

APPENDIX E

Air Quality Statement

Prepared by:

MWA Environmental



Ref: L20726/BH/26109

6 August 2026

Bower Group Pty Ltd
C/- Property Projects Australia
286 Lakeside Dr
Oonoonba 4811

Attention: Mr Toby Fiorillo

Dear Toby

Re: Review of Air Quality Issues for Proposed Service Station and Food and Drink Outlets Development – 286 Lakeside Drive, Oonoonba

Further to your request, MWA Environmental has reviewed the potential air quality issues relating to a proposed service station and two (2) food and drink outlet development (“**the proposed development**”) at 286 Lakeside Drive, Oonoonba (“**the subject site**”).

The subject land is shown on **Figure 1**.

The subject site is zoned Community Facilities. The nearest sensitive land uses and residential zones are located northwest and west of the subject site, across Lakeside Drive and to the east, beyond the railway and Abbott Street (refer **Figure 2**).

The proposed development comprises a service station and attached food and drink outlet including drive-through on the northern portion of the subject site, and a second food and drink outlet including dual lane drive-through on the southern portion of the subject site.

The proposed development is shown on the Verve ‘Proposed Site Plan’ included as **Attachment 1**.

Both food and drink outlets and the service station are proposed to trade 24 hours / 7 days.

The nearest existing sensitive land use or residential zones are located more than 50 metres from air pollutant emission sources (bowser area, underground fuel storage tank vent pipes and food outlet kitchen exhausts) associated with the proposed development. As part of the Oonoonba Priority Development Area (PDA), the land to the northwest of the subject site is zoned Community Facilities and is intended to be developed as affordable housing and is located more than 25 metres from the proposed service station’s refuelling canopy area.

The service station will include Stage 1 (VR1) and Stage 2 (VR2) vapour recovery systems to minimise air pollutant and odour emissions.

MWA Environmental has substantial experience in the assessment of air pollutant emissions from service station and food and drink outlet developments.

Our prior experience in conducting detailed air quality assessments for sites in close proximity to sensitive land uses demonstrates that:

- Contemporary service stations with best-practice VR1 and VR2 emission control systems will comply with the relevant air quality objectives and odour criteria either within the site boundary or within 20 metres of the nearest emission source (bowzers or underground storage tank vent pipes). Thus, air pollutant and odour emissions from the proposed service station will readily comply with the relevant objectives at all existing and anticipated future sensitive land uses.
- In the case of the proposed food and drink outlets, the available separation distances between potential cooking exhaust emission points and existing and anticipated future sensitive land uses are substantially greater than required by the Australian Standard deemed to satisfy provisions i.e. AS1668.2 would require less setback than is actually available to surrounding sensitive uses. Thus, odour emissions from the food and drink outlets' proposed kitchen exhausts will not cause odour nuisance at sensitive uses.

SUMMARY

The outcomes of our review are summarised as follows:

1. The service station and both food and drink outlet development emission sources are separated from existing or anticipated future sensitive land uses by more than 25 metres.
2. Air pollutant and odour emissions from the service station with VR1 and VR2 emission control systems will readily comply with the relevant air quality objectives and odour criteria at existing or anticipated future sensitive land uses.
3. Kitchen exhaust cooking odours will not cause odour nuisance at existing or anticipated future sensitive land uses with industry standard range hood filtration and ventilation systems.
4. No detailed quantitative air quality assessment is warranted in this instance.

If you require any clarification or additional information please contact the undersigned.

Yours sincerely



Ben Hyde
Principal Environmental Engineer

FIGURES



LEGEND
SITE LOCATION

DRAWING REFERENCE
© THE STATE OF QUEENSLAND 2026
(DEPARTMENT OF NATURAL RESOURCES
AND MINES, MANUFACTURING AND
REGIONAL AND RURAL DEVELOPMENT)
QLDGLOBE.

CLIENT
BOWER GROUP

PROJECT
**AIR QUALITY
ASSESSMENT**
PROPOSED COMMERCIAL
DEVELOPMENT
286 LAKESIDE DRIVE
OONOONBA QLD

TITLE
**SITE LOCATION
AND SURROUNDING
LAND USES**

JOB	OONOONBA	FIGURE 1
JOB NO.	26109	
DATE	06/08/26	DWG NUMBER
SCALE	1:2500 (A4)	26109-1
REV.		

Max Winders & Associates Pty Ltd t/as MWA Environmental
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LEGEND

— SITE LOCATION

TOWNSVILLE CITY PLAN 2014 ZONES

- COMMUNITY FACILITIES
- LOW DENSITY RESIDENTIAL
- EMERGING COMMUNITY
- SPORT AND RECREATION
- ENVIRONMENTAL MANAGEMENT AND CONSERVATION

DRAWING REFERENCE
CITY OF TOWNSVILLE, 2026,
TOWNSVILLEMAPS, TOWNSVILLE
CITY PLAN ZONING.

0 20 40 60 80m

CLIENT

BOWER GROUP

PROJECT

AIR QUALITY ASSESSMENT
PROPOSED COMMERCIAL DEVELOPMENT
286 LAKESIDE DRIVE
OONOONBA QLD

TITLE

ZONING MAP

JOB	OONOONBA	FIGURE 2
JOB NO.	26109	
DATE	06/08/26	DWG NUMBER
SCALE	1:2500 (A4)	26109-2
REV.		

