

*A Legacy in Motion.*

More than a venue, the City of Moreton Bay Flatwater Precinct at Moreton Bay Central will be a catalyst for regional growth, inspire world-class performance and raise Queensland rowing and paddle to the global stage.

# **City of Moreton Bay Flatwater Precinct**

*Queensland's home of rowing and paddle.*



## Executive summary.

### Purpose of this document

City of Moreton Bay is one of the fastest growing local government areas in Australia, strategically positioned between Brisbane and the Sunshine Coast. It is the third-largest local government area in the country, with a population approaching 550,000; projected to reach 1 million in the next 30 years. The city is experiencing rapid transformation, with major infrastructure, housing and economic development already underway.

Supported by the Bruce Highway, Redcliffe Peninsula rail line, and a growing network of precincts, Moreton Bay Central stands out as a compelling location for investment in elite sporting facilities, where long-term growth, opportunity, and liveability intersect. This document presents the case for City of Moreton Bay to deliver a world-class Flatwater Precinct at Moreton Bay Central, establishing a permanent home for rowing and paddle in Queensland.

The Precinct will deliver the following outcomes.

- Establish an iconic, international-standard high performance facility that supports elite training, club use, school programs, para-rowing and major events to grow participation and pathways across Queensland;
- Enable year-round recreation and engagement, increasing access to water-based sport – embedding rowing and paddle in the community;
- Catalyse broader precinct development, maximising investment in transport infrastructure, tourism and regional identity;
- Unlock additional residential and mixed use development in City of Moreton Bay, strengthening community that benefits from recreational amenity; and
- Deliver a Precinct that is inclusive, sustainable and regionally significant for elite rowing and paddle.

“South East Queensland is the heart of rowing within the state. With a \$10 million commitment from the City of Moreton Bay, and a shared ambition between the Moreton Bay Indoor Sports Centre and the City of Moreton Bay Flatwater Precinct, the city is ready to carry the legacy forward.

# Built for performance.

Greater Brisbane is one of Australia's fastest-growing metropolitan regions; growth driven by significant investment in infrastructure, a rapid rise in population and a commitment to world class sporting facilities reinforcing the region's global identity.

**2.5M**

People live within the Greater Brisbane Region, 2021.

Source: ABS Census, 2021

**3.5M**

Residents forecast by 2041, representing a growth rate of 1.6%.

## Legacy network

Leveraging a unification of sporting venues across the region, Greater Brisbane holds potential as a world class sporting region of international excellence and local impact. Investment will maximise the value of existing and planned infrastructure and support growth across the metropolitan region.

The City of Moreton Bay Flatwater Precinct will leverage its proximity to the new Moreton Bay Indoor Sports Centre to create a holistic athlete experience. The co-location of the two venues at Moreton Bay Central will save approximately \$40M in communications, security and digital infrastructure.

