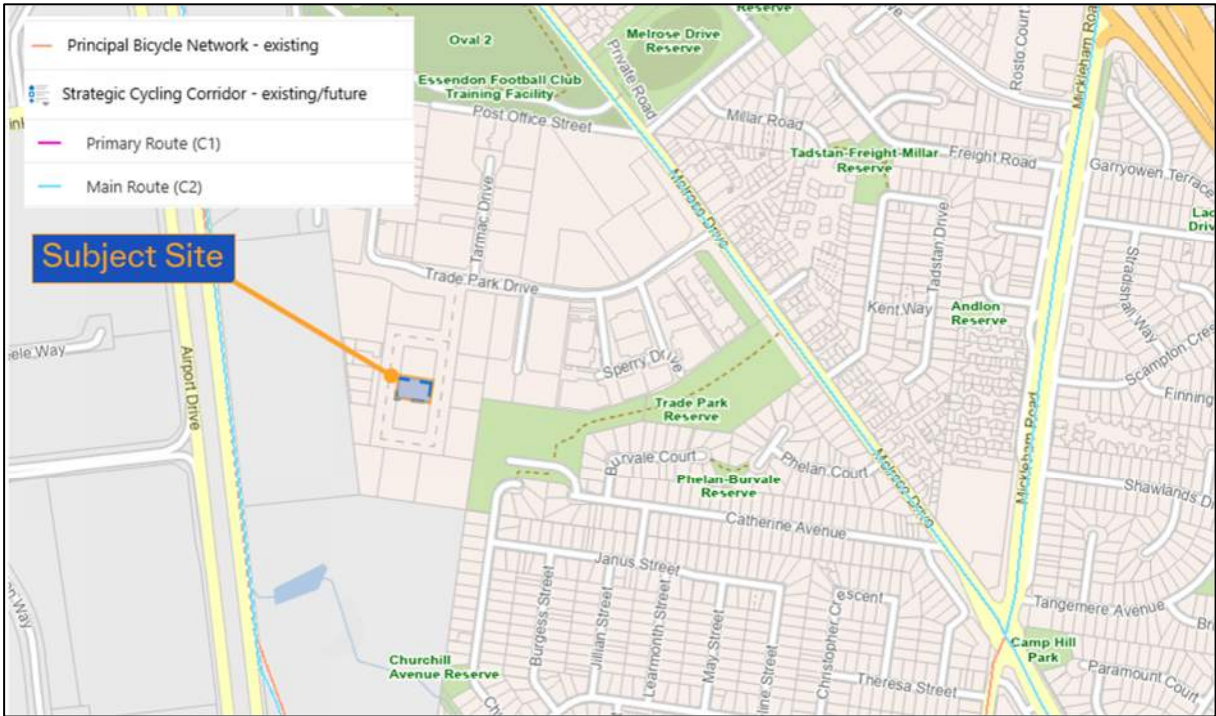
Pedestrians can utilise the carriageway along International Square in a shared fashion with motorists and cyclists, with a formal pedestrian pathway being provided on both sides of Trade Park Drive to the north of the site. A signalised intersection at the Trade Park Drive/Melrose Drive intersection also provides pedestrians right-of-way crossing the road.

The site is a short distance (approximately 600m) from the Strategic Cycling Corridor along Melrose Drive which provides additional connections to the Principal Bicycle Network both to

the north and south of the site. Melrose Drive also accommodates separate on-street bicycle lanes on both sides of the road.

As shown in Figure 4-2 below, the surrounding roads including Melrose Drive, Airport Drive, Broadmeadows Road, and Mickleham Road form part of the Principal Bicycle Network and Strategic Cycling Corridor.

Figure 4-2: Surrounding Bicycle Network



(Source: VicPlan)

Parking Your Bike

A total of six bicycle spaces are provided via horizontal hoops for both employees and guests at the ground level car park.

