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Tullamarine Hotel

Urban Context Report

Lot 11 (International Square) on Registered Cluster Plan

001458X and Adjacent Parts of Common Property No.1

Tullamarine VIC

August 2026





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1.0

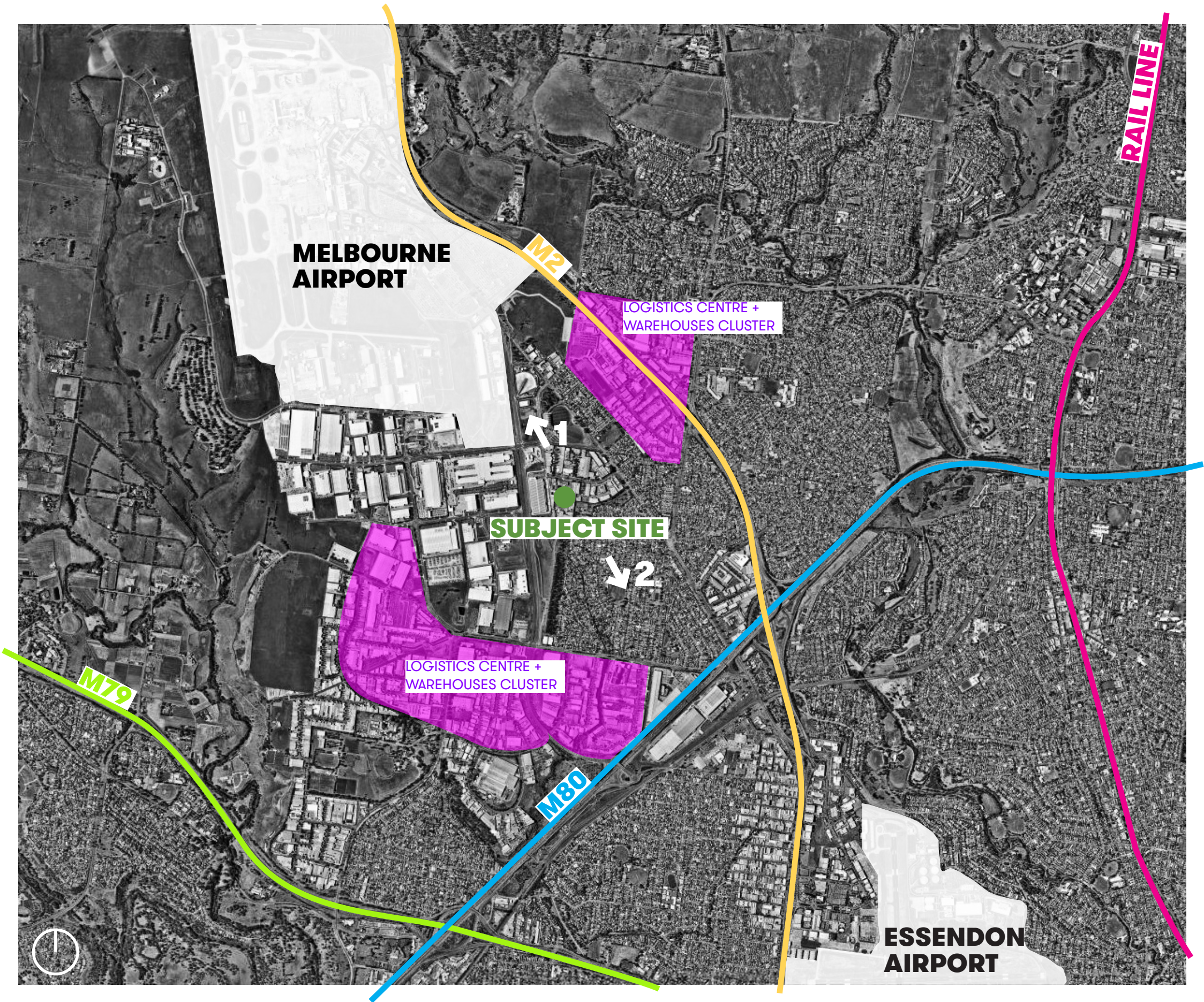
Context Analysis

1.1	Local Views, Orientation and Connectivity
1.2	Transportation Network and Land Use
1.3	Building Heights
1.4	Zoning
1.5	Existing Site Analysis

1.1 Local Views, Orientation and Connectivity

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VIEW 1: MELBOURNE AIRPORT RUNWAYS & URBANSURF (NORTH WEST)



VIEW 2: MELBOURNE CBD VIEW (SOUTH EAST)

- LEGEND
- M2 - TULLAMARINE FREEWAY
 - M80 - MELBOURNE RING ROAD
 - M79 - CALDER HIGHWAY
 - RAILWAY LINE - CRAIGIEBURN LINE

1.2 Transportation Network and Building Use



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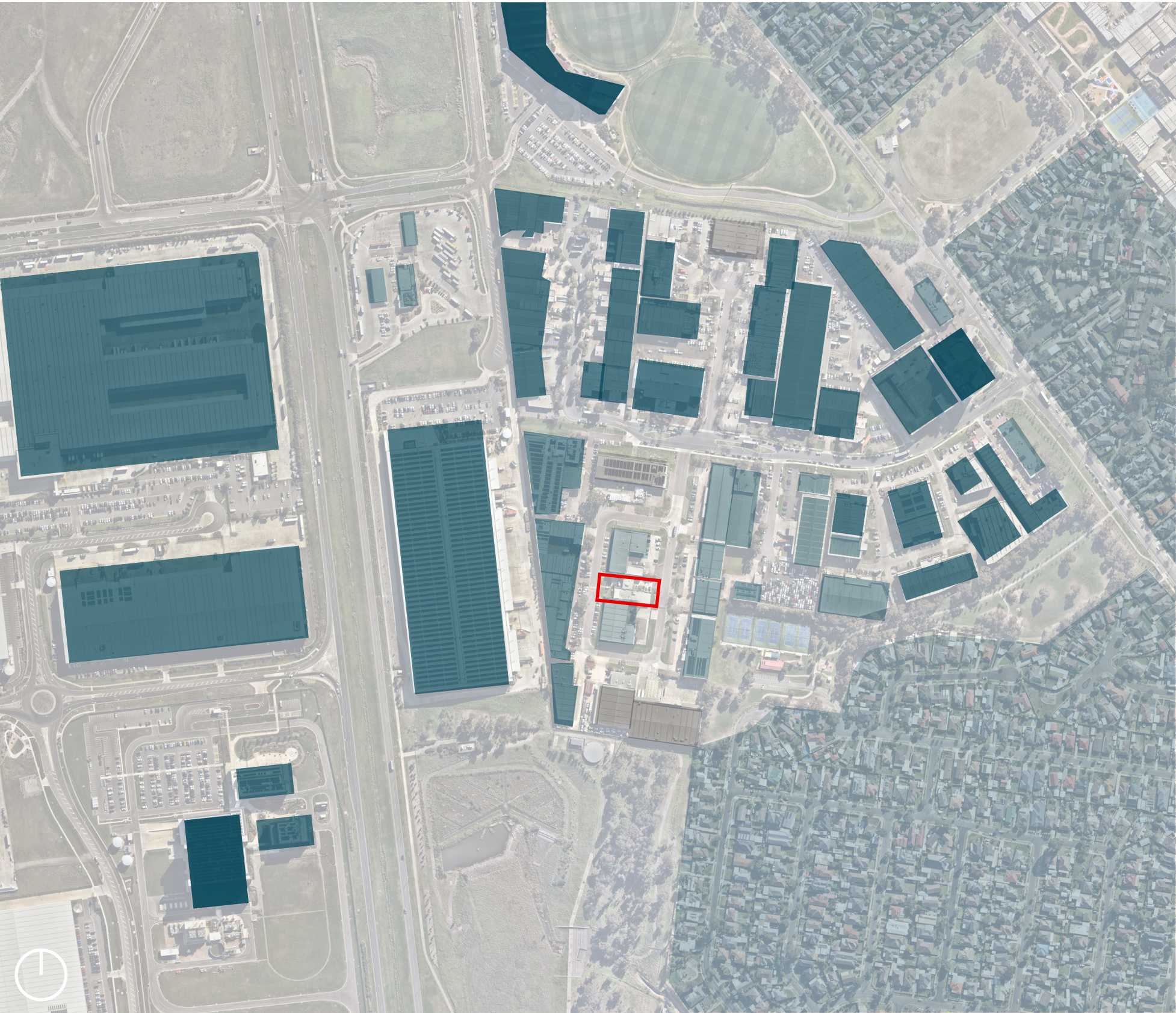
01	TRADE PARK RESERVE
02	MELROSE DR RESERVE
03	TULLAMARINE TENNIS CLUB
04	ESSENDON FOOTBALL CLUB
05	DVS WAREHOUSE
06	TRUCKSTOP
07	TEAM GLOBAL EXPRESS WAREHOUSE
08	WAREHOUSE
09	CAR RENTAL
10	CAR RENTAL
11	CAR RENTAL
12	MANTRA MELBOURNE AIRPORT HOTEL