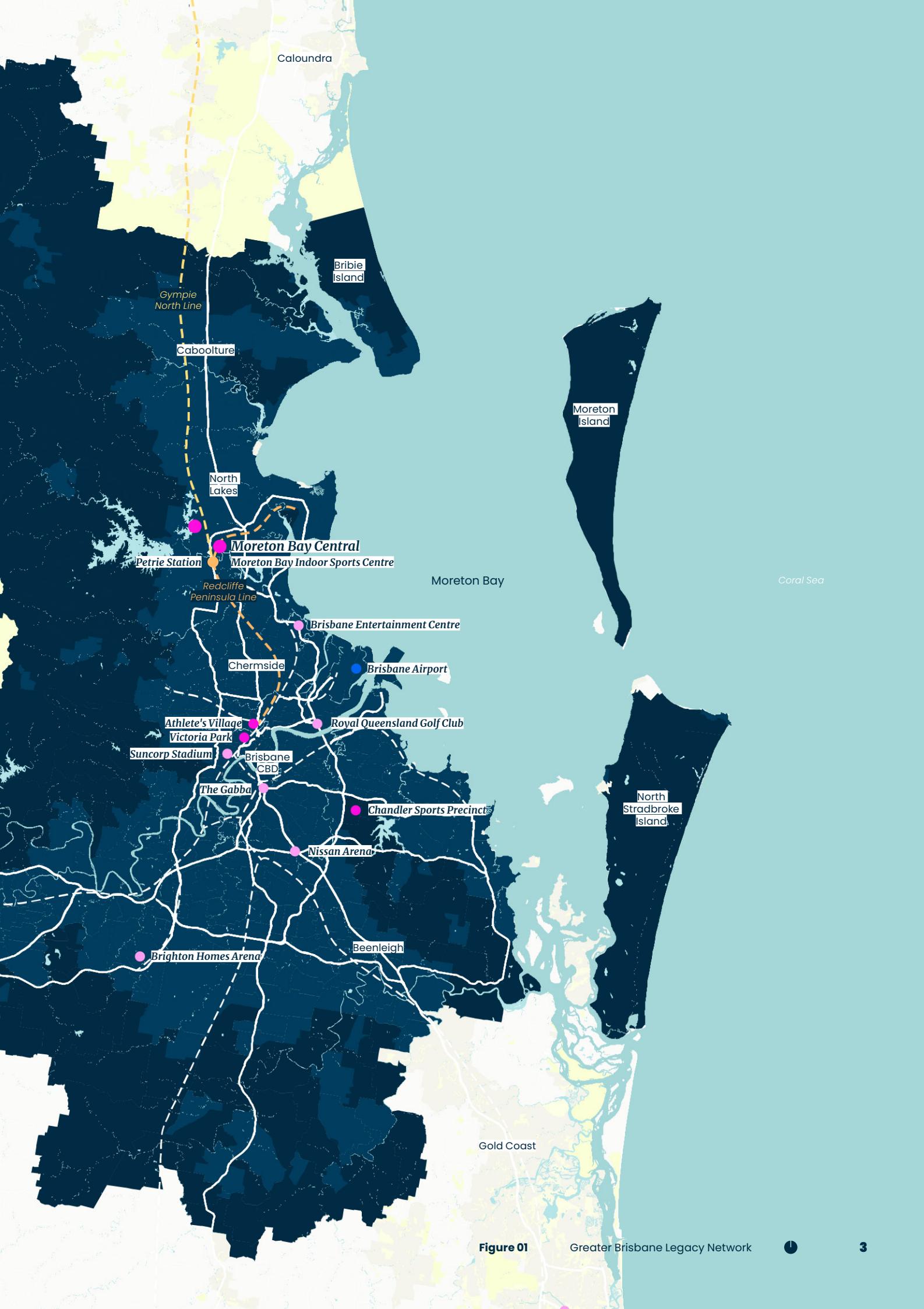


Figure 01

Greater Brisbane Legacy Network



## A city on the rise.

### Strategic investment in a world-class city

City of Moreton Bay is one of the fastest growing local government areas in Australia, strategically positioned between Brisbane and the Sunshine Coast. With a population approaching 550,000; projected to reach 1 million in the next 30 years, it is emerging as a powerhouse of economic, social and urban development in South East Queensland. Its scale, diversity, and proximity to key transport infrastructure make it one of the most connected and investment-ready cities in the country.

Already undergoing significant transformation through a pipeline of major projects, including the development of Moreton Bay Central – a landmark knowledge and innovation precinct anchored by the University of the Sunshine Coast, TAFE and the future Moreton Bay Indoor Sports Centre – and the expansion of local infrastructure to support new communities, employment hubs and lifestyle destinations; the city presents a strong foundation for future investment.

City of Moreton Bay is attracting record levels of private and public investment, creating a foundation for its future as a centre for innovation, advanced manufacturing, education and recreation.

A world-class Flatwater Precinct at Moreton Bay Central would elevate City of Moreton Bay as a premier destination for rowing and paddle, strengthening its identity as a hub for sporting and lifestyle. It will support tourism and visitation alongside enabling year-round community and high performance use.

Hosting rowing in the City of Moreton Bay would be more than a venue decision – it would be a catalyst for long-term regional growth; strengthening global presence, and establishing a legacy that aligns with the future the City of Moreton Bay is already creating.

**1M**

Residents expected in City of Moreton Bay in the next 30 years or so.

**4.1M**

People visit the city each year, contributing \$1.36B to the wider economy.

