

Our Growth

Nikenbah and Dundowran Working Draft Structure Plan

November 2025 Update

Fraser Coast Regional Council is inviting the community to help shape a Draft Structure Plan for Nikenbah and Dundowran.

These areas have been identified as key locations to accommodate long-term growth, with space for new homes, jobs, shops, schools, parks and services. The plan aims to balance this growth with the protection of creeks, bushland and green spaces, preserving the lifestyle and character that make the Fraser Coast special.

Did You Know?

CURRENT

Hervey Bay is currently home to around **60,000 residents**.

FUTURE

The Nikenbah and Dundowran Structure Plan area could support **over 50,000 people**.

This work is about shaping how our region grows over the next 20 years and beyond, ensuring great places for current and future generations.

Why is a Structure Plan Needed?

Council has started work on the Nikenbah and Dundowran Working Draft Structure Plan, which will set a clear direction for growth and change across the area for the next 20 years and beyond.

The Plan will give residents, businesses and landowners clarity and confidence about the future role and character of both communities.

This process is the first step in shaping that vision. It aims to spark ideas and discussion about how neighbourhoods, centres, industry areas and open spaces can evolve to create a prosperous, sustainable and liveable future for the Fraser Coast.



Our Moves

We invite you, our community, to share your experiences and ideas for the future of Nikenbah and Dundowran — how these areas can grow sustainably while protecting what makes them special. To begin shaping the Working Draft Structure Plan, Council is exploring a range of strategic moves to guide future growth and investment, these themes are:



Strategic Move 1: Strengthen Movement and Connectivity

We want to create safe, efficient and connected transport networks. The Working Draft Structure Plan looks at how people will move around Nikenbah, Dundowran and the wider Fraser Coast in the decades ahead — by car, by bus, by bike and on foot.

As part of the Working Draft Structure Plan, we're exploring opportunities to strengthen and coordinate four key networks:

	MOVEMENT TYPE	DESCRIPTION	FOCUS AREAS	BENEFITS
1	Road Network – Distributor	New and upgraded connections linking Nikenbah, Dundowran and Hervey Bay's major destinations (see pages 6-7)	Improves access, reduces congestion and supports future development	Focus on east-west and north-south corridors, including safer intersections and local road upgrades
2	Road Network – Local	Street layouts that support safe speeds, shade, on-street parking and strong walking and cycling links	Builds local character, comfort and safety for all users	Image 2 shows emphasis on tree-lined streets, shaded footpaths, well-designed parking and slow-speed neighbourhood environments
3	Public Transport	Stronger bus connections and future public transport corridors	Expands travel choice, improves equity and reduces reliance on private vehicles	Explore integration with key centres, schools and employment hubs as proposed on Figure 1
4	Active Transport	A network of shared paths, cycleways and safe pedestrian routes	Promotes healthy lifestyles, connects parks and neighbourhoods, supports tourism	Focus on walkable centres, green corridors and coastal links as proposed on Figure 1

WHY FOCUS ON BETTER MOVEMENT?

- Make it easier for people to walk, cycle or catch public transport
 - Improve road safety and connectivity between communities
- Create a more sustainable and inclusive transport system for all ages
- Improve access between neighbourhoods, centres and recreation areas



Strategic Move 2: Enhance Greenspaces and the Natural Environment

Green spaces are at the heart of what makes Nikenbah and Dundowran special. The Working Draft Structure Plan aims to create a connected network of parks, recreation areas and natural corridors that protect our environment, support active lifestyles and celebrate the Fraser Coast's coastal setting.

A well-designed green network will ensure every resident is close to open space, shade and nature while strengthening local biodiversity and resilience.