- LEGEND
- SUBJECT SITE
 - TENNIS CLUB
 - RESERVE (PUBLIC PARK AND RECREATION)
 - BUS ROUTE

1.3 Building Heights

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LEGEND

SUBJECT SITE

<5M

5M -10M

>10M

1.4 Zoning Plan

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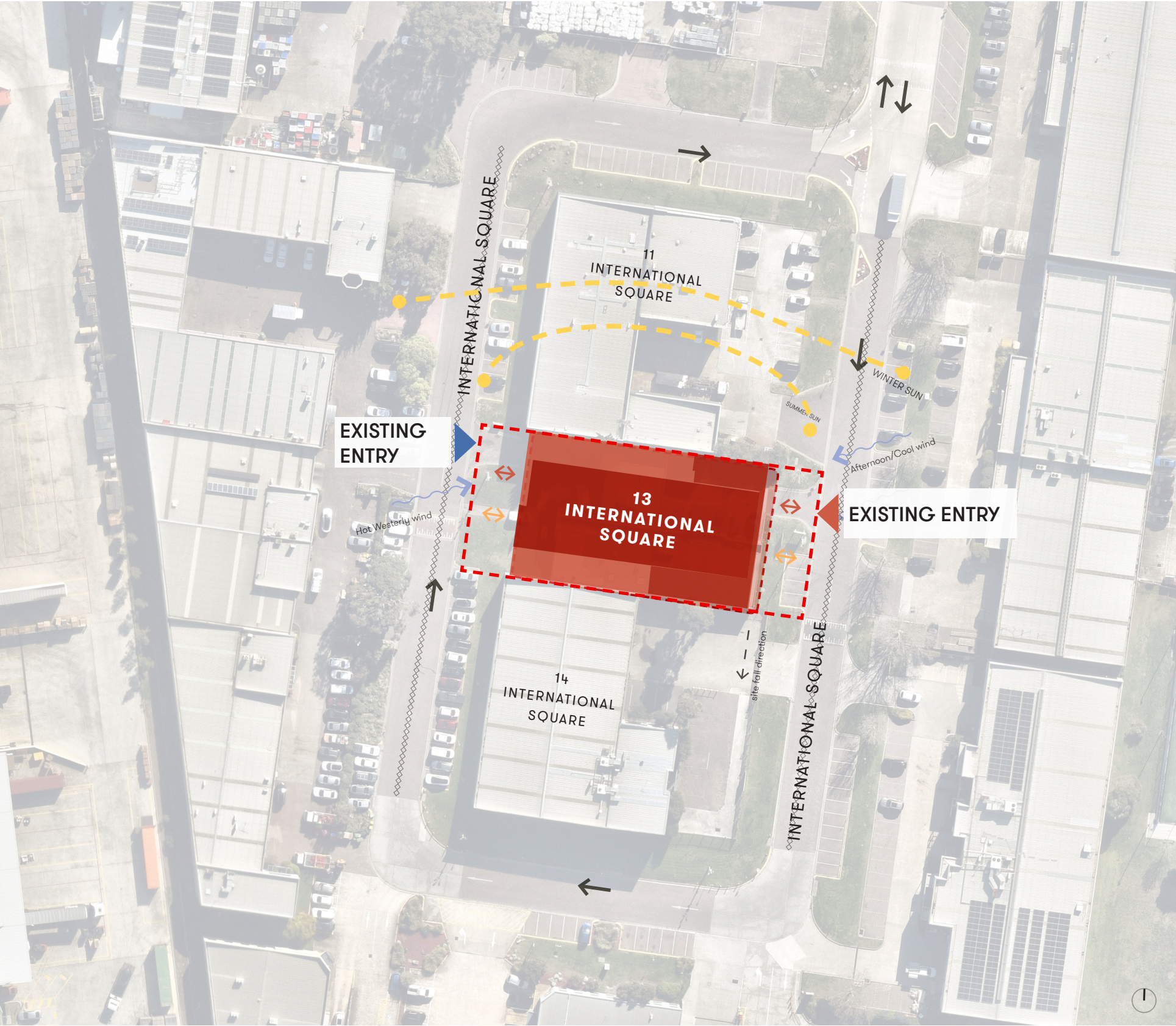


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- LEGEND
-  SUBJECT SITE
 -  C2Z COMMERCIAL ZONE
 -  GRZ GENERAL RESIDENTIAL ZONE
 -  PUBLIC PARK AND RECREATION ZONE

1.5 Existing Site Analysis

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ADVERTISED PLAN

- LEGEND
- SUBJECT SITE
 - EXTENDED SITE BOUNDARY

- SITE BOUNDARY
- SUN PATH
- FALL DIRECTION
- WIND DIRECTION
- ROUTE TO STATION
- TRAFFIC NOISE
- SITE ENTRIES (PEDESTRIAN)
- SITE ENTRIES (VEHICLE)

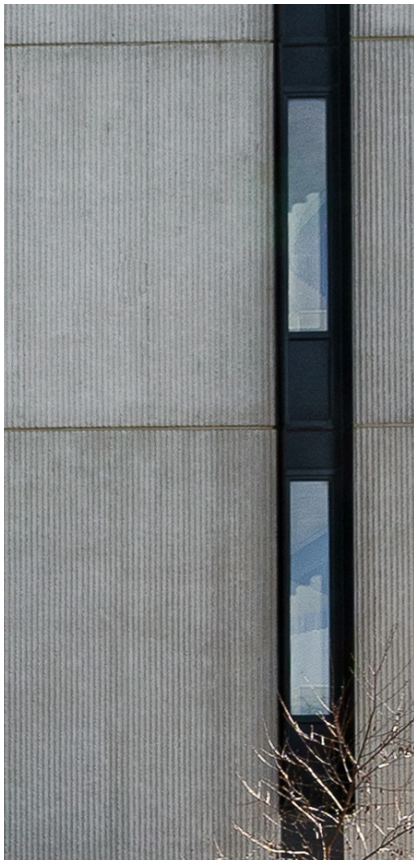
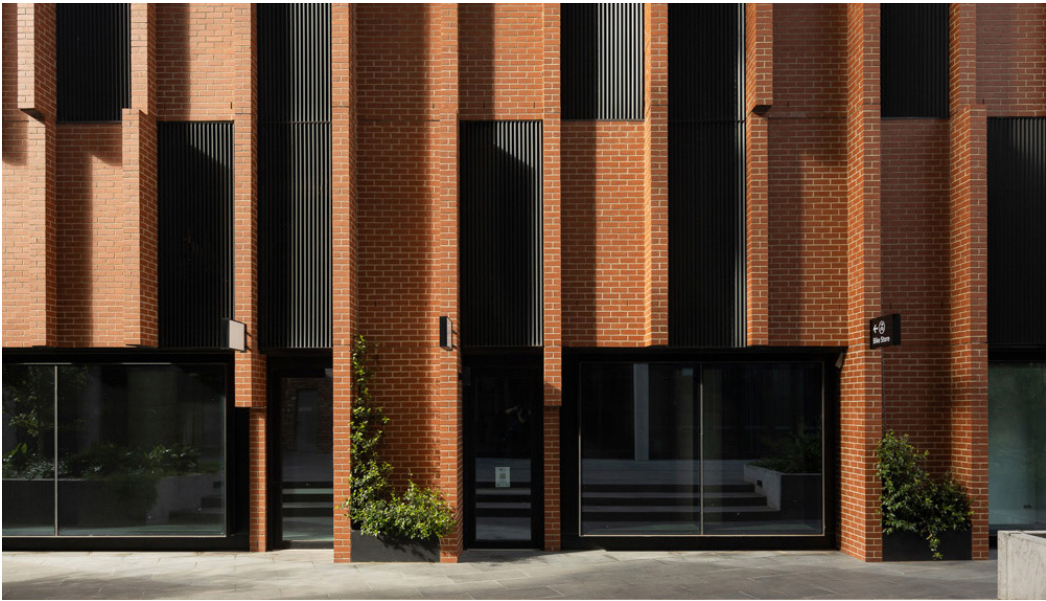
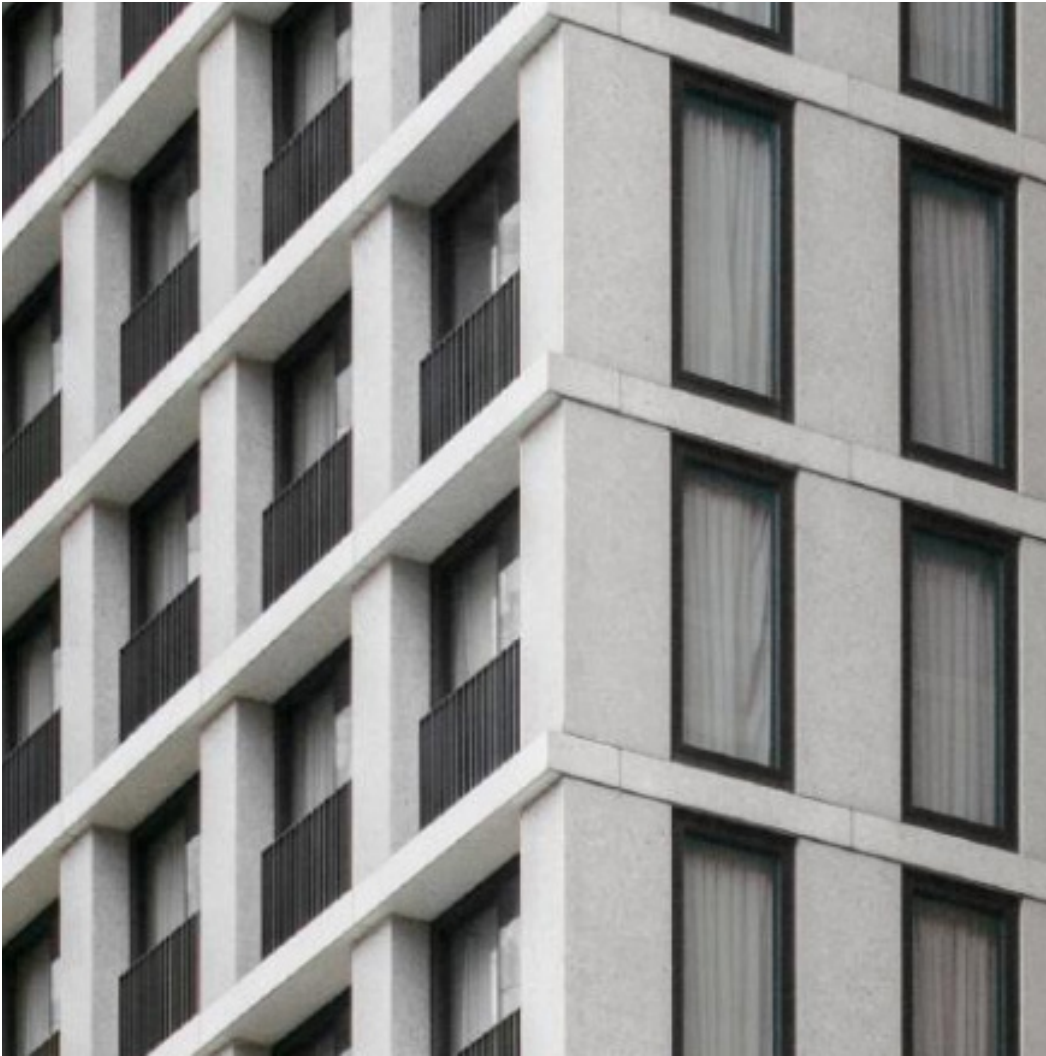
2.0

Design Response

- 2.1 Design Vision
- 2.2 Materiality Reference
- 2.3 Context Response Montage

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2.1 Design Vision



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The vision for the Tullamarine Hotel Project at 13 International Square is to deliver a well-considered hotel development that responds directly to its airport-adjacent, employment-focused urban context, while contributing a clear, legible architectural presence within an otherwise industrial precinct. The proposal seeks to balance operational efficiency, environmental responsiveness and architectural clarity, establishing a robust built form appropriate to its strategic location within the Tullamarine commercial and logistics hub.