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ATTACHMENT 1

ARCHITECTURAL DA DRAWINGS

PROPOSED MIXED USE DEVELOPMENT

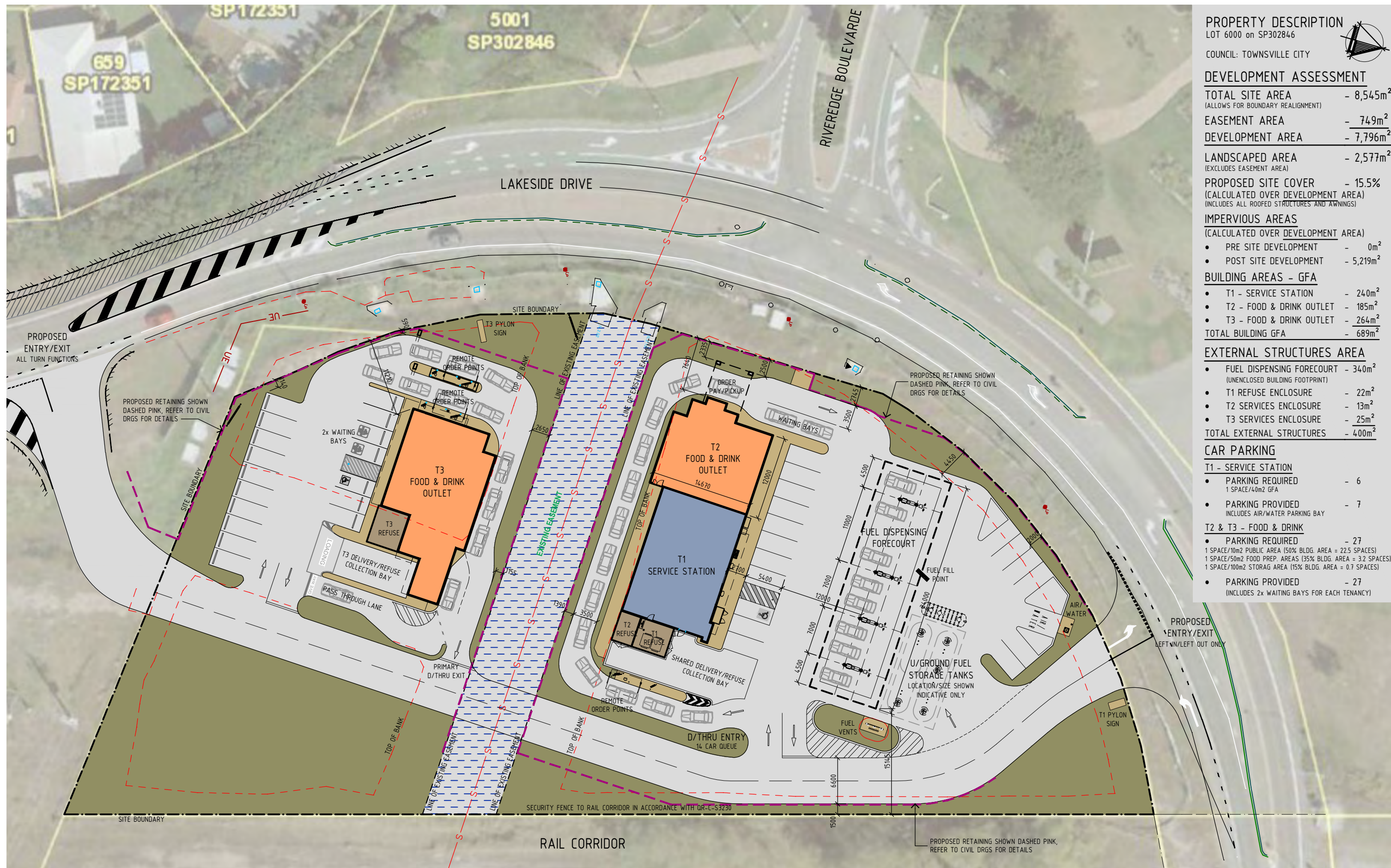
286 LAKESIDE DRIVE, OONOONBA QLD 4811



LOCATION MAP
NOT TO SCALE

ARCHITECTURAL DRAWINGS - DA	
DRG No.	DRAWING TITLE
DA01	COVER PAGE
DA02	PROPOSED SITE PLAN
DA03	CONCEPT SITE PLAN - T1/T2
DA04	BUILDING ELEVATIONS & PERSPECTIVES - T1/T2
DA05	BUILDING ELEVATIONS & PERSPECTIVES - T1/T2
DA06	BUILDING ELEVATIONS & PERSPECTIVES - T3

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PROPERTY DESCRIPTION

LOT 6000 on SP302846

COUNCIL: TOWNSVILLE CITY

DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 8,545m²
(ALLOWS FOR BOUNDARY REALIGNMENT)EASEMENT AREA - 749m²DEVELOPMENT AREA - 7,796m²LANDSCAPED AREA - 2,577m²
(EXCLUDES EASEMENT AREA)PROPOSED SITE COVER - 15.5%
(CALCULATED OVER DEVELOPMENT AREA)
(INCLUDES ALL ROOFED STRUCTURES AND AWNINGS)

