



Safe, year-round *recycled water* for agribusiness

Wamuran Irrigation Scheme

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Overview

Wamuran Irrigation Scheme (WIS) is a national award-winning¹, climate-resilient initiative that supplies regulated and safe, year-round Class A recycled water to agribusinesses in Wamuran, within City of Moreton Bay.

WIS water is suitable for high-value agriculture and protected cropping businesses such as horticulture (fruit, herb and nut orchards) and floriculture (turf and nurseries).

Owned and managed by Unitywater, WIS provides reliable water at an affordable price in one of Queensland's established food bowls.

This initiative helps support our regional communities and supply booming agriculture markets efficiently, sustainably and profitably.

Currently, 5 foundation growers have access to recycled water across more than 2,500 ha (6,178 ac) of irrigated crops, with room for expansion.

¹ Infrastructure Project Innovation Award (Metro) winner at 2026 Australian Water Association (AWA) Awards

THE OPPORTUNITY FOR NEW AND EXISTING GROWERS



Increased productivity



Yield stability



Improved planning



Crop diversification



High-value production



Reduced production risk

- Operate in a major agribusiness hub with a strong agricultural industry base.
- Leverage direct access to national and international transport networks.
- Benefit from innovative solutions for high-value agricultural production.
- Expand operations across hundreds of hectares of underutilised agricultural land.
- Unlock additional croppable land with reliable, dam-free water security.
- Access financial assistance programs available to eligible agribusinesses.

About *Unitywater*

Unitywater is one of Australia's largest water utilities, providing essential water and wastewater services across Moreton Bay, Sunshine Coast and Noosa.

Our purpose is to support healthy and thriving communities through the delivery of safe, reliable and sustainable water and wastewater services. Operating 24 hours a day, 7 days a week, we manage extensive networks that deliver drinking water, collect and treat wastewater, provide trade waste services, respond to incidents and emergencies, and invest in infrastructure that supports regional growth and economic development.

Reliable water and wastewater services are critical to community wellbeing and regional prosperity, enabling residential development, industry, tourism and agriculture. Unitywater's strong operational performance and reliability is reflected in the Bureau of Meteorology's National Performance Report 2024–25².

- Water main breaks reduced to 3.5 incidents per 100 kilometres, the lowest rate among major Australian water utilities and less than a quarter of the industry average.
- Sewer main breaks, leaks and chokes also fell to 4.3 incidents per 100 kilometres, achieving the best result nationally.

We work closely with households, businesses, developers, local government and agricultural enterprises to deliver long-term value, while balancing affordability, operational excellence and environmental responsibility. Beyond core utility services, our organisation supports sustainable growth, responsible resource management and initiatives that enhance the liveability and resilience of the region.

For projects such as Wamuran Irrigation Scheme, our expertise in water infrastructure planning, delivery and operations enables the development of innovative and sustainable water solutions. Through our technical capability and operational experience, we're well positioned to help deliver projects that provide lasting economic, environmental and community benefits while supporting future regional growth.

About WIS

Wamuran Irrigation Scheme (WIS) is part of our commitment to maintaining waterway health and providing long-term sustainable water supply in one of the fastest developing areas in Australia.

Our groundbreaking scheme went live in January 2025.

We work closely with scheme participants to meet their water supply needs, as well as undertaking regular compliance monitoring and regulatory reporting.

HOW WIS WORKS

Recycled water is any wastewater from homes, business or industrial sites that is treated to improve its quality so it can be safely used for another purpose, such as farm irrigation.

The water is treated at the South Caboolture Water Resource Recovery Facility before undergoing another treatment process at the South Caboolture Recycled Water Treatment Plant.

Class A recycled water is then transported via a 10 km pipeline to Moodlu Quarry, a Unitywater storage facility that maintains the water quality and stores it to meet peak seasonal crop demand.

From there, 12 km of pipes deliver the recycled water at pressure to the farm gate for irrigation of turf, nursery plants and approved food crops.

APPROVED CROPS FOR IRRIGATION

State and local government regulations and guidelines³ determine which food crops can be irrigated with Class A recycled water to safeguard environmental and public health.