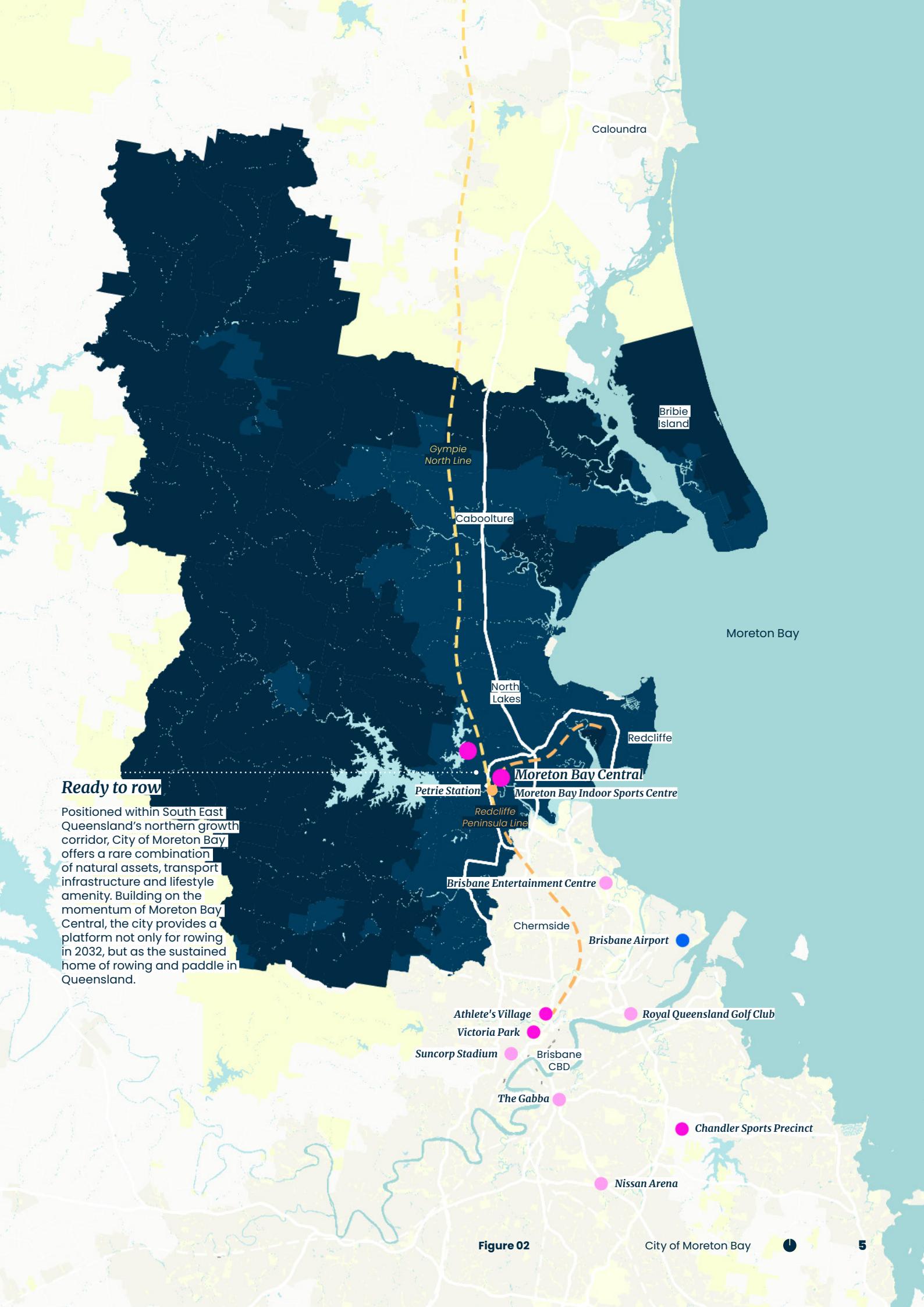
**\$130M**

Contribution by the City of Moreton Bay to grassroot sport since 2020; and c.\$15M investment in NRL.

**\$10M**

Commitment by the City of Moreton Bay to support the delivery of an optimal rowing venue.

Source: Tourism Research Australia, National Institute of Economic and Industry Research, 2025.



## The future of flatwater.

### Elevating flatwater sports in South East Queensland

Rowing is deeply embedded in the sporting culture of South East Queensland, with a long history of community participation, school competition and elite performance. The region is home to over 5,000 registered members across 40+ clubs and associations, with many located within Brisbane, Moreton Bay, and the surrounding areas. From the GPS and QGSSSA Head of the River to national-level regattas, SEQ consistently showcases a strong and growing rowing community.