IMPERVIOUS AREAS

(CALCULATED OVER DEVELOPMENT AREA)

- PRE SITE DEVELOPMENT - 0m²
- POST SITE DEVELOPMENT - 5,219m²

BUILDING AREAS - GFA

- T1 - SERVICE STATION - 240m²
- T2 - FOOD & DRINK OUTLET - 185m²
- T3 - FOOD & DRINK OUTLET - 264m²
- TOTAL BUILDING GFA - 689m²

EXTERNAL STRUCTURES AREA

- FUEL DISPENSING FORECOURT - 340m²
(UNENCLOSED BUILDING FOOTPRINT)
- T1 REFUSE ENCLOSURE - 22m²
- T2 SERVICES ENCLOSURE - 13m²
- T3 SERVICES ENCLOSURE - 25m²
- TOTAL EXTERNAL STRUCTURES - 400m²

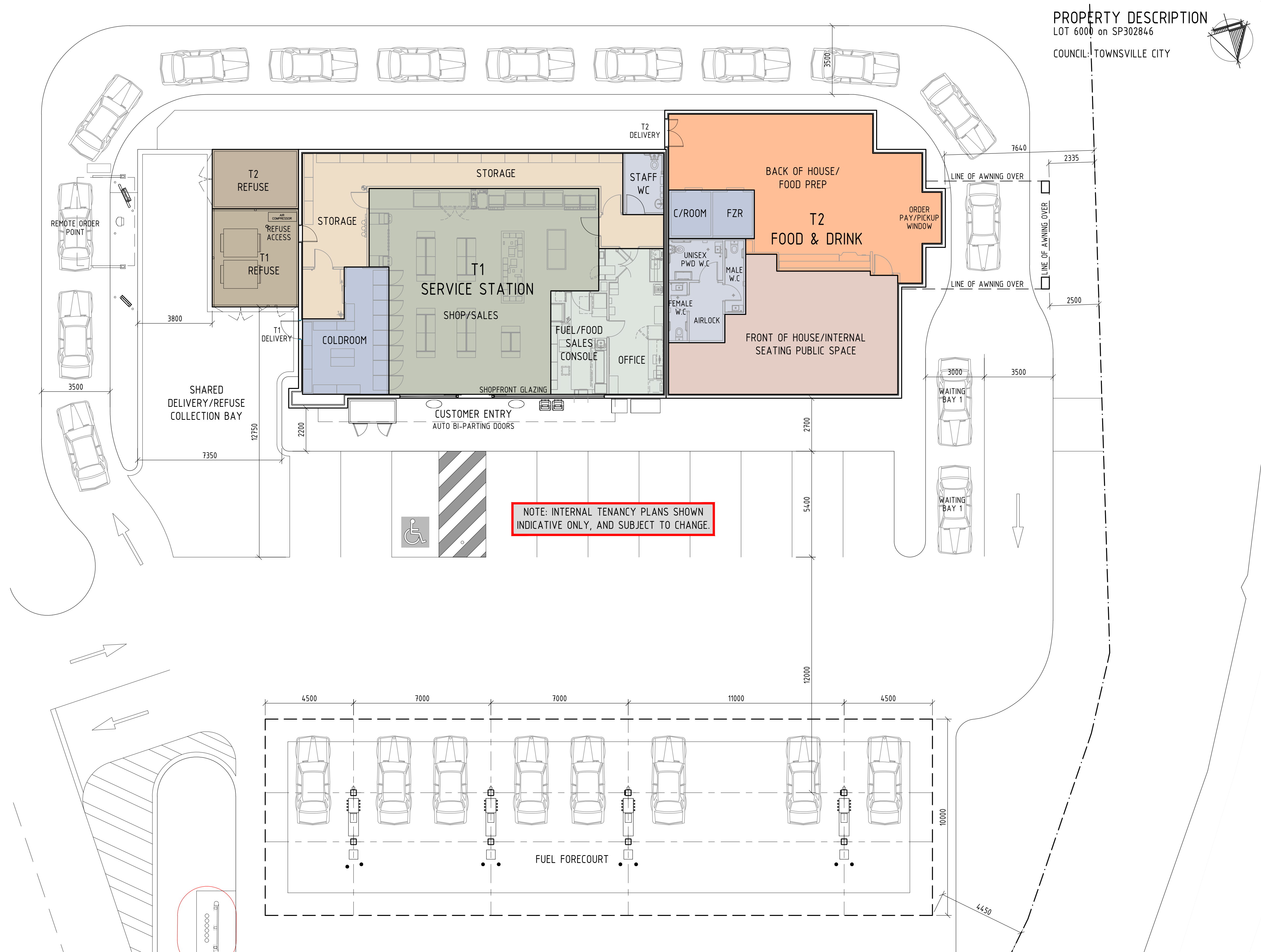
CAR PARKING

T1 - SERVICE STATION

- PARKING REQUIRED - 6
1 SPACE/40m² GFA
- PARKING PROVIDED - 7
INCLUDES AIR/WATER PARKING BAY

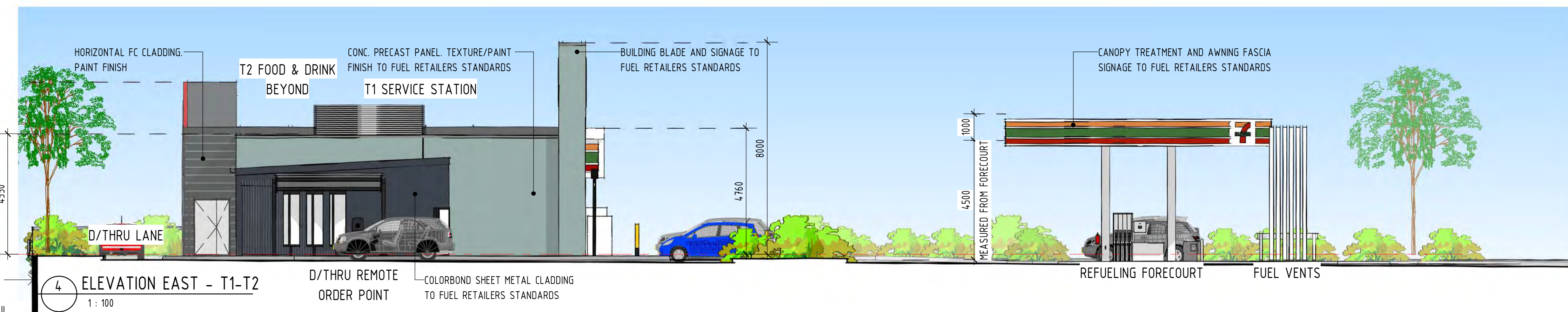
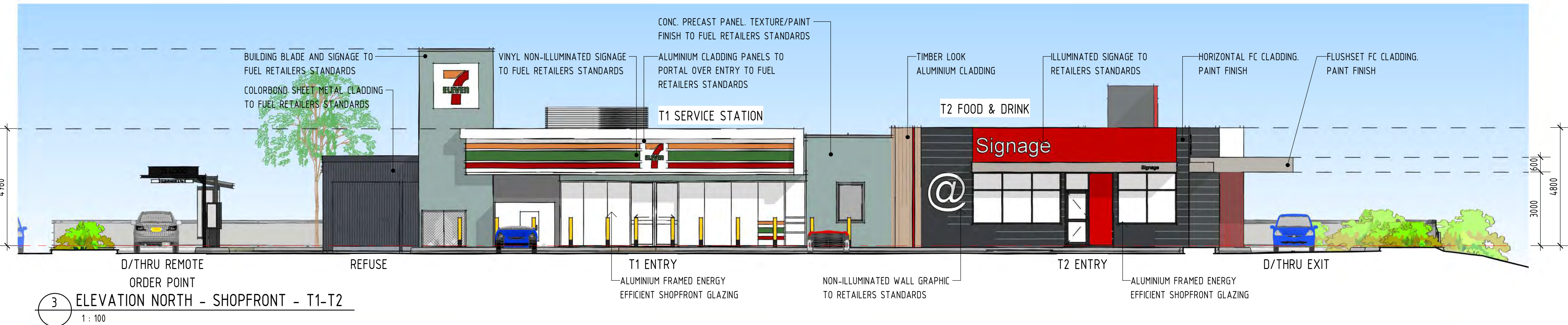
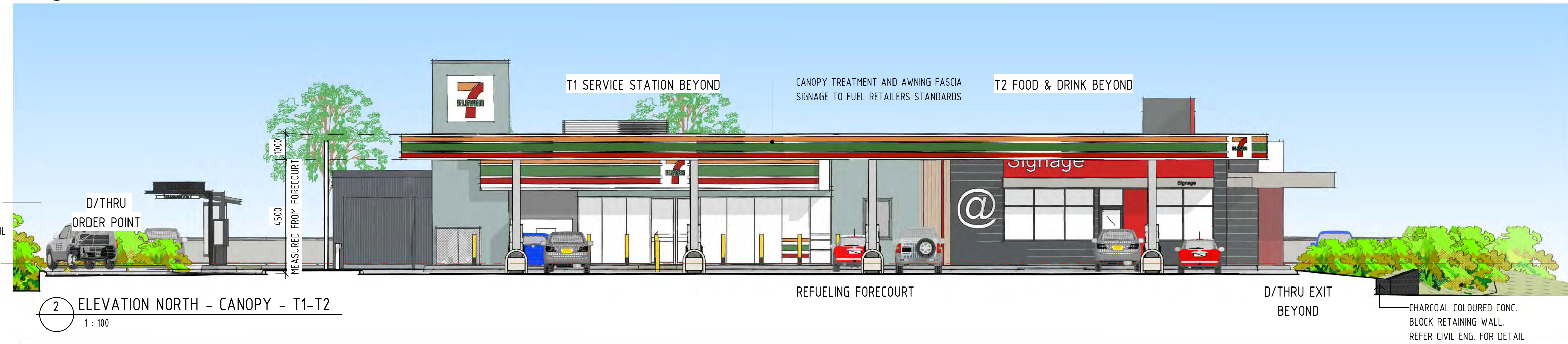
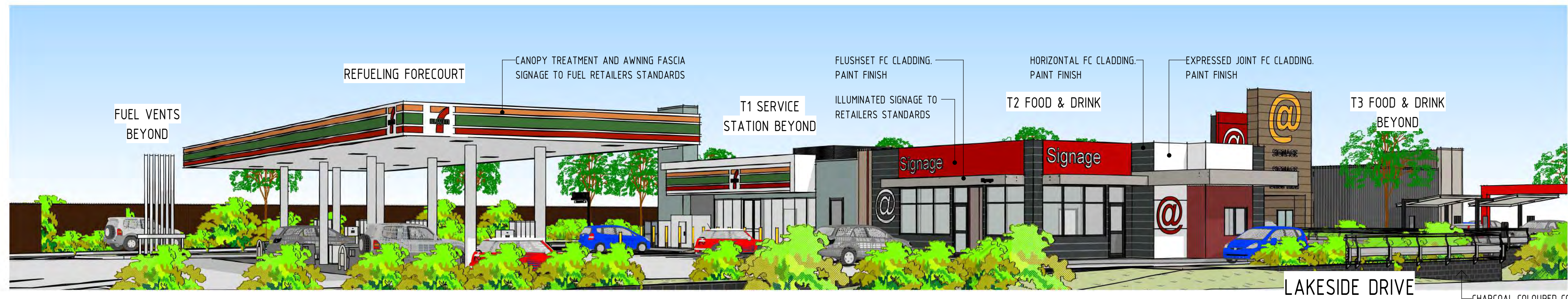
T2 & T3 - FOOD & DRINK