The development comprises 164 rooms with 37 on-site car parking spaces, arranged within an 8-storey building consisting of a ground floor podium and seven levels of accommodation above. The proposal is lodged via the DTP pathway, recognising the project’s alignment with state planning objectives related to tourism accommodation, employment generation and efficient use of serviced land proximate to Melbourne Airport.

From an urban design perspective, the building massing is expressed as a clearly articulated podium and tower composition. This approach allows the ground level to engage with the public realm and landscaping, while the upper levels maintain a simple and efficient setback form suited to the scale. The architecture aims to be quietly confident rather than overtly expressive, reinforcing the project’s role as a supporting piece of infrastructure within a highly functional urban setting.

Architecture & Built Form

- An 8-storey hotel comprising 164 rooms
- Ground floor podium with hotel arrival at east side of the site and landscape integration at the forecourt.
- Seven upper levels of accommodation forming a simple, efficient tower
- 37 on-site car parking spaces accessed from the west side supporting hotel guests
- Built form designed to sit comfortably within the scale of surrounding industrial and commercial buildings

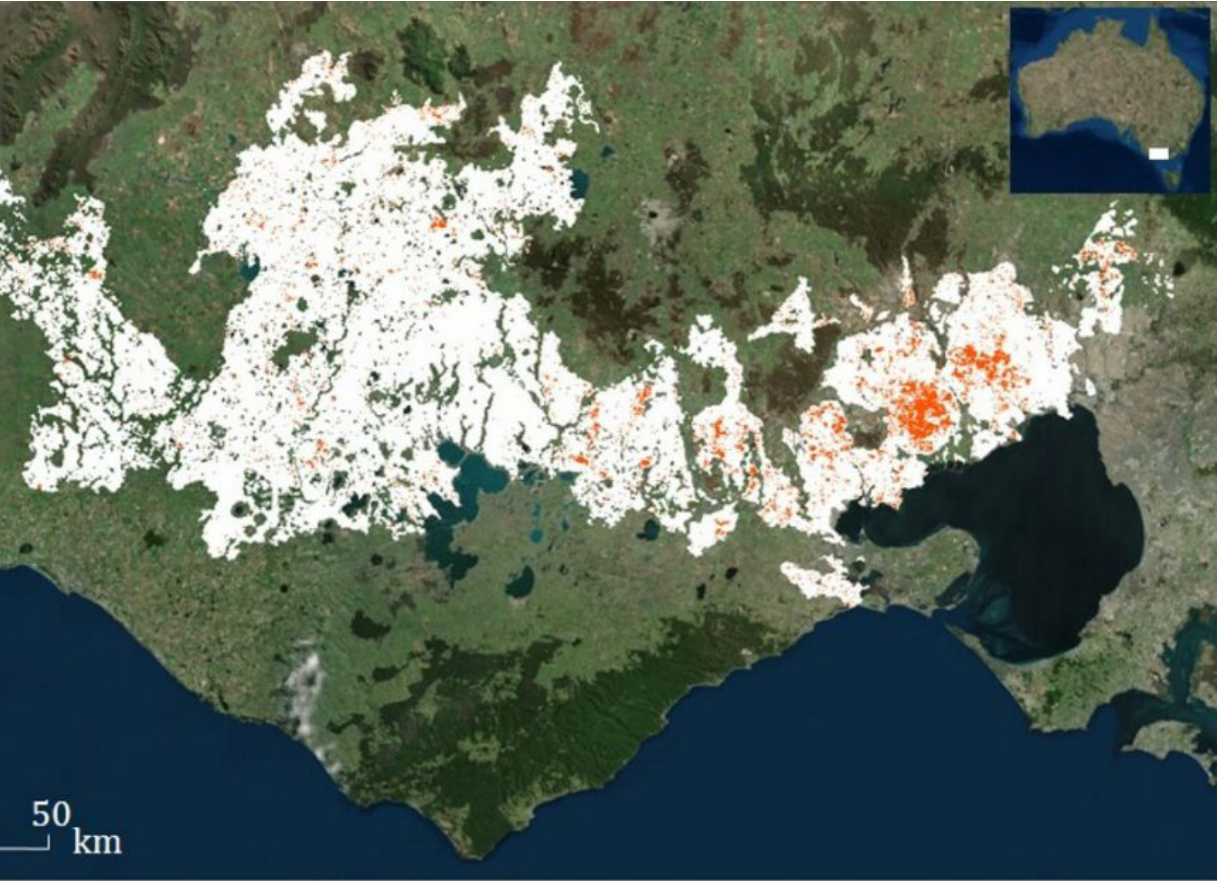
Façade & Architectural Expression

- The use of plain and textured precast concrete panels, juxtaposed with lightweight façade elements, responds to the varying material and textural character of surrounding industrial and commercial buildings.
- A simple, robust and efficient façade language, with a restrained tower expression sitting above an articulated podium.
- Façade design driven by orientation and environmental performance, with expressed slab edges acting as strong horizontal solar shading devices.
- Rational and repetitive external columns extending from ground level through the tower to establish vertical rhythm and clarity.
- Podium façade designed to integrate closely with landscaping elements, softening the interface with the industrial surroundings and enhancing pedestrian experience at ground level at arrival.

2.2 Site Materiality Reference

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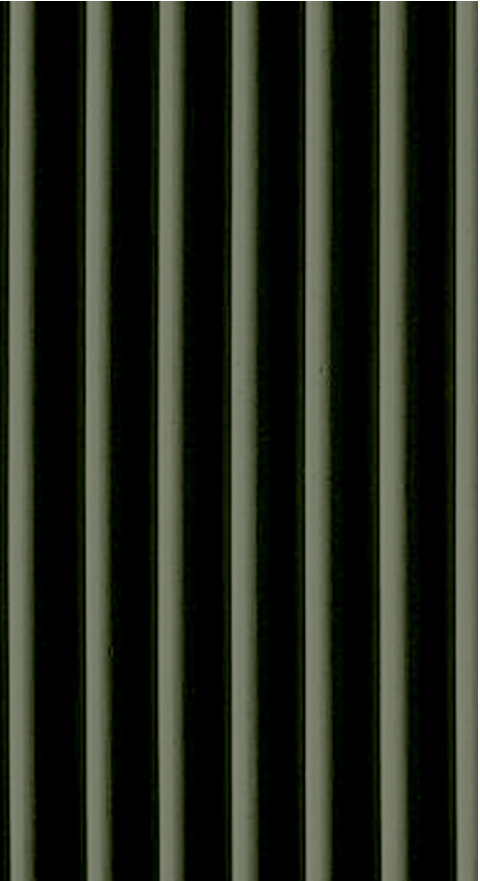
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EXTINCTIVE VICTORIA VOLCANIC PLAIN



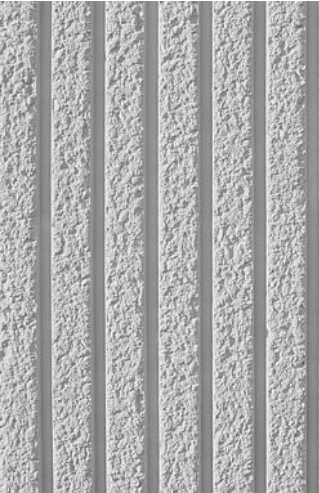
NATIVE PLANT - PUSSY TAILS



ARTICULATED METALWORK

The façade design is informed by the historic volcanic plain grasslands that once characterised Melbourne’s western landscape. This reference is expressed subtly rather than literally, with a texture-rich podium at ground level that provides a sense of weight and tactility at arrival, acknowledging the geological character of the land. Above the podium, the tower is expressed as a lighter architectural element, incorporating colour-backed glass spandrels in varied green tones that suggest the layered qualities of grassland vegetation, with occasional colour accents referencing the seasonal presence of native wildflowers. Together, these elements establish a calm and contemporary façade language that is grounded in place while remaining appropriate to the site’s industrial context.

The arrival experience is further reinforced through the use of brick paving at the entry, extending from the existing common property driveway. This warm, textured surface supports pedestrian legibility, softens the industrial setting, and establishes a tactile transition between the public realm and building entry. At the same time, it serves as a quiet reminder for visitors of the landscape heritage and ecological richness that once characterised the area.