Raspberries



Blueberries



Pineapples



Strawberries



Avocados



Nursery

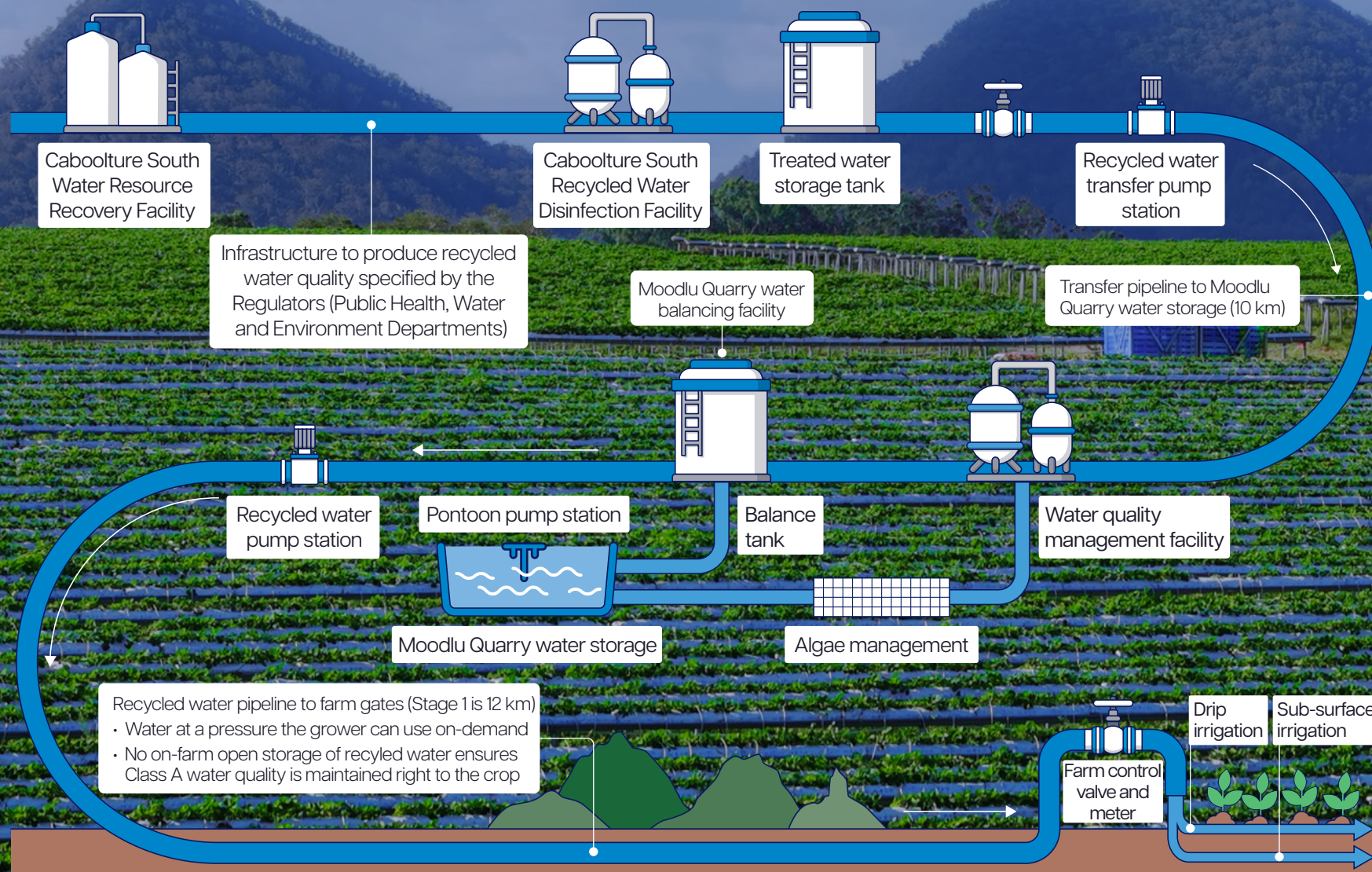


Turf

Potential for diversification

Other crops can be considered subject to regulatory approval. We encourage farmers to contact us with your cropping suggestions and we will seek the relevant approval from the regulator. Blueberries and nursery are recent additions.

³ Regulators: Queensland Department of Local Government, Water and Volunteers and Queensland Health.



Future growth

The Wamuran Irrigation Scheme Master Plan outlines existing infrastructure and future expansion opportunities based on demand and funding.