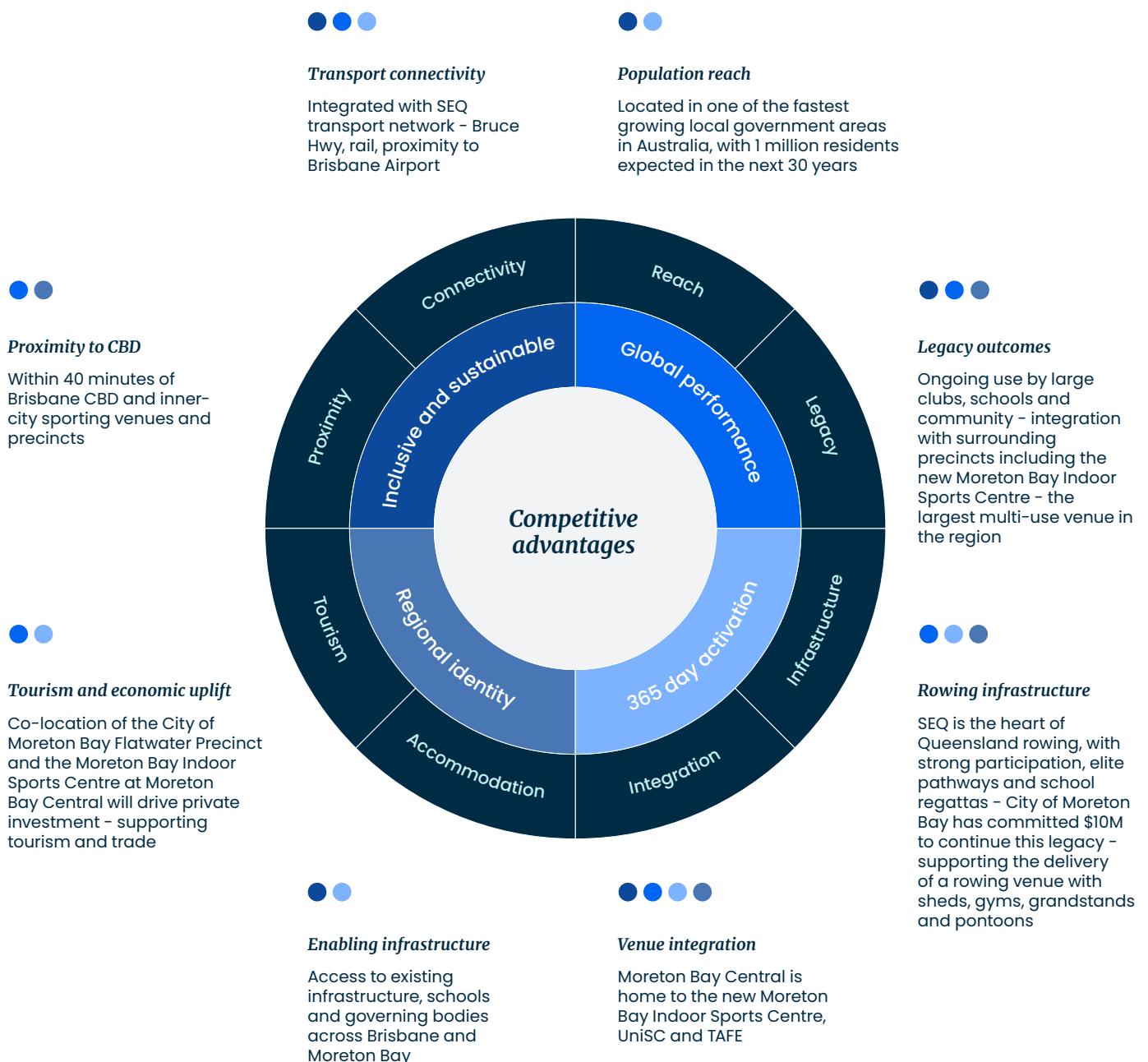
The climate, natural waterways and year-round training conditions make it one of the most active rowing regions in the country, producing elite athletes, national champions and a dedicated volunteer base that supports the sport from grassroots to high performance.