TEXTURED PRECAST
RIBBED CONCRETE



VOLCANIC GRASSLAND



PRECAST
PLAIN CONCRETE



ROADSIDE BURNING AND
TEXTURED SOIL



EXISTING BRICK
PAVED DRIVEWAY

2.3 Context Response Montage

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PROPOSED PROJECT

LEGEND

- PROJECT SITE
- CONE OF VISION



2.3 Context Response Montage

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PROPOSED PROJECT BEHIND
EXISTING TREES

LEGEND

PROJECT SITE

CONE OF VISION





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3.0

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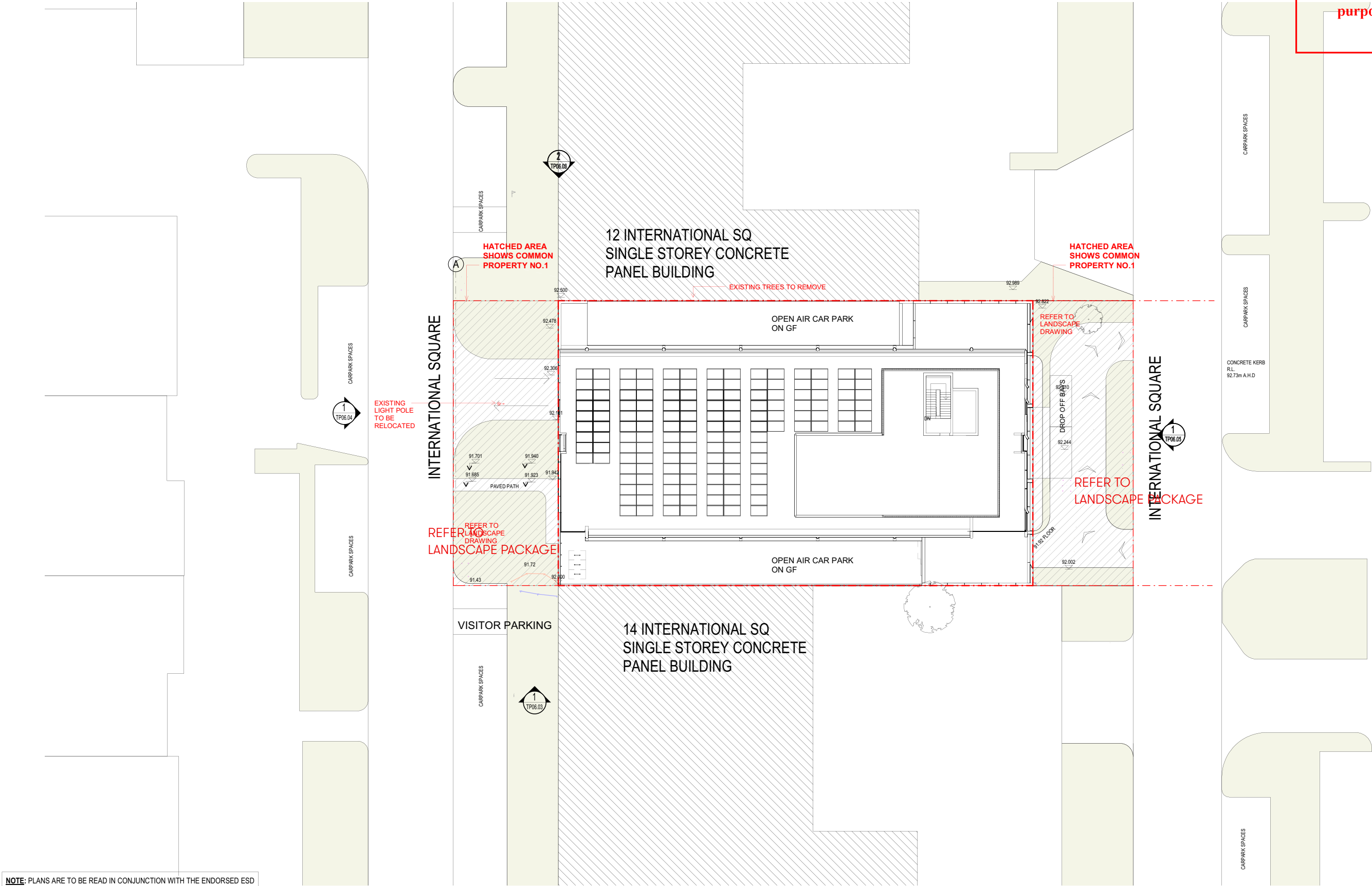
Technical Drawings

3.1	Site Plan
3.2	Demolition Plan
3.3	Ground Floor
3.4	Level 1
3.5	Typical Floor Levels 2 -7
3.6	Roof Plan
3.7	Elevations
3.8	Sections
3.9	Material Schedule

3.1 Site Plan

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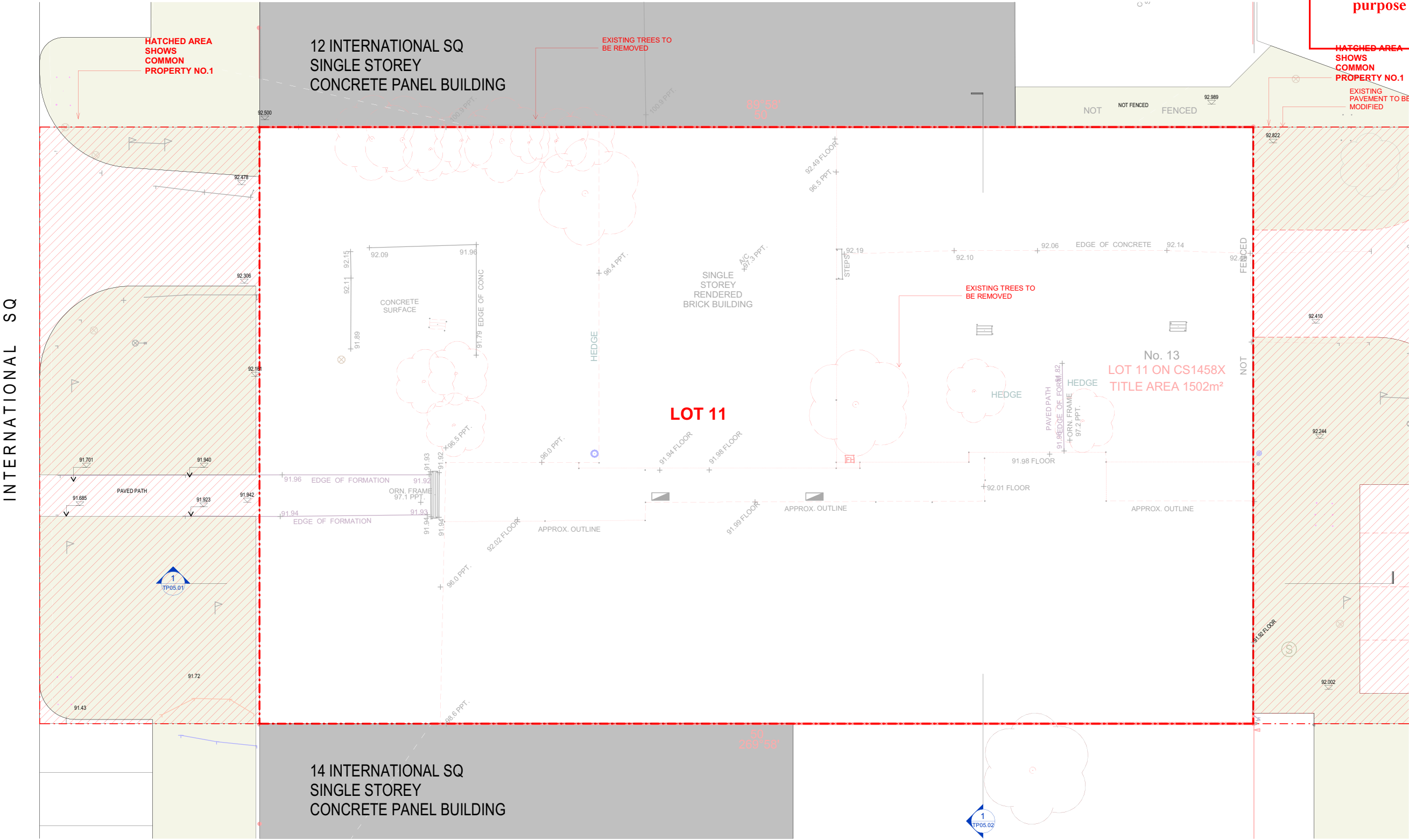


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3.2 Demolition Plan

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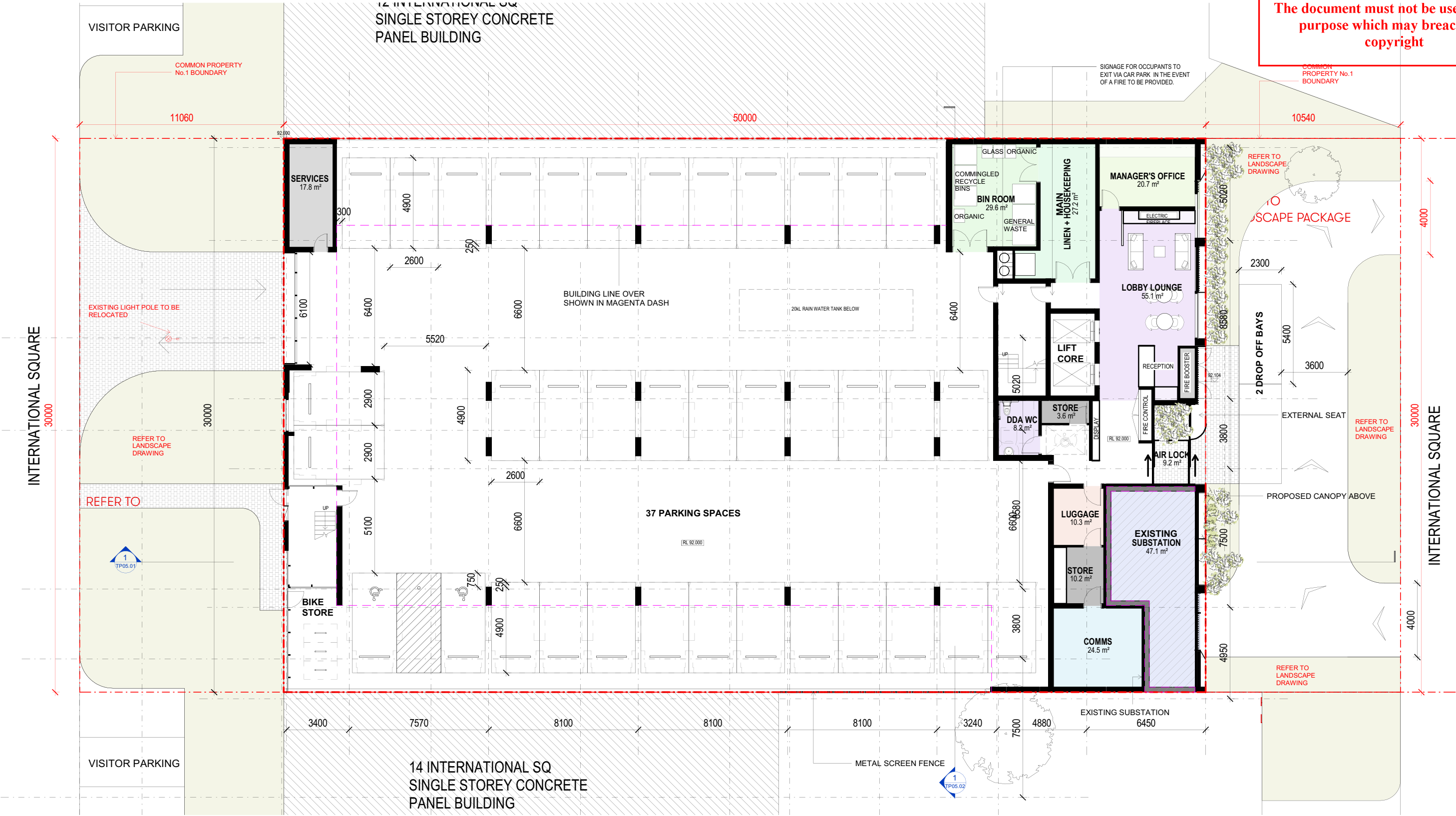