CUSTOMERS

Current	Future
 Stage 1	 Stage 3
 Stage 2	 Stage 4
	 Stage 5

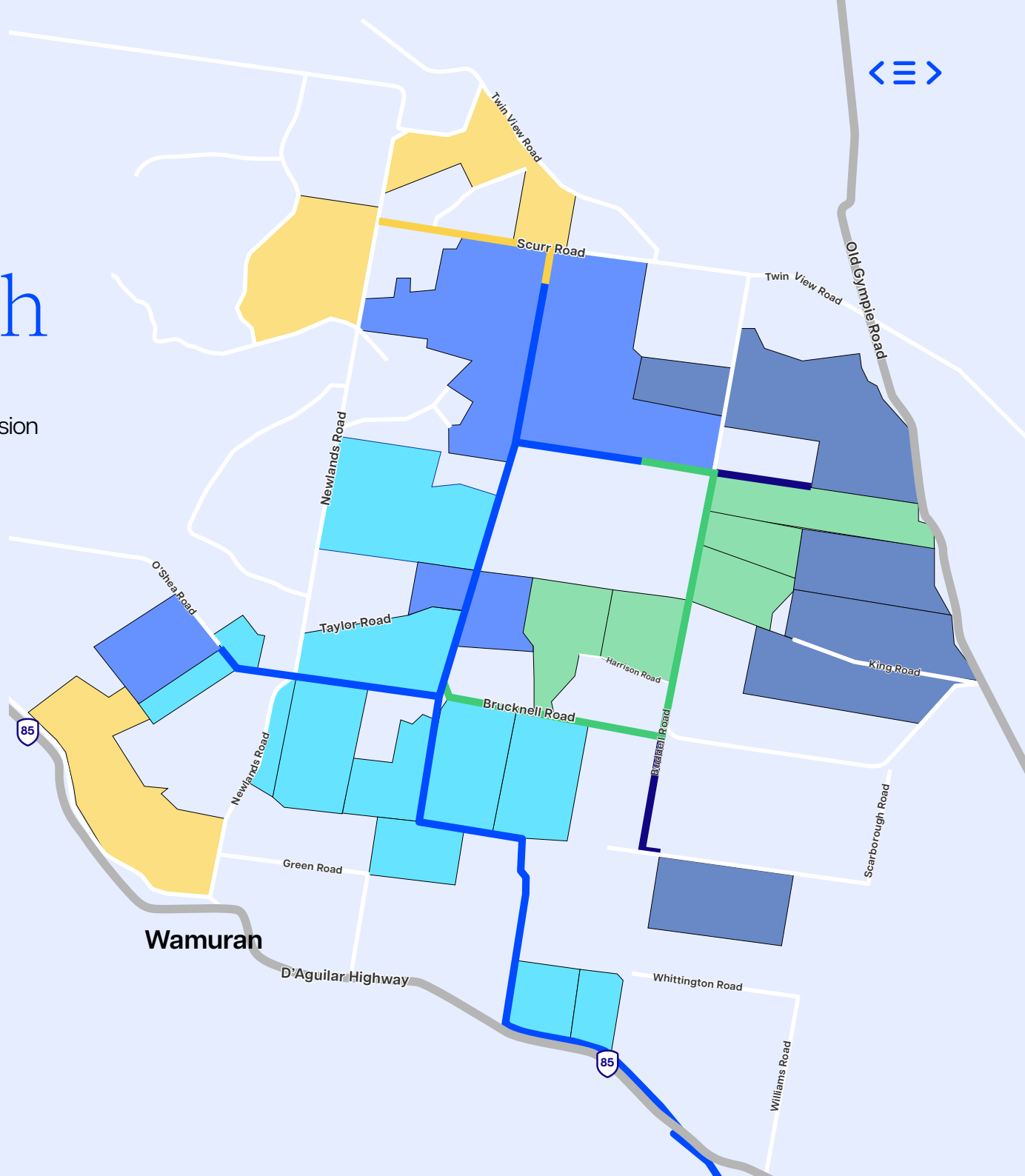
PIPES

Current	Future
 Stage 1 and 2	 Stage 3
	 Stage 4
	 Stage 5

North Brisbane – Bruce Highway Western Alternative project

Planning is underway for the North Brisbane – Bruce Highway Western Alternative, a new transport corridor designed to improve access and support freight movement.

Project updates are available on the Department of Transport and Main Roads website.



About *recycled* water

Recycled water is wastewater that has been treated to a quality suitable for beneficial reuse, rather than being discharged to the environment.

Recycled water is often used for irrigation, industry, dust suppression, environmental purposes and, in some schemes, for higher exposure uses such as dual-reticulation systems.

In Queensland, recycled water is regulated under the *Water Supply (Safety and Reliability) Act 2008*, the *Public Health Act 2005*, and the *Public Health Regulation 2018*. Water quality is classified according to treatment performance and microbiological quality, with Class A+ being the highest quality and Class D the lowest.

The table opposite provides a summary of the recycled water classifications and their approved uses.