The delivery of a dedicated Flatwater Precinct presents a unique opportunity to build on this thriving sporting culture and extend access to flatwater sports for a new generation of athletes. With a \$10M commitment from City of Moreton Bay to support the delivery of an optimal rowing venue, it is positioned to strengthen its reputation as a destination for both elite and community rowing.

A world-class Flatwater Precinct would not only host elite events, but provide opportunities for participation, training, education and tourism outside of competition season. It would activate underutilised spaces, attract major events and foster a sense of regional pride to ensure long-term benefits for local communities and athletes alike.

- Establish an iconic, international-standard high performance facility that supports elite training, club use, school programs, para-rowing and major events to grow participation and pathways across Queensland;
- Enable year-round recreation and engagement, increasing access to water-based sport – embedding rowing and paddle in the community;
- Catalyse broader precinct development, maximising investment in transport infrastructure, tourism and regional identity;
- Unlock additional residential and mixed use development in City of Moreton Bay, strengthening community that benefits from recreational amenity; and
- Deliver a Precinct that is inclusive, sustainable and regionally significant for elite rowing and paddle.

## Why City of Moreton Bay?





## Moreton Bay Central.

A significant urban renewal project, in a Priority Development Area, Moreton Bay Central presents the opportunity to set a global standard for a world class venue and performance centre for rowing and paddle. Anchored by the new Moreton Bay Indoor Sports Centre, the University of the Sunshine Coast and TAFE; Moreton Bay Central is already evolving into a centre for innovation, education and health.

**\$10M**

Commitment by City of Moreton Bay for the delivery of an optimal rowing venue and supporting infrastructure.

**12ha**

Designated to sports and recreational use, with +10ha green space.

### Venue integration

The co-location of the Moreton Bay Indoor Sports Centre and the City of Moreton Bay Flatwater Precinct at Moreton Bay Central will optimise investment – saving tens-of-millions in the delivery of event infrastructure. It will create a holistic athlete experience, connecting world-class training facilities, support services and a high performance environment for athletes, support personnel, businesses, spectators and the community.

### Innovation meets legacy

The City of Moreton Bay Flatwater Precinct will become a defining civic and recreational anchor. Seamlessly integrated with the future Moreton Bay Indoor Sports Centre, this will save tens-of-millions on communication, television, security and transport infrastructure. With direct access to Petrie Train Station, the Bruce Highway and active transport corridors, the site offers unrivaled connectivity for athletes, spectators and the community. Here, rowing becomes more than an sport – it becomes a catalyst for active lifestyles and enduring regional identity.



**Vision.**

***The City of Moreton Bay Flatwater Precinct will cultivate the next generation of rowing and paddle in Queensland - a legacy in motion and enduring community asset.***



The City of Moreton Bay Flatwater Precinct will be an inclusive, world-class destination, rooted in an established rowing and paddle community and designed to enable a legacy for the state. Positioned in a growing city and in proximity to the Moreton Bay Indoor Sports Centre, the Precinct will welcome rowing as its home.



**View of the competition course finish line**

## Open to all.

### A flatwater playground for athletes, families and visitors alike.

City of Moreton Bay Flatwater Precinct is envisioned as a world-class aquatic sports and recreation destination, designed to anchor Queensland's growing network of active lifestyle and community assets. Centred on its expansive lake and surrounding parklands, the precinct will host elite rowing, canoeing, and dragon boat events at a high-performance level, while also offering a versatile venue for social, cultural, and community gatherings.

Landscaped spectator areas, shaded picnic lawns, cycling and walking paths, fitness stations, and nature play spaces will frame the water's edge – creating a setting equally suited to regattas, casual recreation, and family outings. Year-round activation, from outdoor concerts and markets to triathlons, school sporting programs and charity events, will ensure the precinct welcomes athletes, locals,

and visitors alike. Beyond its sporting function, the City of Moreton Bay Flatwater Precinct will become a cornerstone of the city's social, cultural, and economic life. It will attract competitors, day-trippers, and tourists, supporting local businesses and hospitality while strengthening the City of Moreton Bay's reputation as a lifestyle and events destination.

The Precinct will also foster environmental and educational opportunities – hosting school groups, water-safety training, and outdoor learning experiences that celebrate the area's natural assets. Through its flexible infrastructure, rich program of uses, and connection to the surrounding parklands and communities, the Precinct will champion active lifestyles, enhance community pride, and stand as a defining asset for the city.