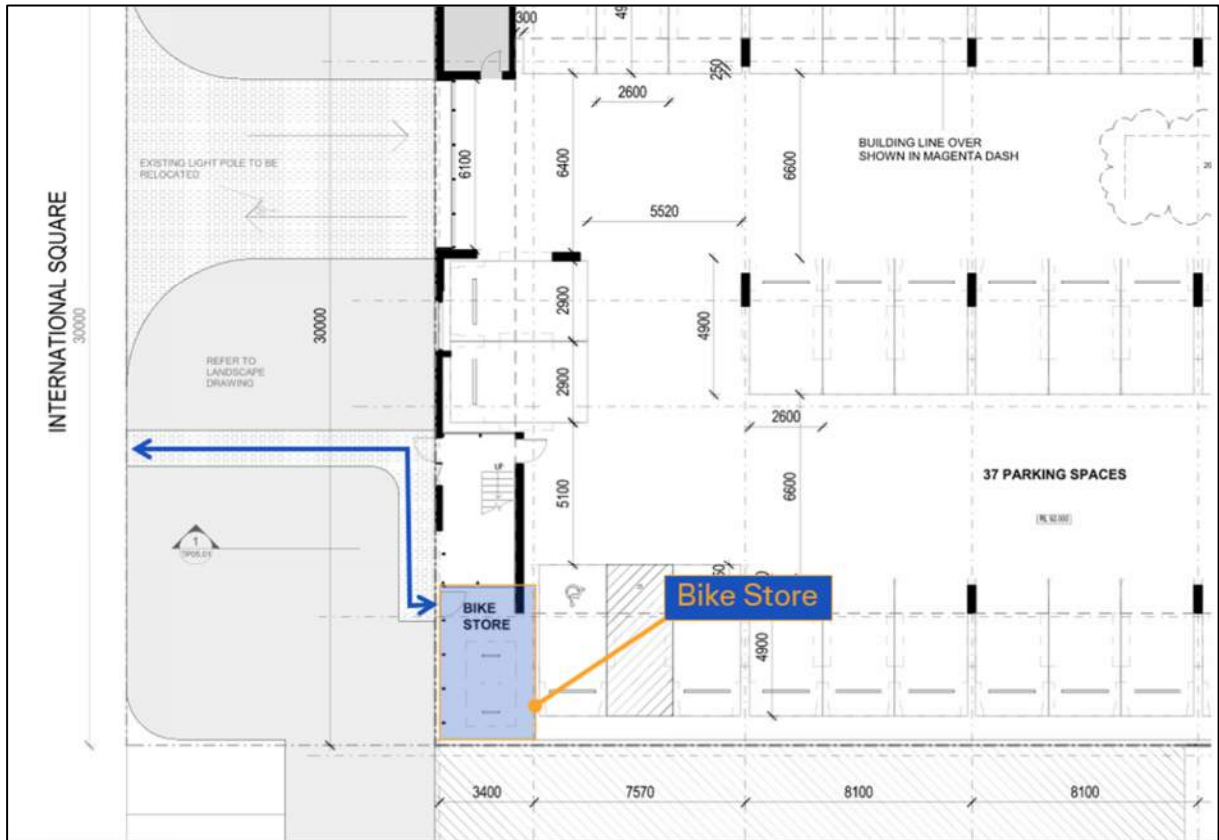
Access routes and locations for the bicycle parking area is outlined in Figure 4-3.

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Figure 4-3: On-Site Bicycle Parking Facility



Servicing Your Bike

If you require step-by-step guides for general bicycle maintenance and repair, the following resources are provided below:

- <https://www.bikeride.com/> - Video instruction manuals for bicycle maintenance and repair.
- www.madegood.org/bikes/repairs/ - Video instruction manuals for bicycle maintenance and repair.

Cycling Initiatives

Ride2Work Day

One initiative that is being supported across Melbourne is Ride2Work day, an annual event run by Bicycle Network Victoria. We hope that all of the commercial tenants can get involved in this initiative and encourage their employees to choose cycling over other less sustainable transport options. This initiative provides an opportunity to experience an alternative mode of transport with the additional perks of events surrounding the day. It also encourages the health benefits that arise from physical activity.

For more information on how you can join in on Ride2Work day, visit:

<https://www.bicyclenetwork.com.au/rides-and-events/ride2work/>

The website also includes great tips for new cyclists, including product reviews, road rules, how to perform bike maintenance, maps and inspiration, to name a few.

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4.4. Car Pooling

Car pooling between employees should be encouraged by the future operator where possible, which will actively reduce the number of single occupant trips. This could be managed through the employer's employee intranet or webpage, or via an online subscription to an existing online car pooling website (such as coseasts.com or shareurride.com.au).

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5. Alternatives to Using a Private Vehicle

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5.1. Taxis / Rideshare

Need to catch a ride? The following operators provide taxi and rideshare services in Melbourne.

Future guests should be encouraged to utilise the below services to access the site when arranging their booking.