As part of the Working Draft Structure Plan, we're exploring opportunities to enhance and connect a variety of green spaces:

	GREENSPACE TYPE	DESCRIPTION	FOCUS AREAS	BENEFITS
5	 Regional and District Parks	Major recreation destinations that provide large play areas, sports fields and event spaces	Support community gatherings and regional recreation	Explore opportunities for shared use with schools and community facilities
6	 Local Parks and Play Spaces	Smaller parks within walking distance of every home	Provide daily access to shade, seating and play opportunities	Focus on family-friendly, inclusive design and nature play
7	 Green Corridors and Buffers	Linkages along creeks, drainage lines and habitat areas. Allow for efficient flood and stormwater management	Protect biodiversity and provide shaded walking and cycling routes. Promote improved stormwater management	Enhance wildlife movement and manage stormwater naturally. Explore integration of stormwater and greenspace corridors
8	 Streetscapes and Urban Greening	Tree-lined streets, shaded paths and pocket parks	Improve comfort, air quality and local identity	Prioritise native planting, canopy cover and shade near shops and schools

WHY FOCUS ON BETTER GREENSCAPES?

- Protect and celebrate the natural character of the Fraser Coast
- Provide easy access to quality open spaces for all residents
- Support healthy and active lifestyles through play, sport and walking
- Enhance climate resilience through shade, cooling and green infrastructure
- Strengthen the connection between townships, neighbourhoods and nature



Strategic Move 3: Support Centres, Employment and Community Facilities

Centres are where people shop, meet, work and access services. The Working Draft Structure Plan looks to strengthen existing centres and create new local hubs that bring shops, jobs, schools and community spaces closer to home.

This will help Nikenbah and Dundowran grow as vibrant, walkable neighbourhoods with everything residents need nearby.

As part of the Working Draft Structure Plan, we're exploring opportunities across a range of centre types and community facilities:

	FACILITY TYPE	DESCRIPTION	FOCUS AREAS	BENEFITS	
9		District Centres	Strengthen Hervey Bay's key activity nodes to serve as regional destinations	Provide higher-order retail, employment and services	Reinforce strong transport links and regional identity
10		Local Centres	Support small mixed-use hubs within or near new residential areas	Bring shops, cafes and everyday services closer to home	Encourage walkable, shaded streets and co-located community uses
11		Employment Areas	Provide land for light industry, mixed use and innovation-based employment	Diversify local jobs and reduce the need to travel long distances	Focus on sustainable design, screening and good access to transport
12		Community and Civic Facilities	Schools, health services, libraries and meeting spaces that serve all ages	Strengthen community connection and wellbeing	Encourage shared use of facilities and strong links to parks and centres

WHY FOCUS ON BETTER CENTRES AND COMMUNITY FACILITIES?

- Support a balanced mix of local jobs, shops and services
- Reduce the need for long car trips by bringing services closer to home
 - Build strong community hubs that promote social connection
- Encourage co-location of schools, health, sport and recreation facilities
 - Support economic growth and local employment opportunities



Strategic Move 4: Deliver Diverse and Quality Living Options

Our region is growing, and the way we plan new homes will shape the Fraser Coast for generations. We want to lift housing quality and choice, creating well-designed neighbourhoods that feel connected, sustainable and distinctly coastal.

In addition to traditional detached dwellings, the Working Draft Structure Plan explores a range of new and diverse housing options that will bring life, variety and opportunity to Nikenbah and Dundowran

As part of the Working Draft Structure Plan, we're exploring opportunities for more diverse housing types, including:

	HOUSING TYPE	DESCRIPTION	TYPICAL DENSITY	BENEFITS	
13		Duplex	Two homes in one building, each with its own front door. Usually owned separately (freehold)	15–25 dwellings/ha Minimum lot size: 300m ²	◦ Makes good use of land ◦ More affordable than a single house ◦ Fits in well with suburban areas
14		Terrace Home	A row of joined homes, each with its own front door. Can be owned as strata or freehold	25–35 dwellings/ha Minimum lot size: 150m ² – 300m ²	◦ Uses land efficiently ◦ Easy to look after ◦ Encourages walking and neighbour connection
15		Townhome	Multi-storey homes that share walls and often have a small yard. Usually strata-titled	30–40 dwellings/ha	◦ Offers good living space on a small block ◦ Low maintenance ◦ Close to shops and services
16		Apartment	A building with several homes that share common areas like lifts or gardens	40+ dwellings/ha	◦ Increases housing supply ◦ Easy to maintain ◦ Supports walking and local businesses

WHY FOCUS ON NEW HOUSING TYPES?