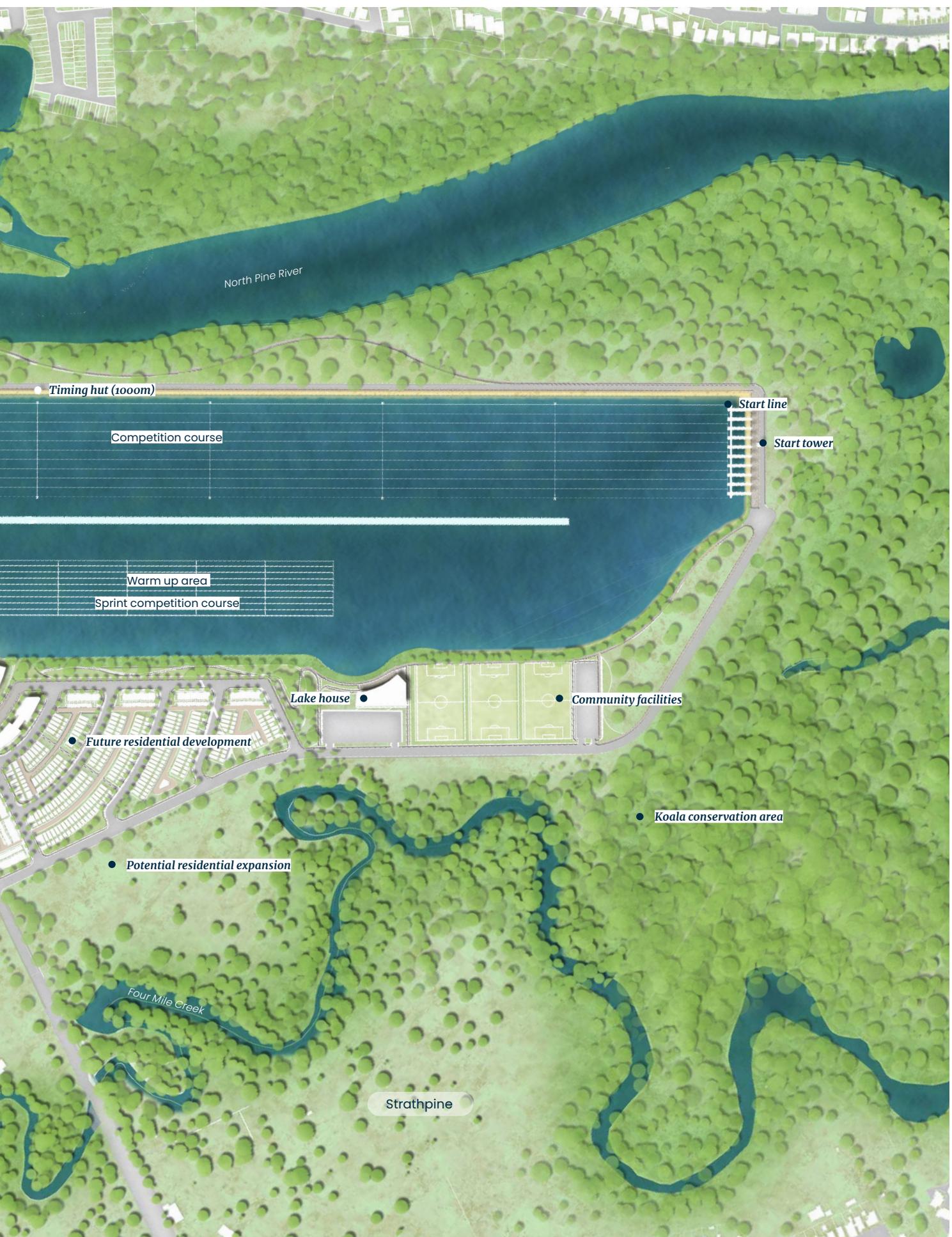
## *Precinct program.*



Enjoy kayaking, paddleboarding and rowing as part of the flatwater regatta's lively water-based activities. From high performance to community, the water will be the centre stage of the Precinct.

Beyond the races, visitors can immerse themselves in non-competitive fun strolling scenic boardwalks, attending events, or relaxing with friends on lakeside lawns overlooking the water.