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3.3 Ground Floor

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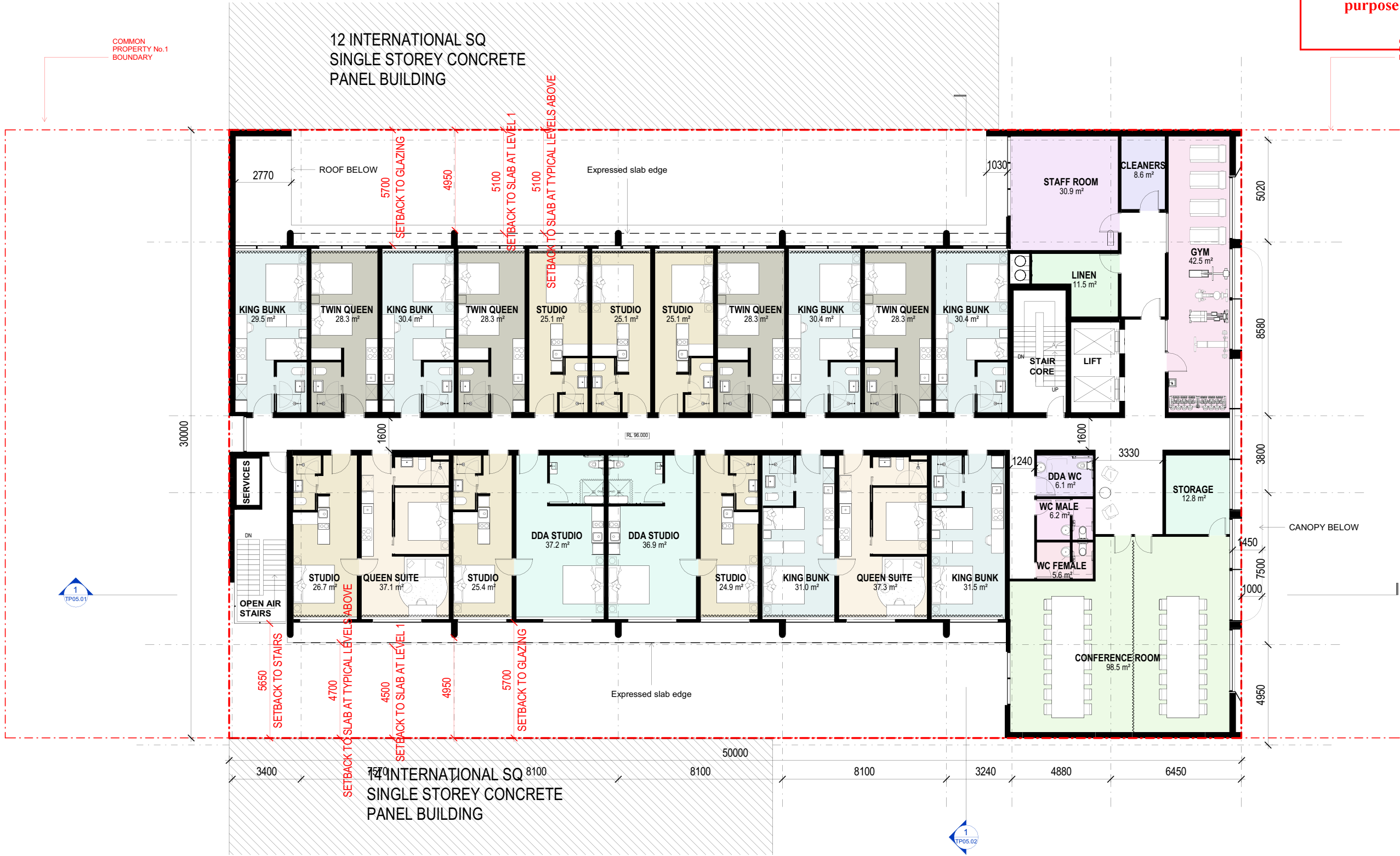


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3.4 Level 1

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3.5 Typical Floor (Level 2-7)

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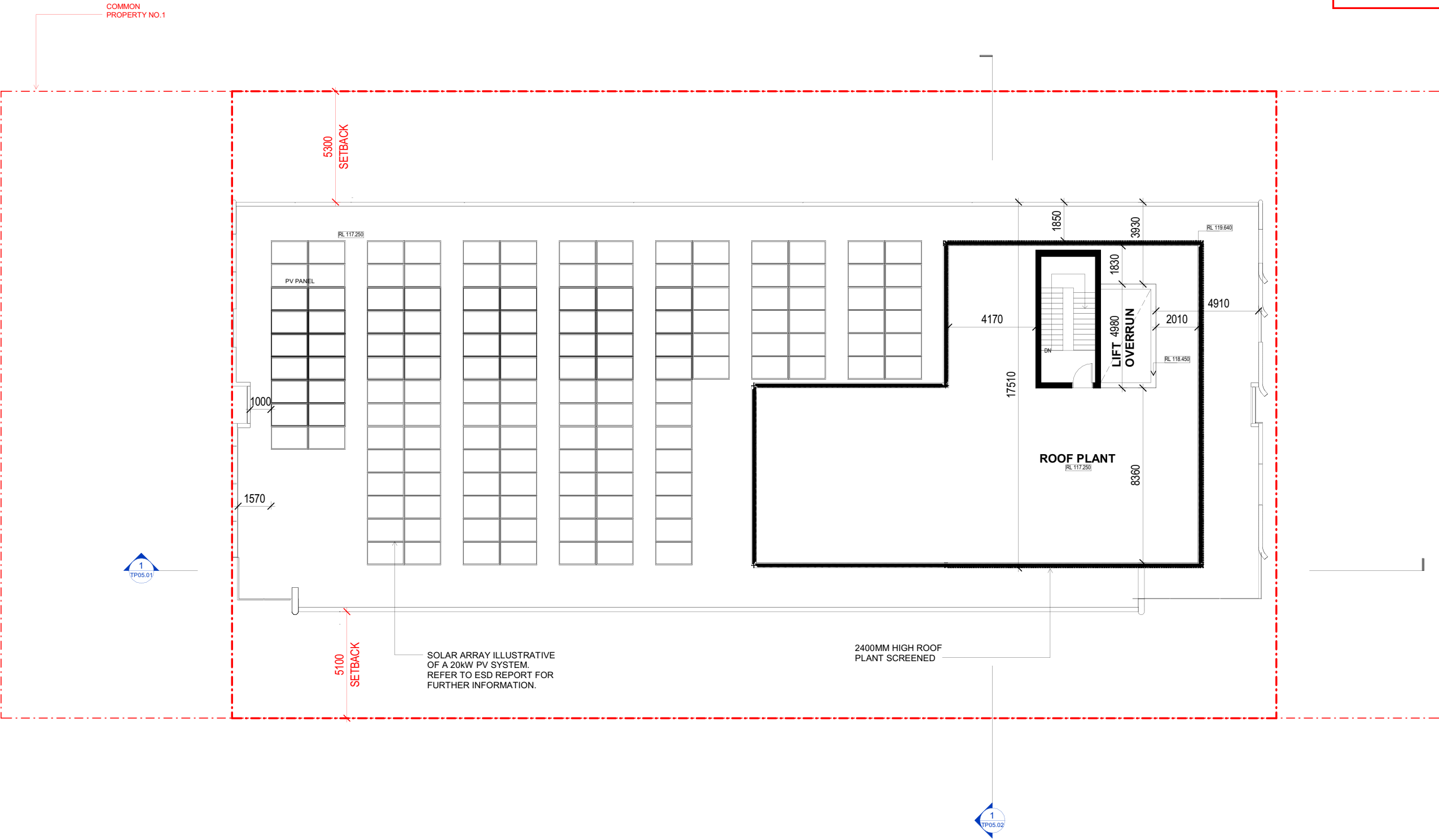