Class	Water quality	Typical approved uses
A+	Highest quality recycled water, with the most stringent treatment and pathogen reduction	Irrigation of minimally processed food crops, some industrial uses and all uses permitted for lower classes
A	High-quality recycled water suitable where there may be significant human contact ⁴	Dual-pipe residential schemes (toilet flushing, garden watering), irrigation of parks, sports fields, school grounds and some food crops
B	Moderate-quality recycled water with more restricted use	Irrigation of public open spaces, pastures, fodder crops, and certain commercial or industrial applications
C	Lower-quality recycled water requiring stricter controls	Limited irrigation uses, non-food crops, woodlots and some industrial applications
D	Lowest recycled water quality suitable for restricted uses only	Dust suppression, irrigation of certain non-food crops and other low-exposure applications under controlled conditions

⁴ The Wamuran Irrigation Scheme produces Class A recycled water year-round.

Benefits

WIS enables the expansion of productive agricultural land by providing a reliable, climate-resilient water source without the need for large on-farm dams or major water-storage assets.

By removing this traditional barrier to irrigation, the scheme opens significant areas of currently under-used land for high-value cropping and diversified agribusiness activity.

AN INNOVATIVE SOLUTION FOR HIGH-VALUE PRODUCTION

WIS secures a long-term sustainable water supply for agricultural use, delivering 2.6 gigalitres of Class A recycled water annually, bringing confidence to industry.

2,500ha

The equivalent of 1,051 Olympic sized swimming pools of recycled water can support irrigation of 2,500 ha

\$100M

Adds \$100⁵ million in gross agricultural value to the City of Moreton Bay

Growth

Opens doors to businesses that invest now to growth

The scheme supports:

- **increased agricultural land use**, enabling you to convert dryland or low-productivity paddocks into irrigated, cropable hectares
- **lower capital and environmental costs**, as farmers avoid the expense, land take, and regulatory requirements associated with constructing dams and storage infrastructure
- **more flexible farm design and land use**, enabling you to optimise layouts for yield, efficiency and future expansion rather than being constrained by dam placement
- **enhanced environmental outcomes**, with reduced land disturbance, improved waterway protection and more sustainable use of recycled water.

5 A future with more water: An economic and social assessment of expanding the Wamuran Recycled Water Irrigation Scheme, City of Moreton Bay

BENEFITS FOR GROWERS

- ✓ Extends production timeframes
- ✓ Ensures a secure, safe and reliable year-round water supply
- ✓ Reduces stress on water sources
- ✓ Provides greater certainty for crop planning and higher yields
- ✓ Increases confidence to expand operations and future-proof businesses
- ✓ Creates opportunities for new high-value agriproducts

USE RECYCLED WATER INSTEAD OF DAM OR CREEK WATER

With access to recycled water, you have greater control over when and where you irrigate, 365 days a year. Unlike dams and creeks, which can be affected by seasonal conditions and drought, the scheme provides a more secure and reliable water source. This increased water security can support higher crop production, improve planning certainty and help your business grow within Queensland's agricultural sector.

To ensure continuity during planned maintenance or unexpected shutdowns of the water resource recovery facility or infrastructure at Moodlu Quarry, growers may still need access to on-farm reserve water supply.

Case studies

Piñata Farms

“The next time we go through a dry period, I will be able to sleep much better.”

Gavin Scurr, Managing Director

Award-winning strawberry farmers, Piñata Farms, was one of the first growers to sign up as a scheme participant.

Managing Director, Gavin Scurr, says WIS provides the security and confidence to fully plant the farm, knowing there will be enough water, even during a drought.

'There were times in the past when we had to walk away from a crop due to running out of water,' Gavin said.

Piñata Farms has replaced its dam water with the WIS allocation, which also provides the opportunity to expand production as the berry market grows.

'I encourage anyone on the pipeline to consider connecting to WIS, as it really is a game changer in regard to water security and quality compared to relying on the uncontrollable weather for our water supply.'



SNAPSHOT

Business type

Commercial farm
– family owned and operated agribusiness

Location

Wamuran

Crops/products

Strawberries, raspberries,
mangoes, blueberries and pineapples

Water use purpose

Subsurface irrigation to avoid contact
with fruit

Sustainability

- Water security for reliable production despite weather variability
- Subsurface irrigation to maintain food safety standards
- Supports reduction in reliance on traditional water sources, enhancing water efficiency and regional sustainability

Economic contribution

- Largest pineapple producer in Moreton Bay
- Significant employer through expanded production activities
- Increased crop production and associated employment

Future plans

- Significant development of strawberry and raspberry crops using recycled water
- Increased production confidence and crop yield through secure water supply
- Ongoing relationship management to ensure integration of WIS benefits into operational planning



Greenstock Nurseries

Horticultural specialists Mark and Amy Handy from Greenstock Nurseries joined the scheme to ensure their sustainability and plan for the future.