- PARKING REQUIRED - 27
1 SPACE/10m² PUBLIC AREA (50% BLDG. AREA = 22.5 SPACES)
1 SPACE/50m² FOOD PREP. AREAS (35% BLDG. AREA = 3.2 SPACES)
1 SPACE/100m² STORAGE AREA (15% BLDG. AREA = 0.7 SPACES)
- PARKING PROVIDED - 27
(INCLUDES 2x WAITING BAYS FOR EACH TENANCY)



NOTE:

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- | | |
|---------------------------------------|--|
| ☐ commercial | ☐ service stations |
| ☐ mixed-use | ☐ quick service restaurants |
| ☐ self storage | ☐ child care centres |
| ☐ industrial | ☐ large format retail |

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Rev	Date	Drn	Description	Appr
A	18.06.2021	TD	DA ISSUE	
B	16.11.2021	TD	REVISED DA ISSUE	
C	05.10.2022	GN	UPDATES TO T2 TENANCY	
D	28.10.2022	NG	UPDATES TO T2 TENANCY	
P2	29.04.2026	TM	PRELIMINARY ISSUE	
E	29.05.2026	TM	DA ISSUE	
F	13.07.2026	TH	ISSUE FOR D.A.	

Project Description	
PROPOSED MIXED USE DEVELOPMENT 286 LAKESIDE DRIVE, OONONBA QLD 4811	
Scale @A1 As indicated	Date JUNE 2021
Drawn TD	Approved By GN

Building Title	
BUILDING ELEVATIONS & PERSPECTIVES - T1/T2	
Job Number - Drawing Number 19212 DA04	Revision F

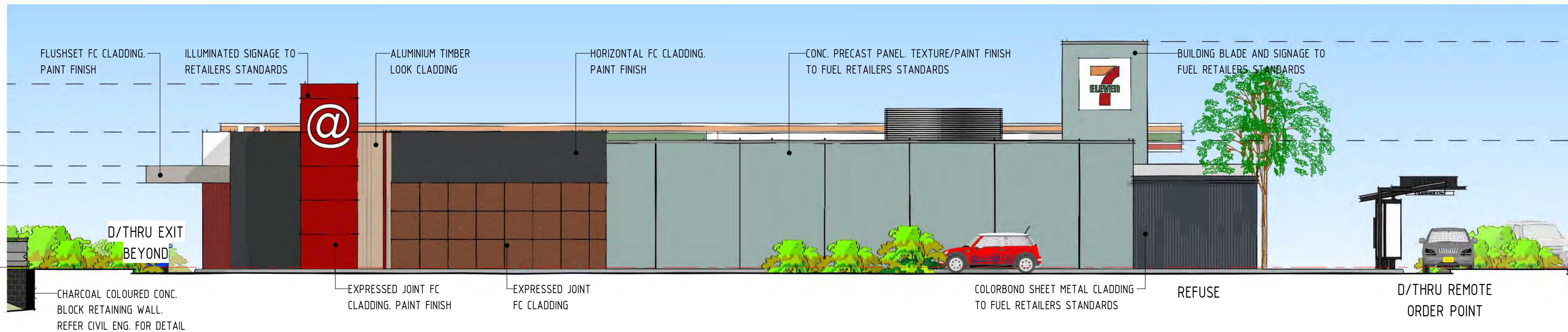
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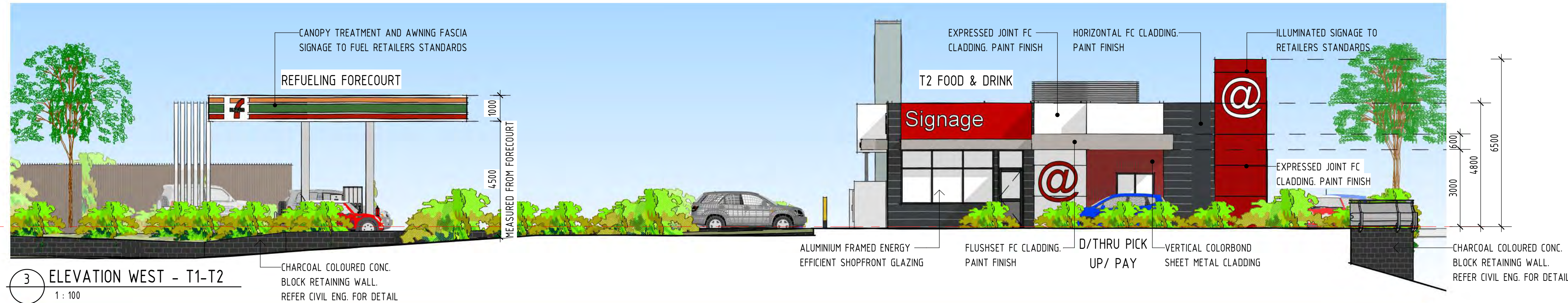
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LAKESIDE DRIVE