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3.6 Roof Plan

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3.7 Elevations - East

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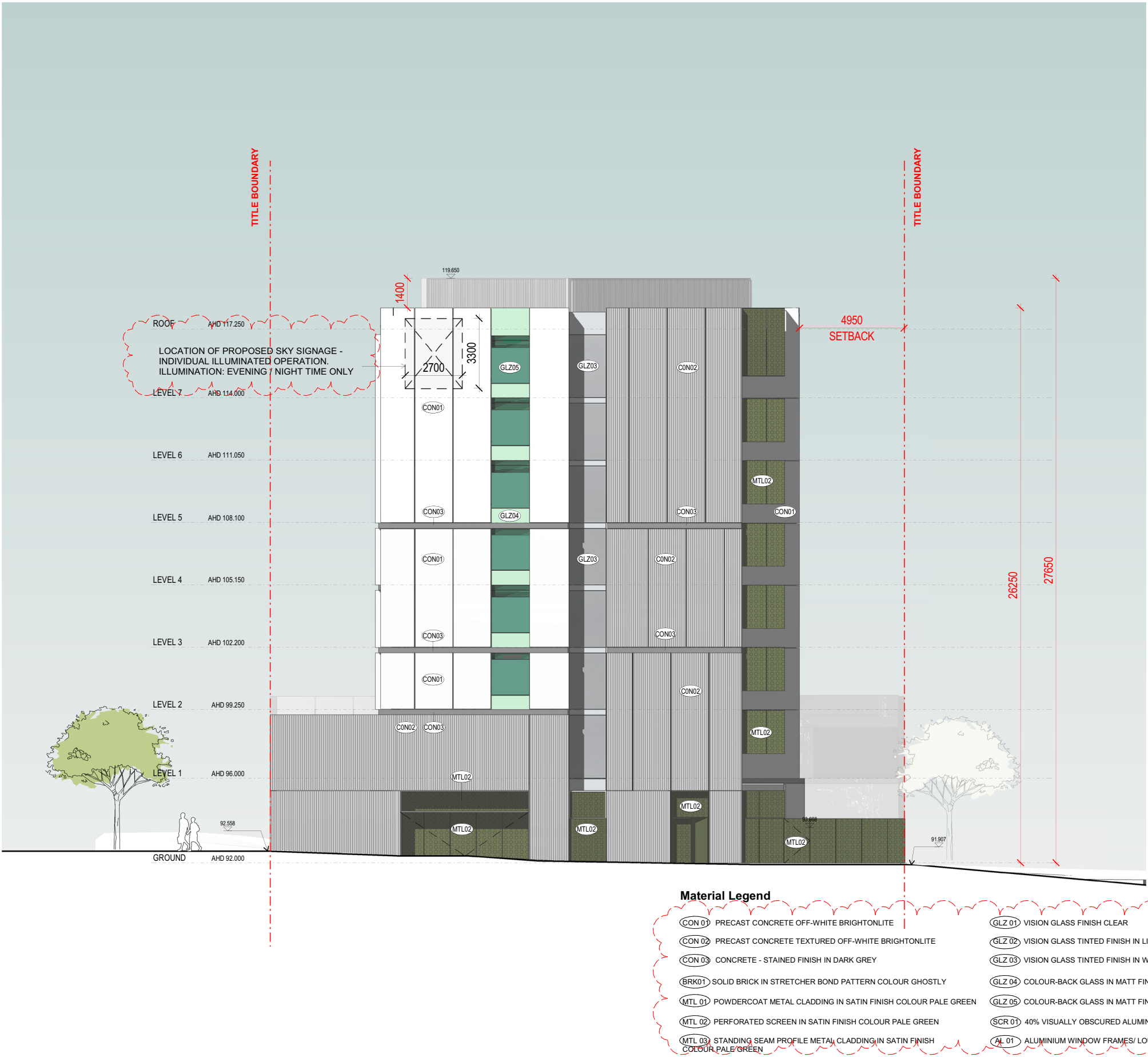
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3.7 Elevations - West

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CON 01	PRECAST CONCRETE OFF-WHITE BRIGHTNLITE	GLZ 01	VISION GLASS FINISH CLEAR	GLZ 06	COLOUR-BACK GLASS IN MATT FINISH COLOUR CHARCOAL MONUMENT
CON 02	PRECAST CONCRETE TEXTURED OFF-WHITE BRIGHTNLITE	GLZ 02	VISION GLASS TINTED FINISH IN LIGHT GREY LEXI		
CON 03	CONCRETE - STAINED FINISH IN DARK GREY	GLZ 03	VISION GLASS TINTED FINISH IN WESTERN DARK GREY		
BRK 01	SOLID BRICK IN STRETCHER BOND PATTERN COLOUR GHOSTLY	GLZ 04	COLOUR-BACK GLASS IN MATT FINISH COLOUR GREEN SPRING		
MTL 01	POWDERCOAT METAL CLADDING IN SATIN FINISH COLOUR PALE GREEN	GLZ 05	COLOUR-BACK GLASS IN MATT FINISH COLOUR GREEN LEAF		
MTL 02	PERFORATED SCREEN IN SATIN FINISH COLOUR PALE GREEN	SCR 01	40% VISUALLY OBSCURED ALUMINIUM SCREEN IN SATIN FINISH COLOUR PALE GREEN		
MTL 03	STANDING SEAM PROFILE METAL CLADDING IN SATIN FINISH COLOUR PALE GREEN	AL 01	ALUMINIUM WINDOW FRAMES/ LOUVRES IN SATIN FINISH COLOUR PALE GREEN		

Architectural elevation drawing of a building facade. The drawing includes the following annotations:

- Vertical Levels and Heights:**
 - GROUND: AHD 92.000
 - LEVEL 1: AHD 96.000
 - LEVEL 2: AHD 99.250
 - LEVEL 3: AHD 102.200
 - LEVEL 4: AHD 105.150
 - LEVEL 5: AHD 108.100
 - LEVEL 6: AHD 111.050
 - LEVEL 7: AHD 114.000
 - ROOF: AHD 117.250
- Horizontal Dimensions:**
 - Overall width: 11060
 - Setback from right boundary: 10560
 - Setback from left boundary: 670
 - Setback from right boundary (at roof level): 1400
- Material and Component Labels:**
 - MTL01, MTL02, MTL03 (Material labels)
 - GLZ01, GLZ02, GLZ03, GLZ04, GLZ05 (Glass/Window labels)
 - CON01, CON02, CON03 (Concrete/Structure labels)
 - AL01 (Aluminum/Frame label)
- Other Annotations:**
 - COMMON PROPERTY No.1 BOUNDARY (indicated by dashed red lines)
 - TITLE BOUNDARY (indicated by dashed red lines)
 - 670 SETBACK (indicated by a red arrow)
 - 1400 (indicated by a red arrow)
 - 3780 (indicated by a red arrow)
 - 91.378 (ground level marker)
 - 91.867 (ground level marker)
 - 99.100 (ground level marker)
 - 93.800 (ground level marker)
 - 116.669 (roof level marker)
 - 116.850 (roof level marker)

CON 01	PRECAST CONCRETE OFF-WHITE BRIGHTNLITE	GLZ 01	VISION GLASS FINISH CLEAR	GLZ 09	COLOUR-BACK GLASS IN MATT FINISH COLOUR CHARCOAL MONUMENT
CON 02	PRECAST CONCRETE TEXTURED OFF-WHITE BRIGHTNLITE	GLZ 02	VISION GLASS TINTED FINISH IN LIGHT GREY LEXI		
CON 03	CONCRETE - STAINED FINISH IN DARK GREY	GLZ 03	VISION GLASS TINTED FINISH IN WESTERN DARK GREY		
BRK 01	SOLID BRICK IN STRETCHER BOND PATTERN COLOUR GHOSTLY	GLZ 04	COLOUR-BACK GLASS IN MATT FINISH COLOUR GREEN SPRING		
MTL 01	POWDERCOAT METAL CLADDING IN SATIN FINISH COLOUR PALE GREEN	GLZ 05	COLOUR-BACK GLASS IN MATT FINISH COLOUR GREEN LEAF		
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MTL 03	STANDING SEAM PROFILE METAL CLADDING IN SATIN FINISH COLOUR PALE GREEN	AL 01	ALUMINIUM WINDOW FRAMES/ LOUVRES IN SATIN FINISH COLOUR PALE GREEN		

3.8 Sections

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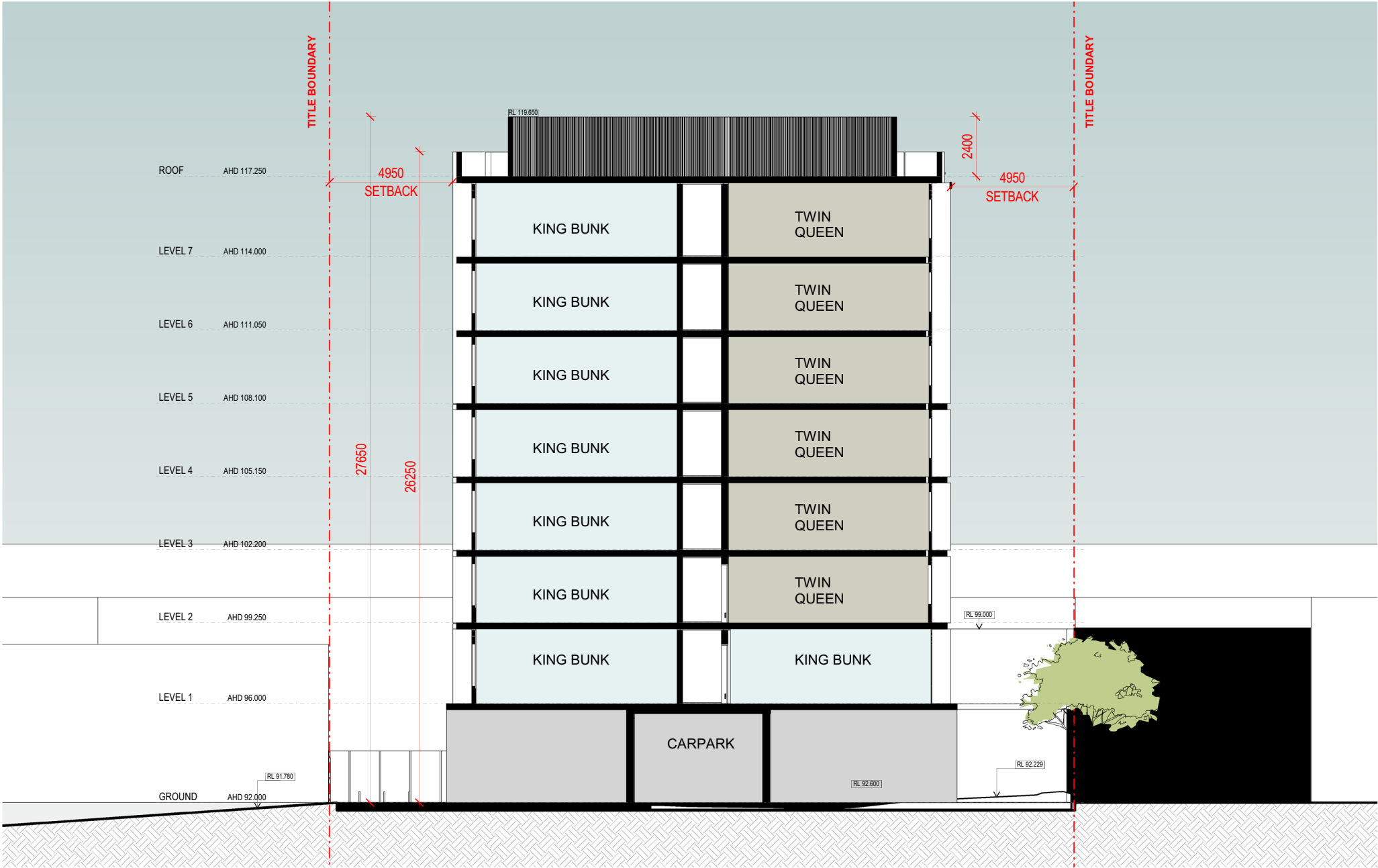
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3.8 Sections