- Broaden housing choice for families, first-home buyers and older residents
 - Support affordability and diverse lifestyles
 - Make efficient use of land, infrastructure and services
- Encourage vibrant, mixed neighbourhoods that reflect coastal living

We Want Your Ideas

We have prepared the following plan as our starting point. We want to co-create it with your feedback and ideas.

This plan will evolve as we hear from you, test ideas, and refine our plan together.

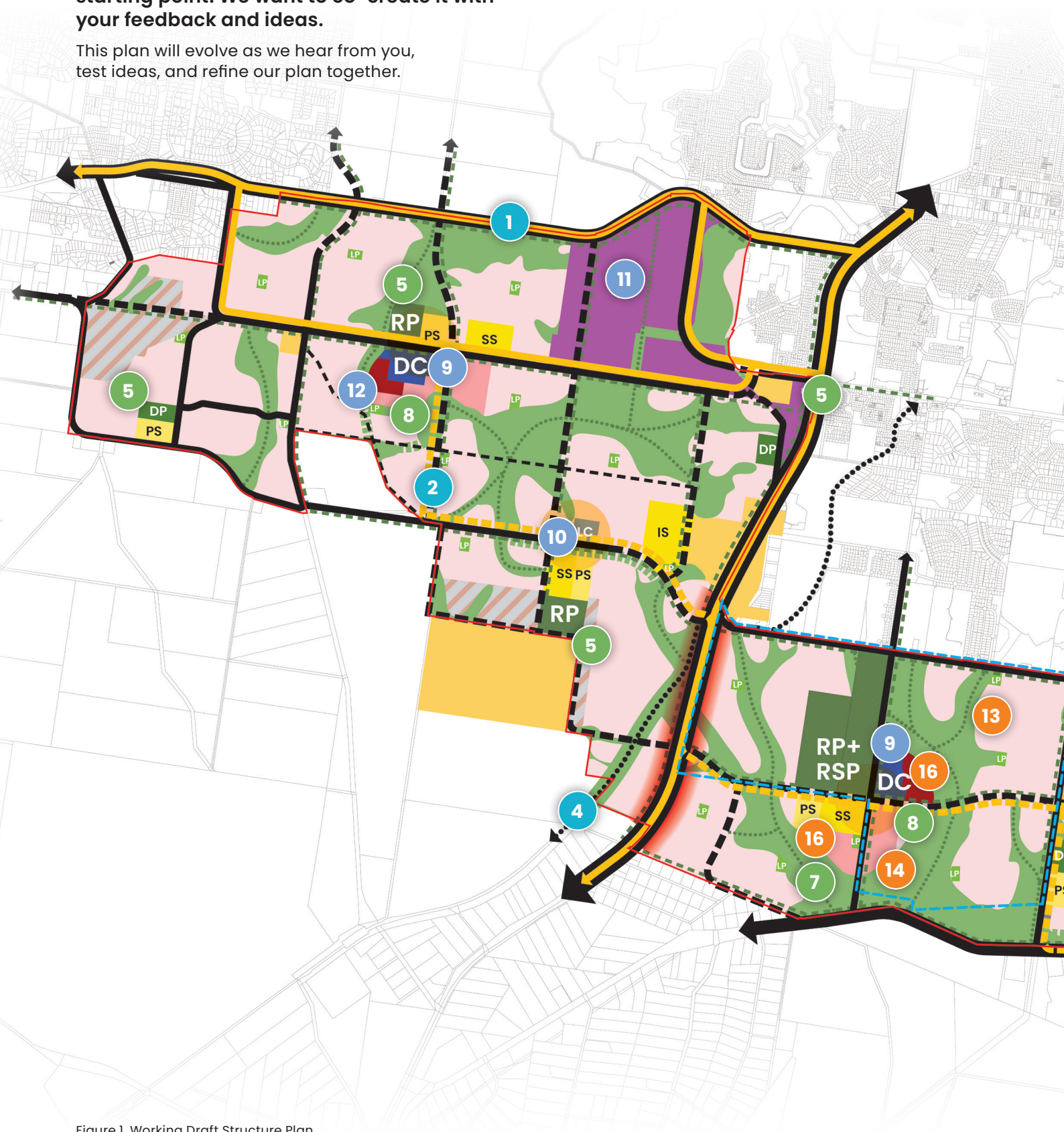


Figure 1. Working Draft Structure Plan

HOW TO READ THIS WORKING DRAFT STRUCTURE PLAN

A Structure Plan usually explores a set of core elements that guide how a community will grow and function in the future. Our numbered system corresponds directly to the Strategic Moves outlined earlier.

● Movement and Connectivity

How people move around – walking, cycling, public transport and roads that connect homes, schools, shops and workplaces.

● Greenspaces and Natural Environment

Parks, nature corridors and recreation areas that protect the environment and support active, healthy lifestyles.

● Centres, Employment and Community Facilities

Shops, schools, health and community hubs that bring people together and provide everyday services close to home while creating jobs for our community.

● Diverse Living Options

A mix of housing choices and neighbourhood designs that reflect the coastal lifestyle and provide for families, students, workers, seniors and future generations.

LEGEND

- Structure Plan Boundary
- - Working Draft Local Area Plan Boundary
- Urban Neighbourhood Low-Medium Density (15-50 dwellings per hectare)
- Urban Neighbourhood Medium Density (50 dwellings per hectare)
- Urban Neighbourhood High Density (6+ storeys / 100 dwellings per hectare)
- Green Space Corridors and Protected Vegetation Areas
- Proposed Additional Environmental Connectivity Corridors
- RSP Regional Sport Park
- RP Regional Recreation Park
- DP District Recreation Park
- LP Local Recreation Park
- PS Primary State School*
- SS Secondary State School*
- IS Independent School (Existing)
- Industrial / Employment
- Existing Community Facilities