**Figure 04** City of Moreton Bay Flatwater Precinct





The City of Moreton Bay Flatwater Precinct will leverage the City's \$10M commitment to rowing and its proximity to the new Moreton Bay Indoor Sport Centre to establish a world-class home for the sport in Queensland.





#### World-class facilities

|    |   |    |                                    |    |   |
|----|---|----|------------------------------------|----|---|
| 01 | Grandstand - 1,000pax - with ancillary facilities           | 03 | Boatsheds and ancillary facilities | 06 | Temporary overflow parking - boat, bus, car and trailer |
| 02 | Finish line tower - housing race officials and commentators | 04 | Boat and trailer parking           | 07 | Access boulevard  |
|    |   | 05 | Car parking                        | 08 | Multi-modal service road                                |



09 Drop-off  
 10 Lakeside circuit  
 11 Lakeside development and park

12 Temporary stands - 9,000pax  
 13 Operations zone  
 14 Athletes zone - day village

15 Spectator zone  
 16 Athlete drop-off zone  
 17 Docking and refuelling for service boats

Figure 05 City of Moreton Bay Flatwater Precinct





Anchored by a proposed residential community of more than 750 homes, the Precinct will be framed by open parklands, high-quality recreation and sporting facilities, and a generous green interface that connects to a conservation reserve. This reserve will not only support the

preservation and creation of koala habitat, but also foster nature-based discovery and education. With strong transport connections and access to local services, Lakeside Lifestyle Precinct will become a vibrant and inclusive destination – offering a healthy, active lifestyle for residents.



### Lakeside Lifestyle Precinct.



*Disclaimer: The plans within this document are indicative only based on high level desktop analysis. All layouts and resulting yields are subject to detailed survey, engineering input and council approval. No relevance should be placed on these plans for any financial dealings of the land which will require further design development and detail.*

### Lakeside living

|    |                     |    |                            |
|----|---------------------|----|----------------------------|
| 01 | Lakeside apartments | 04 | Potential development area |
| 02 | Townhouses          | 05 | Lakeside circuit           |
| 03 | Access boulevard    |    |                            |



#### *Community benefit*

|    |                           |    |                      |
|----|---------------------------|----|----------------------|
| 07 | Community rowing sheds    | 10 | Community facilities |
| 08 | Publicly accessible beach | 11 | Overflow parking     |
| 09 | Lake house                | 12 | Car parking          |





## ***Urban Koala Reserve.***

### **Where the community and the environment grow together.**

The City of Moreton Bay Flatwater Precinct aims to protect the local koala population preserving 45ha of land for an urban koala reserve. Guided by Moreton Bay City Council's Green Infrastructure Program and Koala Management Plan for Moreton Bay Central, the land identified for an urban koala reserve will:

Positively contribute to existing habitat connections and ecological linkages to encourage wildlife movement;

Enhance the quality and strengthen the functionality of the land identified for an urban koala reserve through active restoration and management practices;

Increase the abundance of food resources for the koalas to improve the carrying capacity of this land and directly boosting the long-term survival of the local koala population and other fauna species.

*Note: This plan demonstrates the significant increase of the designated koala priority area through this development.*



Moreton Bay Central PDA boundary



Environmental offset receiving area



Figure 07

# The way forward.

City of Moreton Bay is ready to move, with investigations, stakeholder engagement and strategic investment already underway. The next stage will involve targeted technical studies, addressing infrastructure and operational priorities, and the preparation of a detailed master plan. This work will formalise the vision for a world-class rowing venue at Moreton Bay Central, ensuring it delivers long-term legacy outcomes for athletes, the community and the region.

## Partners in success

City of Moreton Bay is committed to the delivery of the City of Moreton Bay Flatwater Precinct at Moreton Bay Central. To fully unlock this opportunity, support from the Queensland Government is essential. A partnership approach presents the opportunity to set a global standard for a world class venue and performance centre; capable of serving as a long-term asset for Queensland and the paddle sport community. With shared commitment, the City of Moreton Bay can bring this vision to life and position Moreton Bay Central as a centre of excellence locally and for the region.

***“Creating a world-class Flatwater Precinct at City of Moreton Bay will uplift the sport and deliver enduring social and economic value to the region and the state.***