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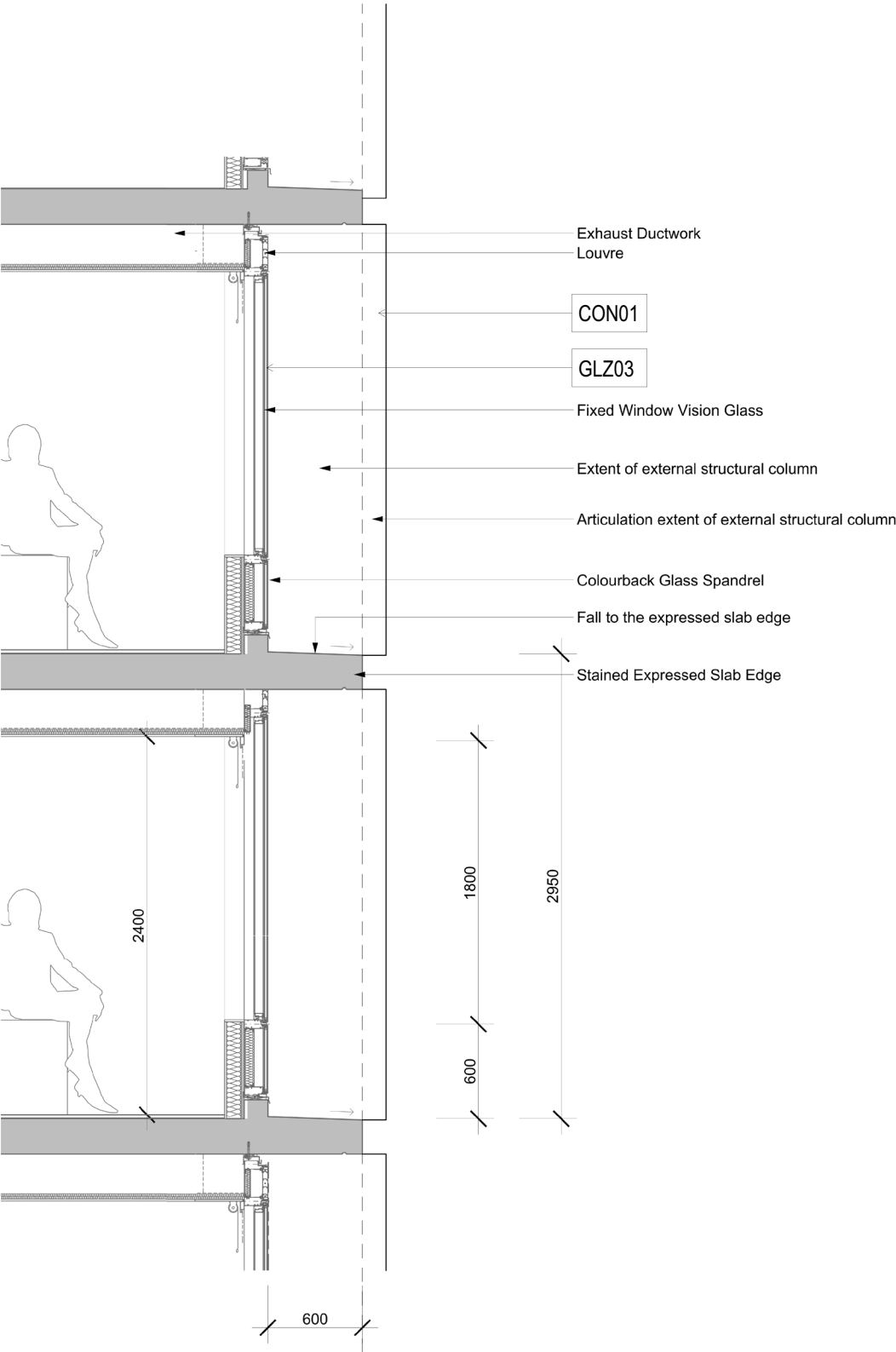
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3.9 Section Detail

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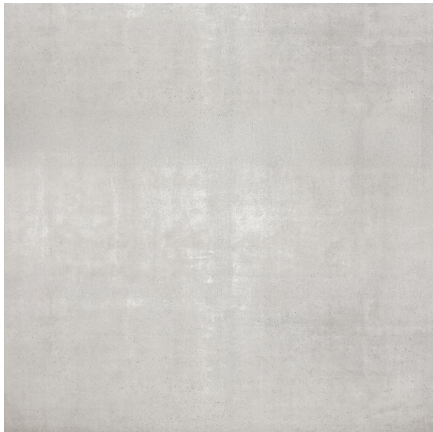


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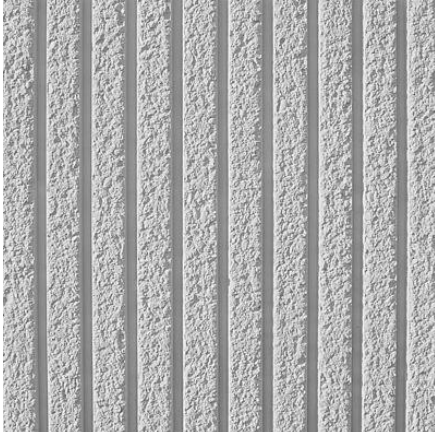
3.10 Material Schedule

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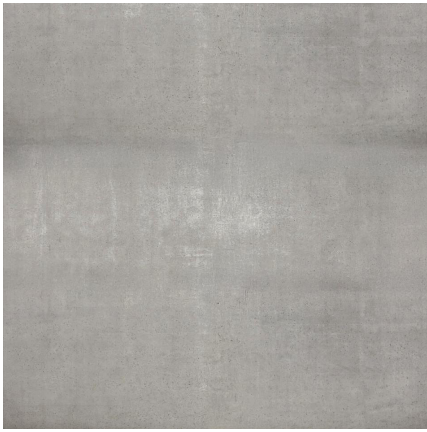
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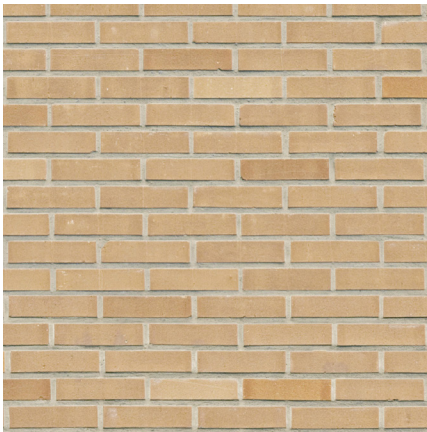
CON 01