Service		How to Order
	Silver Top Taxis	Call 8413 7202 Wheelchair accessible taxis (WATs) are also available. Simply request a WAT when making a booking
	13Cabs	Call 13 22 27 Wheelchair accessible taxis (WATs) are also available. Simply request a WAT when making a booking
	Silver Cabs	Call 1300 183338 Maxi Taxis available on request.
	Uber	Get a reliable ride in minutes with the Mobile App for each service. No reservations are required.
	DiDi	
	Ola	

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InDrive

InDrive offers peer-to-peer carpooling services for city and intercity travel. Planning your journey has never been simpler with their Mobile App.

Uber Business

Uber Business is an efficient system that can be used for business travel. It enables work-related trips to be easily charged back to the business and/or projects. The benefits include:

- Handle all your Uber rides in one place and choose a payment method that works best for your business.
- Add people to the account and create customised policies for usage.
- Review individual trip times, locations, vehicle classes and total expenses.
- Send multiple rides simultaneously.
- Know when your riders have arrived at their destination.

For more information visit Uber website (www.uber.com/au/en/business/)

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6. Green Travel Planning

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6.1. Aims of the Green Travel Plan

The following specific objectives for the development have been identified:

- Provide employees with the information and tools to make informed decisions on their transport habits;
- Promote the use of walking and cycling modes;
- Encourage the use of public transport to the site;
- Respond to the limited car parking provided on-site and available on-street nearby;
- Increase the usage of existing car share options for business journeys;
- Make guests to the site aware of the sustainable transport alternatives; and
- Discourage the use of private vehicles where there is suitable access to alternative, more sustainable transport options.

The main objective of this Green Travel Plan is to reduce the carbon emissions resulting from the building that are generated through private car travel, this being the travel mode that typically contributes the most carbon emissions per kilometre travelled. The reduction of carbon emissions is a means to slow down the impacts of climate change.

The overall aim of the Green Travel Plan is to limit the number of employees who would otherwise require access to their own private motor vehicle by facilitating alternatives such as public transport, cycling, walking and car sharing.

This Green Travel Plan will increase the use of walk, cycle and public transport modes for a range of trip types and provide the following benefits:

- An improved amenity and environment,
- Promote healthy forms of transport through walking and cycling trips,
- Reduce pressures on neighbourhoods through reduced congestion and on-street parking,
- Provide savings for developers through the reduced requirement for car parking,
- Improve opportunities for those without access to a car,
- Reduce fuel costs and the reliance on fossil fuels, and
- Promote environmental policies.

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7. Action Plan

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7.1. Introduction

A list of actions is presented in this section of the GTP for implementation within the development. Each action is accompanied with a timeframe for implementation.

It is noted that not all actions should be considered compulsory but rather should be treated as potential measures that should be investigated and implemented as appropriate.

7.2. General Actions

General actions are presented in Table 7-1. These actions are considered mandatory.

Table 7-1: GTP General Actions

Action	Responsible Agent	Date to be Completed
Nominate a Green Travel Plan Coordinator to monitor the plan.	Applicant	Ongoing
Provide a yearly report on the mode of transport used for employee trips to work, as well as take up of any specific actions, e.g. ride to workday, etc. This report will help track the progress of the aims set out in Section 5 of the Green Travel Plan. The reporting of the Green Travel Plan will be available to Council upon request.	GTP Coordinator	Annually
Review the effectiveness of the Green Travel Plan initiatives and update the targets and objectives of the Green Travel Plan.	GTP Coordinator	Every 3 years
Update the Green Travel Plan if any major changes occur, such as updates to the bicycle or public transport network.	GTP Coordinator	As required
Provide a welcome pack for employees/visitors new to the centre. Amongst other things, the welcome	GTP Coordinator	Upon occupation and ongoing

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Action	Responsible Agent	Date to be Completed
pack should provide details on how to obtain a Myki / transport ticket, as well as information of the surrounding public transport, pedestrian and cycling networks in the vicinity of the site. The pack should also inform users of the allocation, operation and management of the car park, promote the sustainable transport methods, as well as information on the secure bicycle parking provisions and end of trip facilities.		
Ensure employees/guests are informed about the GTP at the time of enrolment/staying.	GTP Coordinator	Upon occupation/enrolment and ongoing

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7.3. Walking and Cycling Actions

The GTP active transport actions are presented below in Table 7-2.