- DC District Centre (Includes State and Local Community Facilities and Bulky Goods)
- LC Local Centre (May include State and/or Local Community Facilities)
- Dedicated Active Transport Infrastructure
- - - - Separated Active Transport Infrastructure Within Road Reserve
- Existing Road Infrastructure
- - - - Proposed Road Infrastructure
- - - - Proposed Road Infrastructure (Alignment to be determined)
- Rail Trail
- Landscaped Entry Statement
- / / / / Areas for Further Investigation
- Existing Public Transport Corridor
- - - - Potential Future Public Transport Corridor
- Potential Future Public Transport Hub

Your Feedback



Looking ahead to 2045, we'd like your thoughts on how people move around Nikenbah and Dundowran.

1. ARTERIAL ROADS

On the Working Draft Structure Plan, the bold lines show future main road connections. Thinking about how these roads could look and feel, how important are the following design approaches to you?

1 = Not important 5 = Very important

- | | | | | | |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | Green corridors with trees, landscaping and pathways for walking and cycling |
| 1 | 2 | 3 | 4 | 5 | Parkway-style roads that frame key views and create a strong arrival experience |
| 1 | 2 | 3 | 4 | 5 | Functional corridors with clear intersections and space for future public transport |
| 1 | 2 | 3 | 4 | 5 | Simple, efficient routes that prioritise vehicle movement and access |

2. LOCAL ROADS

What features would make local streets around your home more comfortable and enjoyable for everyone?

- ☐ More street trees and shade
- ☐ Safer intersections
- ☐ More on-street parking
- ☐ Lower traffic speeds
- ☐ Better footpaths and crossings

3. PUBLIC TRANSPORT

How important is improving public transport connections between Nikenbah, Dundowran and Hervey Bay?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not a priority

ACTIVE TRANSPORT

What new links, loops, or extensions could make it easier for more people to use the trail for daily trips or recreation? (Describe in the box below.)



We want your ideas on how to protect and enhance the green heart of Nikenbah and Dundowran.