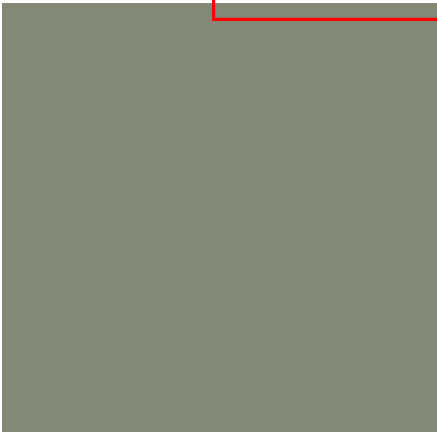
CON 02



CON 03



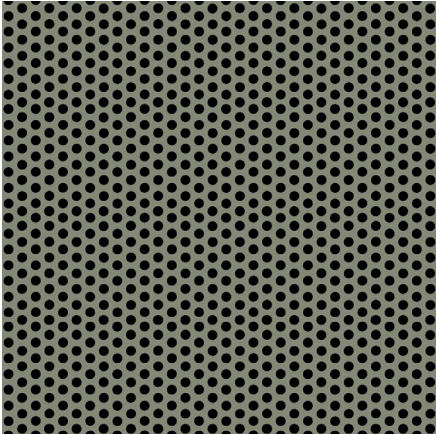
BRK 01



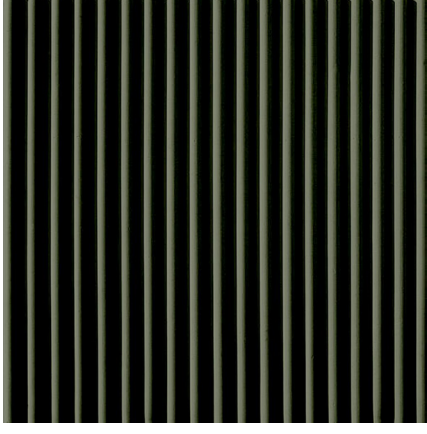
AL 01



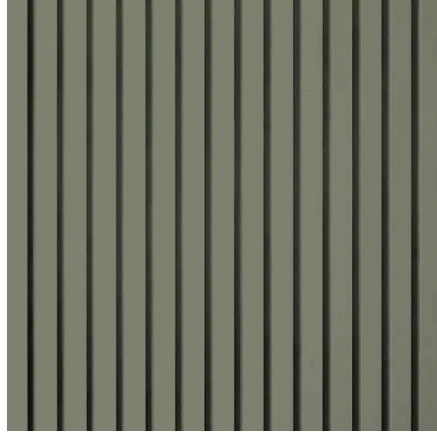
MTL 01



MTL 02



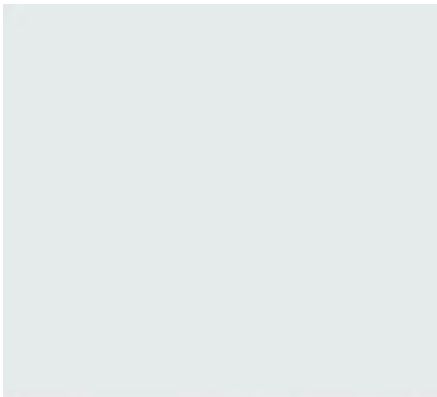
MTL 03



SCR 01



GLZ 06



GLZ 01



GLZ 02



GLZ 03



GLZ 04



GLZ 05

Material Legend

CON 01 PRECAST CONCRETE OFF-WHITE BRIGHTONLITE

CON 02 PRECAST CONCRETE TEXTURED OFF-WHITE BRIGHTONLITE

CON 03 CONCRETE - STAINED FINISH IN DARK GREY

BRK01 SOLID BRICK IN STRETCHER BOND PATTERN COLOUR GHOSTLY

MTL 01 POWDERCOAT METAL CLADDING IN SATIN FINISH COLOUR PALE GREEN

MTL 02 PERFORATED SCREEN IN SATIN FINISH COLOUR PALE GREEN

MTL 03 STANDING SEAM PROFILE METAL CLADDING IN SATIN FINISH COLOUR PALE GREEN

GLZ 01 VISION GLASS FINISH CLEAR

GLZ 02 VISION GLASS TINTED FINISH IN LIGHT GREY LEXI

GLZ 03 VISION GLASS TINTED FINISH IN WESTERN DARK GREY

GLZ 04 COLOUR-BACK GLASS IN MATT FINISH COLOUR GREEN SPRING

GLZ 05 COLOUR-BACK GLASS IN MATT FINISH COLOUR GREEN LEAF

SCR 01 40% VISUALLY OBSCURED ALUMINIUM SCREEN IN SATIN FINISH COLOUR PALE GREEN

AL 01 ALUMINIUM WINDOW FRAMES/ LOUVRES IN SATIN FINISH COLOUR PALE GREEN

GLZ 06 COLOUR-BACK GLASS IN MATT FINISH COLOUR CHARCOAL MONUMENT

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Visualisation

4.1 Building Views

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4.1 Building Views



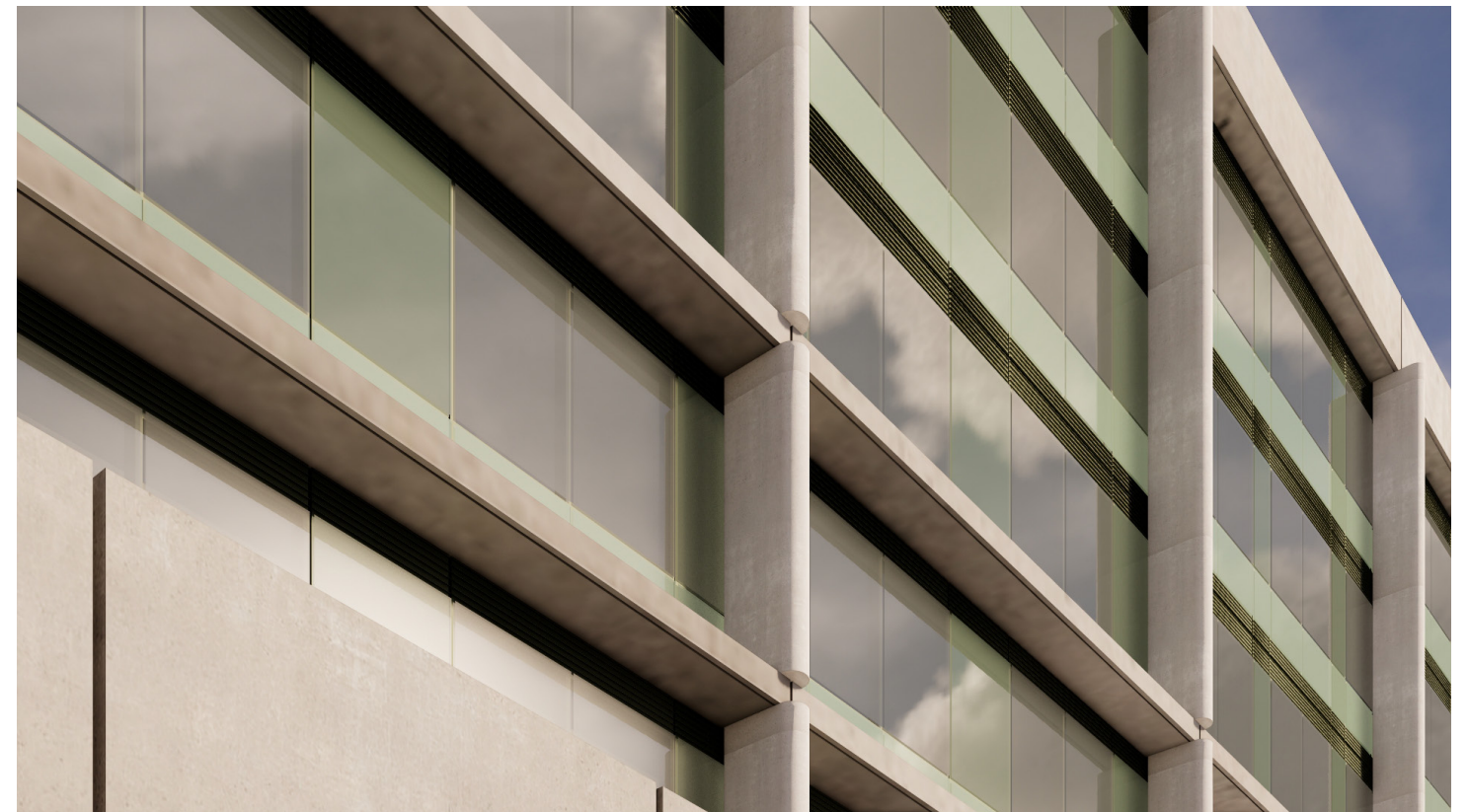
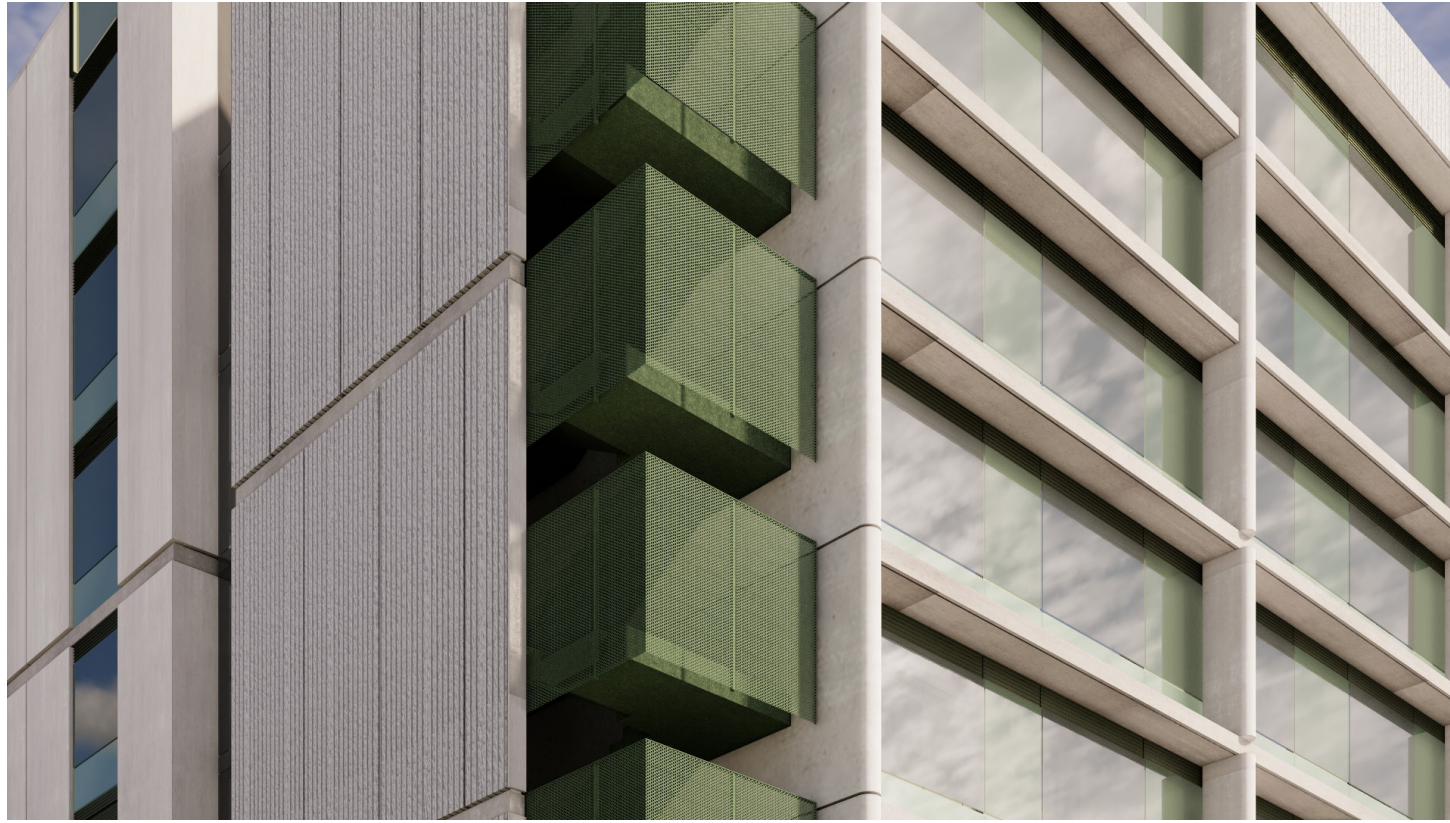
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4.2 Facade Detail

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4.3 Front Setback and Entry Detail

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4.4 Rear Setback and Entry Detail

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5.0

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Development
Summary

ADVERTISED PLAN

hayball

Date: 6th Aug 2026
Project: 13 Internation Square Tullamarine
Site Area: 1502m²

	Internal Communal (m2)	External Communal (m2)	NLA (m2)	GFA (m2) FECA	
Bed/floor	Area	Area	Area	Area	
	68		87		1160
0	173		795		1103
0			723		985
0			723		985
0			723		985
0			723		985
0			723		985
0			723		985
0					34
0					
0	241	0	5220	0	8207

164

ALL AREAS ARE APPROXIMATE AND SUBJECT TO FURTHER DETAILED REVIEW

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