Table 7-2: GTP Active Transport Actions

Action	Responsible Agent	Date to be Completed
Bicycle parking areas are installed in well-secured and signed locations.	Applicant	To be completed prior to opening
Coordinate the efficient use of on-site bicycle parking and end-of-trip facilities.	GTP Coordinator	On occupation and ongoing
Promote sustainable transport events such as Ride to Work and Walk to Work day.	GTP Coordinator	Annually
Provide maps and information in the new employee pack of information with highlighted paths/walkways to nearby destinations.	GTP Coordinator	On occupation and ongoing
Promote the use of active transport to employees living in reasonable proximity to the site	GTP Coordinator	On occupation and ongoing

Action	Responsible Agent
Promote awareness of the cost-saving and environmental benefits of active transport in comparison with car ownership and travel.	GTP Coordinator

7.4. Public Transport Actions

The GTP public transport actions are presented below in Table 7-3.

Table 7-3: GTP Public Transport Actions

Action	Responsible Agent	Date to be Completed
Provide new employees with a kit containing information on all public transport options, including timetables, public transport maps, Transport Victoria information, locations of myki outlets and TravelSmart map showing walking and cycling routes.	GTP Coordinator/ Applicant	On Occupation
Promote awareness of the area with maps and timetable information for all relevant public transport. This can be achieved via a notice board or information board within lifts.	GTP Coordinator	Ongoing
Promote awareness of the cost-saving and environmental benefits of public transport in comparison with car ownership and travel.	GTP Coordinator	Ongoing

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7.5. Private Vehicles

The GTP private vehicle actions are presented below in Table 7-4.

Table 7-4: Private Vehicle Actions

Action	Responsible Agent	Date to be Completed
Encourage car pooling between employees to reduce single occupancy car trips.	GTP Coordinator	On occupation and ongoing

8. Monitoring and Review

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8.1. Monitoring

In order for the GTP to be effective, it must be reviewed on a regular basis. It is important to ensure that the GTP is meeting its objectives set out in the preceding section, and that strategies are having their intended impact on transport choices for users of the site.

In order to account for the settling of activity levels at the site, it is recommended that post occupancy surveys be undertaken to determine a 'baseline' against which future travel behaviour can be compared. This should also consider questions regarding the perceived and real barriers to utilising more sustainable travel modes such as walking, cycling and public transport. This will enable identification of opportunities for additional 'Actions' to overcome these barriers. It is also recommended that mode splits are reviewed annually for a period of five years after the development is occupied.

This review should be completed by undertaking travel mode questionnaire surveys for employees. The results of these surveys should subsequently be used to assess what the mode splits are, what modes should be targeted and determine the necessity of potential actions to achieve the desired level of change.

In the event that the monitoring process reveals that a shift away from the desired mode split target is occurring, a number of measures could be adopted to further assist the achievement of the integrated transport goals. Potential measures could include:

- Review the travel modes splits every year for the first three years and every other year thereafter, through parent/employee surveys;
- Review the utilisation of existing bicycle facilities and determine whether additional facilities or promotion of their use is required; and
- Provide more detailed and personal travel information regarding nearby public transport services to occupiers.

8.2. Responsibility

Given the nature of the development, it is expected that the future hotel manager will be responsible for monitoring and managing elements of the GTP. A designated GTP coordinator would be responsible for monitoring and reviewing the GTP, with key objectives including:

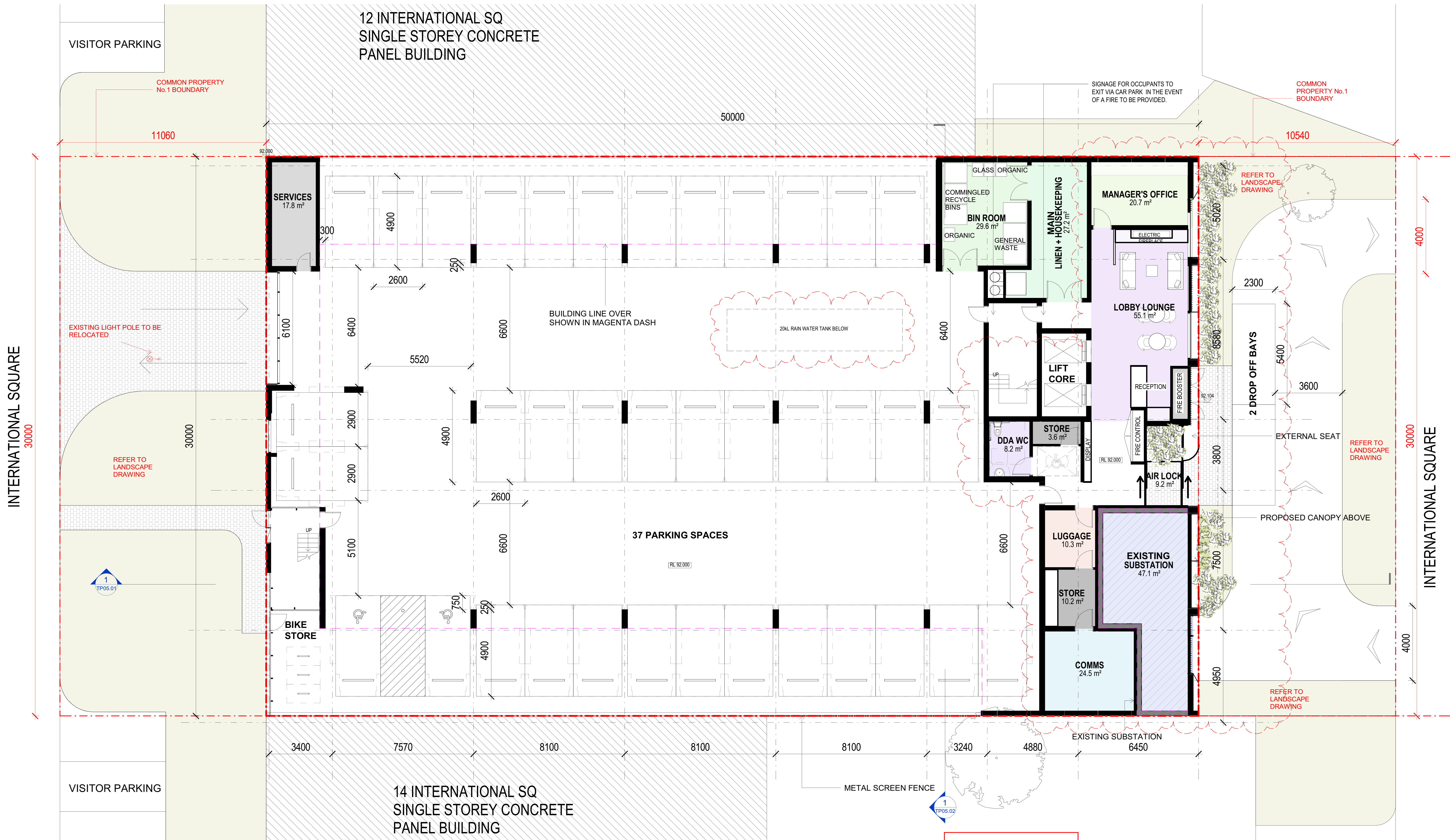
- Review GTP initiatives and determine a program for implementation;
- Oversee completion of post occupancy surveys and follow up actions arising from these;
- Provide feedback on activities and initiatives;
- Update mode split targets in line with post occupancy surveys;
- Promote activities and disseminate information; and
- Advocate sustainable transport modes amongst employees/guests.

Appendix A – Site Layout Plan

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Project Title
LOT 11 (INTERNATIONAL SQUARE) ON
REGISTERED CLUSTER PLAN 001458X AND
ADJACENT PARTS OF COMMON PROPERTY
NO.1, TULLAMARINE



Warrumbidgee Country
MELBOURNE
Level 1
250 Princes Lane
Melbourne VIC 3000
T +61 3 9699 3644
ABN: 54005394261 Nominated Architects ACT: David Toroff 2734,
NSW: David Toroff 8028 QLD: Chad Brown 4041, SA: Hayball 3259,
TAS: Hayball F357, VIC: Hayball 50070

Geelong Country
SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329
ABN: 54005394261 Nominated Architects ACT: David Toroff 2734,
NSW: David Toroff 8028 QLD: Chad Brown 4041, SA: Hayball 3259,
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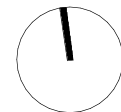
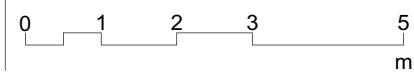
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BRISBANE
Level 5,
230 Queens Street,
Brisbane Qld 4000
T +61 7 3211 9621

Norronswell Country
CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

Responsible/ Nominated Architect :
Registration Number :
Contact Number :

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A 12/01/2026 A
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C 07/04/2026 C

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Drawing Title

GROUND FLOOR

Status

TOWN PLANNING

Project No

2806

Drawing No

TP01.02

Revision

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