4. COMMUNITY FACILITIES

The Working Draft Structure Plan includes different types of parks and green links across Nikenbah and Dundowran. How important are each of the following to you and your family?

1 = Not important 5 = Very important

- | | | | | | |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | Large community parks: Space for sport, markets and local events |
| 1 | 2 | 3 | 4 | 5 | Local parks: Play areas, shaded lawns and places to relax |
| 1 | 2 | 3 | 4 | 5 | Nature trails: Paths for walking, cycling or dog walking |
| 1 | 2 | 3 | 4 | 5 | Green corridors: Parks that connect neighbourhoods and the coast |
| 1 | 2 | 3 | 4 | 5 | Community spaces: Gardens, picnic areas or outdoor fitness zones |

Other ideas or features:

5. LOCATION OF PARKS

The Working Draft Structure Plan shows several proposed locations for new district and local parks across Nikenbah and Dundowran. Please refer to the numbered park locations on the map when providing your feedback.

Tell us:

- Which proposed park locations you think work well and why
- Any locations you think should change or be added
- Any areas you think have too many or too few parks

(Your feedback below:)

6. GREEN SPACE CORRIDORS AND PROTECTED VEGETATION AREAS

The Working Draft Structure Plan highlights key Green Space Corridors and Protected Vegetation Areas that connect Nikenbah and Dundowran's natural environment. Please refer to these areas on the map when providing your feedback.

Tell us:

- Which Green Space Corridors or Protected Vegetation Areas you think are most important to protect
- Any additional connections or areas that should be linked, extended or restored
- Any concerns or ideas about how these areas can be better managed or enhanced

(Your feedback below:)

The Working Draft Structure Plan identifies key Green Space Corridors and Protected Vegetation Areas that help connect and protect the natural landscape across Nikenbah and Dundowran.

How important are the following to you?

1 = Not important 5 = Very important

1	2	3	4	5	Maintaining continuous green corridors that link parks, bushland and waterways
1	2	3	4	5	Protecting existing trees, habitat and native vegetation
1	2	3	4	5	Restoring degraded areas and planting new vegetation
1	2	3	4	5	Providing public access through walking and cycling paths within green corridors



We want to understand how local centres and community spaces can best serve growing neighbourhoods.

7. EMPLOYMENT LAND

Would you support development of mixed industrial and retail uses on vacant industrial / employment land identified on the Working Draft Structure Plan in proximity to Drury Lane?

- ☐ Support strongly
- ☐ Prefer another location (suggest where):

8. LOCAL JOBS

How important is it for the Working Draft Structure Plan to create more local job opportunities close to where people live?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not a priority

9. DISTRICT AND LOCAL CENTRES

The Working Draft Structure Plan identifies new District and Local Centres to complement the existing networks of shops and services in Hervey Bay and surrounding areas. Please refer to the proposed centre locations shown on the map and provide your feedback below:

Do the proposed District and Local Centres locations connect well with existing centres in the wider region?

Are there other areas that would better serve future neighbourhoods or fill existing service gaps?

Are any of the proposed centres too close to, or too far from existing or planned centres?

Is there anything else we should consider when refining the centre network?

10. COMMUNITY FACILITIES

The Working Draft Structure Plan will allow space for new community facilities in Nikenbah and Dundowran. Please rate how important each one is for the community.

1 = Not important 5 = Very important

1	2	3	4	5	Health and wellbeing services
1	2	3	4	5	Sports and recreation facilities
1	2	3	4	5	Libraries or learning hubs
1	2	3	4	5	Meeting or arts spaces
1	2	3	4	5	Childcare or youth centres

Other ideas or features:



Looking ahead, we want your thoughts on how and where our region should grow.

11. HOUSING VARIETY

The Working Draft Structure Plan proposes a broader mix of housing types, such as duplexes, terraces and town homes, in or near existing neighbourhoods. How do you feel about this idea?