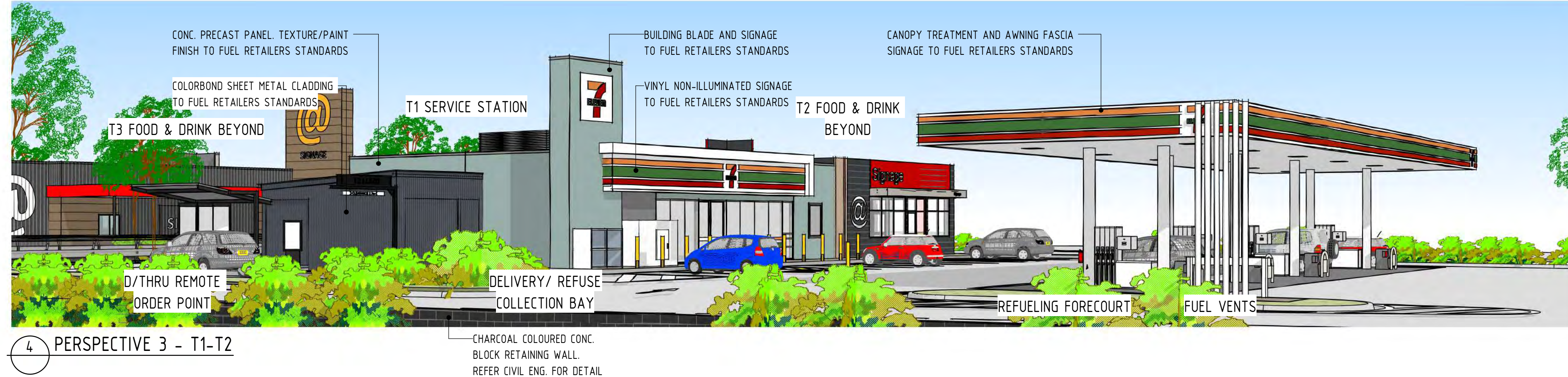
1 PERSPECTIVE 2 - T1-T2



2 ELEVATION SOUTH - T1-T2



3 ELEVATION WEST - T1-T2



4 PERSPECTIVE 3 - T1-T2

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- commercial service stations
mixed-use quick service restaurants
self storage child care centres
industrial large format retail