'When we heard about the project we were keen to be involved,' Amy said.

'We were impressed that the scheme not only solves the problem of where to divert the increasing amount of wastewater as more homes are built, but also redirects the water purposefully to assist with business sustainability.

'Water security allows agricultural and horticultural businesses to be sustainable in the unpredictable Australian climate. Business sustainability in turn supports communities with jobs, the economy and our environment.

'We have already started planting inground trees and will continue developing bays for nursery stock production over the next few years. Trees can take years to grow from seedlings to mature trees; with water security we can do long-term production planning' Amy said.



SNAPSHOT

Business type

Commercial nursery

Location

Relocated from Elimbah to Wamuran for scheme access

Crops/products

Nursery stock (ornamentals, possibly food and non-food crops)

Water use purpose

Irrigation in nursery houses, including mist irrigation

Sustainability focus

Relocated operations to leverage recycled water and support long-term growth with minimal environmental footprint

Economic contribution

- Diversifies agricultural use within the scheme
- Future employment and supply chain growth anticipated

Future plans

- Full build-out of nursery to use allocation over 5 years
- Implementation of compliant irrigation infrastructure

“The team at Unitywater has been genuinely supportive and helpful. They're easy to talk to and very responsive. They've been great about sharing information about the water quality (which has exceeded our expectations) and test results.

Amy Handy, Greenstock Nurseries

Opportunity for a **sustainable** future

Wamuran Irrigation Scheme (WIS) offers growers a unique opportunity for agricultural expansion with drought-proof water supply every day of the year.

Economic analysis on expansion of the scheme beyond its current state shows the potential to develop hundreds of hectares of dormant land into irrigated cropping production.

Development of WIS aligns with the City of Moreton Bay Food and Agribusiness Industry Plan 2024-2028 and the Queensland Government's Primary Industries Prosper 2050, a 25-year blueprint for Queensland's primary industries.

Both plans aim to support our regional communities and build local and statewide food security through the development of profitable, productive and sustainable agriculture.



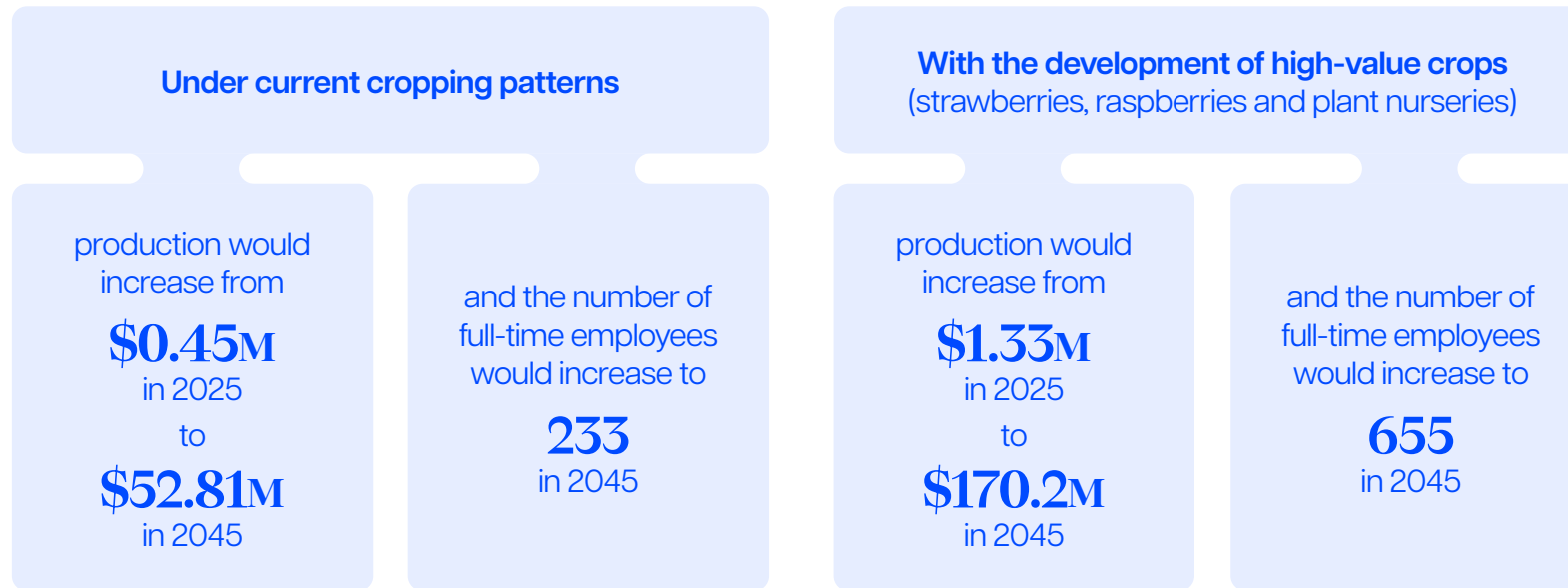
CROP IRRIGATION SCENARIOS

To paint a picture of future opportunities, the following table provides a summary of possible crop irrigation scenarios:

	Type	Approx size	Water use / need	Motivators	Pain points
Leading by example, growing for the future	Multinational berry farmer	300+ ha (741 ac)	370+ ML per year High – supports cultivation of millions of crops	- Regional water security - Business growth - Sustainable agriculture	- Risk of supply inconsistency - Industry lag in adoption
Investing in water certainty, growing with confidence	Commercial turf producer	200–250 ha (419–617 ac)	200 ML per year Medium: supports moderate-scale production; enables reliable irrigation for mixed horticulture, crop rotation, and business expansion	- Long-term business sustainability - Reducing risk - Proven systems	- Early system issues - Weather unpredictability - Maintain turf quality
Building tomorrow's nursery with today's solutions	Nursery	40–50 ha (99–123.5 ac)	50 ML per year Low: suitable for small-scale or specialty operations; provides supplementary irrigation to stabilise yields and improve crop quality	- Business expansion - Innovation - Long-term environmental sustainability	- Compliance complexity - Staged development - Unclear best practices
Respecting the past, growing with the future in mind	Family farm	20–30 ha (49–74 ac)	40 ML per year Low: supports continuous production cycle	- Sustaining the family business - Modernising systems - Environmental responsibility	- Uncertainty about water quality for fertigation - Lack of technical confidence

ACCESS

Access to recycled water for irrigation in the WIS area is expected to increase annual production:



Source: A future with more water: An economic and social assessment of expanding the Wamuran Recycled Water Irrigation Scheme (City of Moreton Bay)

Along with the opportunities from access to a year-round reliable water supply, farmers are well placed to expand irrigated agriculture due to easy access to:

- suitable workforce (casual harvesting labour and farm management) close to Caboolture, North Lakes and Brisbane
- digital connectivity and 3-phase power to support machinery and automation
- regional transport hubs and markets, through nearby access to the Bruce Highway
- export market channels via Brisbane International Airport and Port of Brisbane
- cold storage and processing facilities.

Why Moreton Bay

TRANSPORT AND LOGISTICS

Wamuran is located 62 km from the Brisbane city centre.

City of Moreton Bay is serviced by 3 major arterial roads – the Gateway Motorway, the Bruce Highway and D'Aguilar Highway:

- 20-minute drive to Brisbane's Domestic and International Airports
- 40-minute drive to Port of Brisbane – Australia's fastest growing container port and Queensland's largest multi-cargo port
- close to rail freight services
- 30-minute drive to Brisbane city centre
- less than a 90-minute drive to Brisbane Markets
- less than a one-hour drive from the Sunshine Coast to the north
- 1.5-hour drive from the Gold Coast to the south.