- ☐ Support strongly
- ☐ Support in some areas
- ☐ Unsure
- ☐ Prefer to keep current housing style

Tell us why:

12. NEIGHBOURHOOD CHARACTER

What types of housing do you think best reflect Hervey Bay's coastal lifestyle and sense of community? *(Describe in the box below.)*

13. AFFORDABILITY AND CHOICE

The Working Draft Structure Plan allows for more compact housing types such as duplexes, terrace homes and apartments. Please rate how important each of the following is in making this type of living more appealing.

1 = Not important 5 = Very important

- | | | | | | |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | Close to shops, services and public transport |
| 1 | 2 | 3 | 4 | 5 | Access to parks, open space and walking path |
| 1 | 2 | 3 | 4 | 5 | Well-designed homes that feel private and comfortable |
| 1 | 2 | 3 | 4 | 5 | Affordable to buy or rent |
| 1 | 2 | 3 | 4 | 5 | Easy to maintain and efficient to live in |
| 1 | 2 | 3 | 4 | 5 | Safe, attractive streets and good parking |

Other ideas or features:

14. LOCATION OF HIGHER-DENSITY HOUSING

The Working Draft Structure shows possible areas for higher-density housing such as terrace homes and apartments. Where do you think these types of housing could work best? *(Mark on the plan or describe.)*

Looking ahead, we want your thoughts on how we plan for growth.

15. A NEW LOCAL PLAN

As Nikenbah and Dundowran continue to grow, Council is preparing a local plan to guide how development, infrastructure, and community spaces evolve over time.

We've outlined a proposed local plan boundary on the map. Do you think this boundary is appropriate, or should it be adjusted? *(Mark on the map and share your comments below.)*

- ☐ The proposed boundary is appropriate as shown
- ☐ It should be expanded to include nearby areas
- ☐ It should be reduced or refined

Tell us why:

16. CONTROLLING SEQUENCE AND TIMING

There are different approaches to how and when land is developed, and not all parts of the investigation area need to be developed immediately. Council is also encouraging new housing and services to be delivered in existing urban areas before expanding into new growth areas.

What are your views on introducing a planning framework that would only allow development to occur within the designated local plan area?

- ☐ Support strongly
- ☐ Unsure
- ☐ Prefer a more flexible approach

Next Steps

Timeline

- ✓ **Stage 1**
Project Start
May 2025
- ✓ **Stage 2**
Boundary Definition and Context Analysis Development
July 2025
- ✓ **Stage 3**
Vision and Strategic Direction
July to September 2025
 - Launch of Engagement Hub online (ongoing)
 - Online engagement survey and comment wall
 - **August 2025:** External Stakeholder Workshop (community, landowners and industry)
- ★ **Stage 4 - We Are Here**
Technical Investigations
October to Early 2026
- ★ **Stage 5 - We Are Here**
Working Draft Structure Plan and Report
October to Early 2026
 - **November 2025:** External Stakeholder Workshop (community, landowners and industry)
 - Working Draft Structure Plan and Report
- **Stage 6**
Local Area Plan
Mid 2026
 - Local area plan and planning scheme deliverables

What We've Heard So Far

Movement and Connectivity



"Road networks must be logical and well-planned to reduce congestion and improve travel times."

Greenspaces and Natural Environment



"We want to see the area's natural character protected, with mature trees retained and public land safeguarded for future generations."

Centres, Employment and Community Facilities



"Local shops, medical services, and community hubs are important, but they should fit in with the quieter character of the area."

Diverse Living Options



"We want to keep the relaxed, coastal feel — that means larger blocks and low-density homes, not high-rise apartments."



We Want Your Feedback

Fraser Coast Regional Council is inviting feedback from residents, local businesses, landowners, community groups and anyone interested in the future of Nikenbah and Dundowran.

Your input will help shape the final Structure Plan and guide planning decisions that will influence the long-term future of these growing communities.

You can have your say by:

- Making a written submission during the consultation period
- Responding to the online survey
- Attending an in-person workshop
- Providing comments and ideas via the Engagement Hub interactive Working Draft Structure Plan

Your ideas and feedback will play an important role in planning a sustainable and liveable future for Nikenbah and Dundowran.

Scan the QR code to learn more.



frasercoast.engagementhub.com.au/luipi