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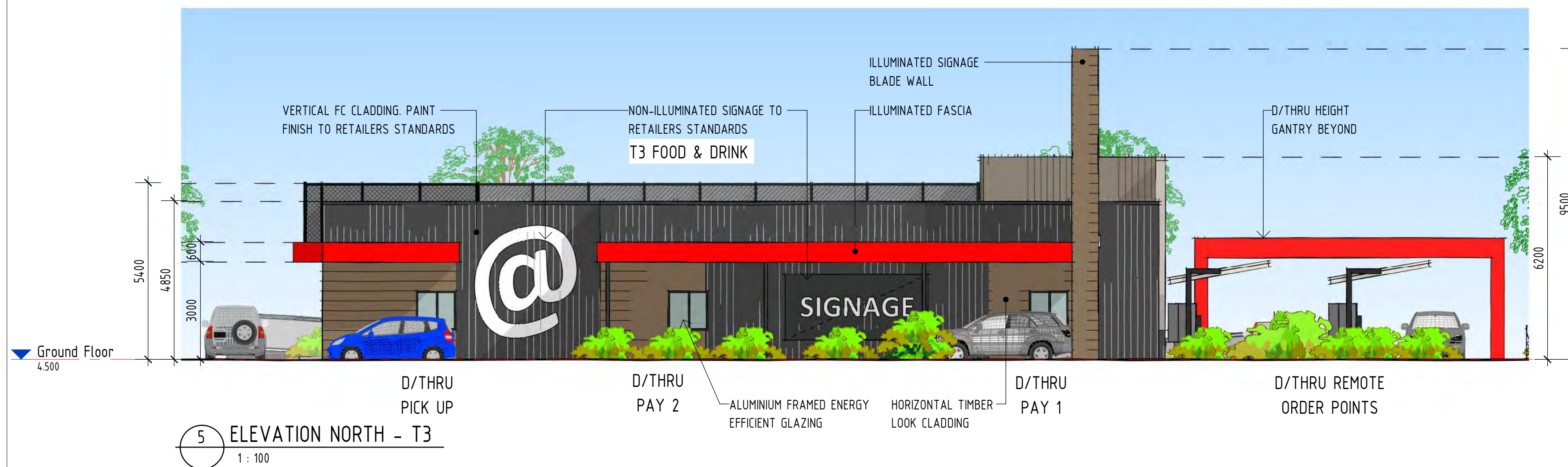
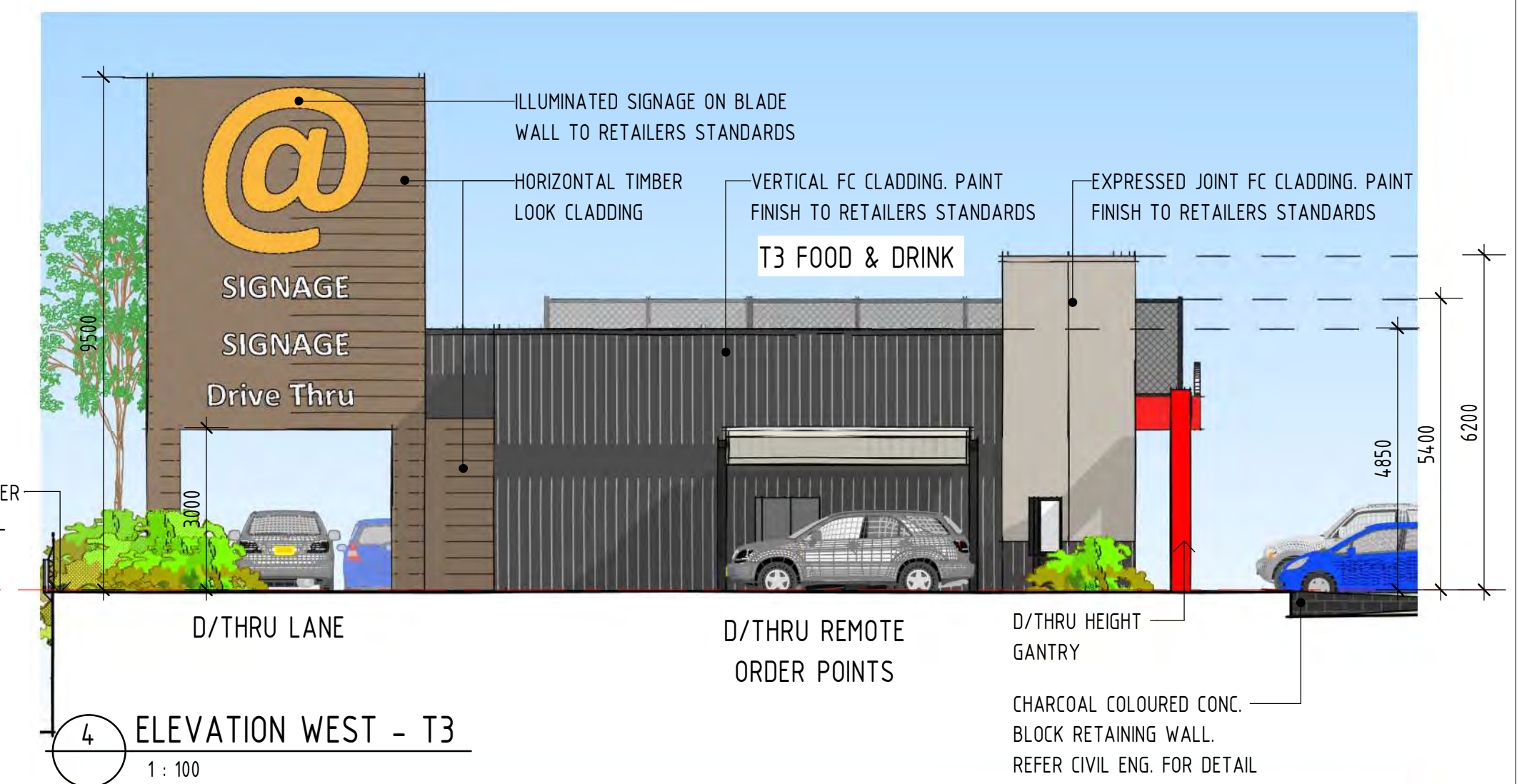
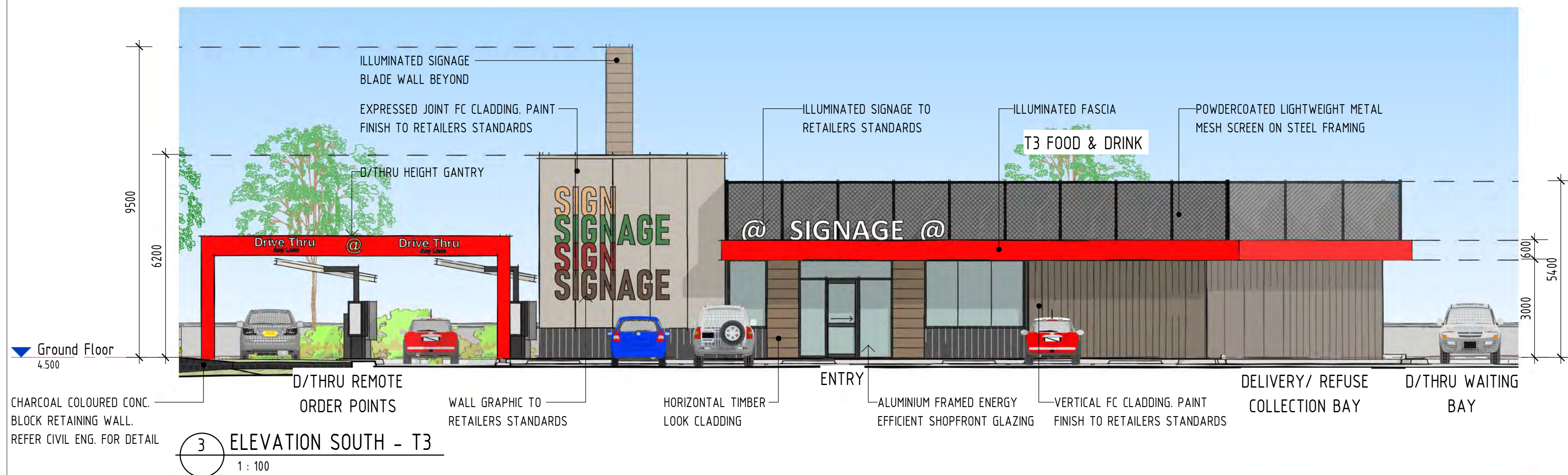
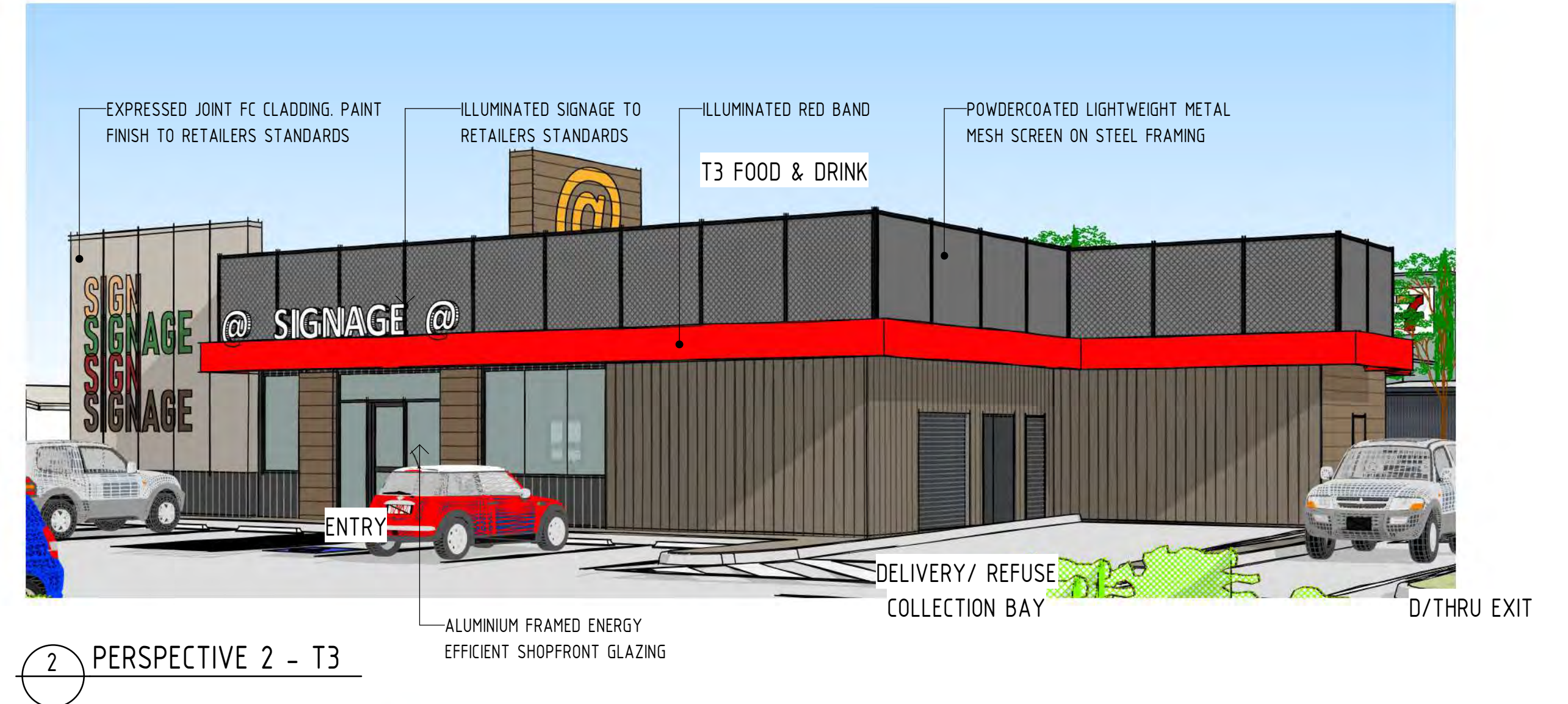
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Scale @A1 As indicated	Date JUNE 2021
Drawn TD	Approved By GN

Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES - T1/T2	
Job Number - Drawing Number 19212 DA05	Revision F

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PROPOSED MIXED USE DEVELOPMENT	
286 LAKESIDE DRIVE, OONONBA QLD	
4811	
Scale @A1	Date MAY 2026
As indicated	Approved By GN
Drawn TM	

Drawing Title	
BUILDING ELEVATIONS & PERSPECTIVES - T3	
Job Number - Drawing Number	Revision
19212 DA06	F