Wamuran
Irrigation Scheme



Brisbane 2032
locations



Port of Brisbane



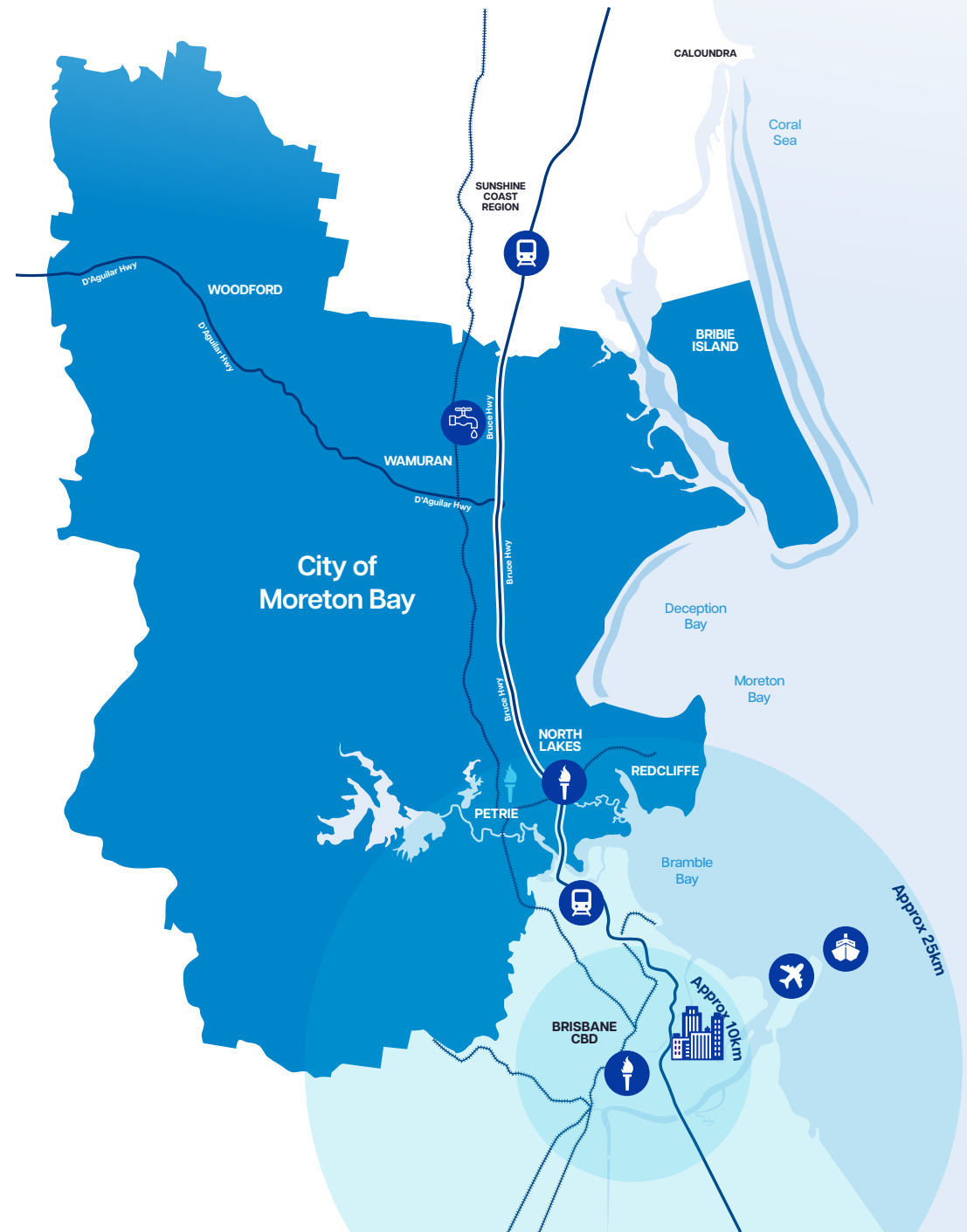
International
Airport



Brisbane City



Rail line



OUR AGRICULTURAL SECTOR

Agriculture has been an important part of our local economy for decades, with City of Moreton Bay producing 57% of Queensland's strawberries and 32% of the state's pineapples, as well as prawns, bugs and crabs.

While existing agricultural industries have significant growth potential, there are also opportunities to expand into new and emerging markets. These include oyster, coffee, herb and seaweed production, higher-value commodities, intensive agriculture, value-added processing, and the production of a diverse range of food and beverage products.

INDUSTRY SNAPSHOT

\$300M

in agricultural
outputs (2021)

4,644

people employed
by the industry

\$492M

export sales

24.2%

growth in exports
2020–21 to 21–22

7,030 ha

of land used
for crops

\$1.8B

annual sales

10.8%

of South East
Queensland's
total agricultural
production

61%

of the total value
of fruit produced
in South East
Queensland

1,080

businesses

\$631M

value add

CROP DIVERSIFICATION

Our region is witnessing a diversification of crops, including a rise in the cultivation of high-value produce such as berries, avocados and exotic fruits, catering to domestic and international markets.

Additionally, there is a notable appetite for growth in agritourism as farms open their doors to tourists seeking authentic rural experiences to create supplementary income streams.

The integration between reliable primary production, food manufacturing and water security will enhance efficiency, reduce waste and meet the growing consumer demand for locally sourced produce.

OUR KEY ADVANTAGES

Food and agribusiness has the potential to become a cornerstone of our economy for many decades:

- ✓ **prime location**
- ✓ **rich agricultural resources** required for optimal growth
- ✓ **growing consumer demand** for high quality and healthy food products
- ✓ **community** of like-minded growers and entrepreneurs
- ✓ **innovation focus** to adjust to emerging technologies
- ✓ **significant investment** into sustainable resources
- ✓ **easy road and rail connections** for quick transportation of produce
- ✓ **access** to national and international markets.

How to connect

Recycled water from WIS is allocated on a first-come, first-served basis, with a cap of 2.6 gigalitres in total available at present.

MEET AND GREET

Our business manager meets you to discuss your irrigation supply needs.

EXPRESSION OF INTEREST

You complete an expression of interest (EOI) form, which includes the amount of water required per year, pipe size, flow and pressure.

ASSESSMENT

We assess the application and, if viable, recommend you submit a formal development application via our Development Portal.

CONSTRUCTION

Construction of scheme infrastructure takes place.

CONTRACT

Both parties sign the contract.

AN OFFER

If successful, we offer formal terms to you.

TESTING

We test infrastructure and develop recycled water farm management plan.

FINAL STAGE

Pre-supply audit: Our representatives conduct site visits and work alongside you to ensure on-site farm controls and workplace health and safety standards align with relative guidelines before supplying recycled water.

Pass: Recycled water starts flowing to your farm for irrigation.

Fail: We re-assess readiness for recycled water use.

Evaluation criteria

- Proximity to existing WIS infrastructure
- Water allocation commitment
- Capital budget to build off/on farm infrastructure

Financial *assistance* programs

There are several Queensland Government programs available to support your investment in water security and agricultural resilience.

DROUGHT PREPAREDNESS GRANTS

Up to \$50,000 for permanent infrastructure such as pipes, tanks, bores and pumps

FARM BUSINESS RESILIENCE PLAN

95% of participants meet grant requirements after completing this free program

SUSTAINABILITY LOANS

Support for infrastructure upgrades, drought preparedness, irrigation improvements, biosecurity and value-adding initiatives

CO-CONTRIBUTION

Sustainability Loans may also be used as co-contribution for Drought Preparedness Grants

Additionally, City of Moreton Bay provides a range of tools, support and resources to help you start, grow or run your business, including industry-specific information.

Visit moretonbay.qld.gov.au/Services/Business-Investment for more information.

DROUGHT PREPAREDNESS GRANTS

Up to \$50,000 is available as a co-contribution grant to assist primary producers undertaking permanent infrastructure activities to improve your property's drought preparedness.

You can apply for a grant of up to 25% of the cost of purchasing, upgrading and installing permanent capital infrastructure, such as:

- water infrastructure including pipes, water tanks, water troughs, dam construction, drilling a working bore, water conservation infrastructure and water pumps
- reasonable freight components to purchase and install equipment or infrastructure
- consumables including fuel for own machinery used in relation to the drought preparedness project
- contractor costs or non-salaried employees' costs directly associated with implementing the drought preparedness project.

Visit the [Queensland Rural and Industry Development Authority](#) website for information about grant eligibility criteria.

FARM BUSINESS RESILIENCE PLAN

Up to 95% of applicants who create a plan with the assistance of the free Farm Business Resilience Program meet the grant requirements before accessing this financial support.

SUSTAINABILITY LOAN

Sustainability Loans can help primary producers invest in the latest infrastructure to create a viable future for your farming business, including activities such as:

- upgrading, expanding or diversifying your current operation to improve productivity and long-term profitability, create jobs and boost private sector investment
- undertaking drought preparedness activities and investing in infrastructure that improves drought and disaster preparedness
- improving irrigation and establishing additional water points to improve efficiency
- purchasing capital equipment to meet environmental and climatic challenges
- investing in biosecurity measures
- implementing value adding or supply chain initiatives.

Visit the [Queensland Rural and Industry Development Authority](#) website for information about loan eligibility criteria and interest rates.

Questions and answers

How long are the contracts?

Contracts are 5 years, plus a five-year extension option.

Is water tradeable to others, and how do trades work?

Not at this stage.

What happens if allocated water is not used?

If your allocation is not used for 3 consecutive months, we reserve the right to reallocate any unused portion of the water to another scheme participant.

How much does it cost to connect to WIS?

Investment of infrastructure to connect to WIS is different for every farm. Costs can range between \$200,000 – \$1M+ depending on your farm needs. We work closely with every farmer to tailor the right setup for each different and diverse farm setup.

How is water quality maintained?

Unitywater operates WIS under an approved Recycled Water Management Plan in line with Queensland Government regulations. This plan ensures water quality is maintained by applying a structured, risk-based approach that identifies hazards, sets control measures, defines operational requirements, and applies continuous monitoring to keep water safe and fit for its intended use.

What infrastructure needs to be installed on-farm to connect to the scheme?

We install an offtake valve, while participants install associated infrastructure to connect from the scheme to their existing irrigation infrastructure. So far, this is different for every farm depending on what crop fertilisation is required.

What is the pressure and flow?

The scheme is designed to deliver a set pressure and flow to the farm gate, depending on its location. The expression of interest (EOI) process includes discussing your pressure and flow needs to understand if these can be met.



PROUDLY SUPPORTED BY



Contact *us*

Get in touch for more information

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