

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.

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.

- 1 Movement and Connectivity**
How people move around — walking, cycling, public transport and roads that connect homes, schools, shops and workplaces.
- 2 Greenspaces and Natural Environment**
Parks, waterways, nature corridors and recreation areas that protect the environment and support active healthy lifestyles.
- 3 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.
- 4 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)
 - Greenspace Corridors, Waterways 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 (Community Facilities and Higher Order Retail Bulky Goods)
 - LC Local Centre (Shops, Cafe and Everyday Services)
 - 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
 - Potential Future Public Transport Corridor

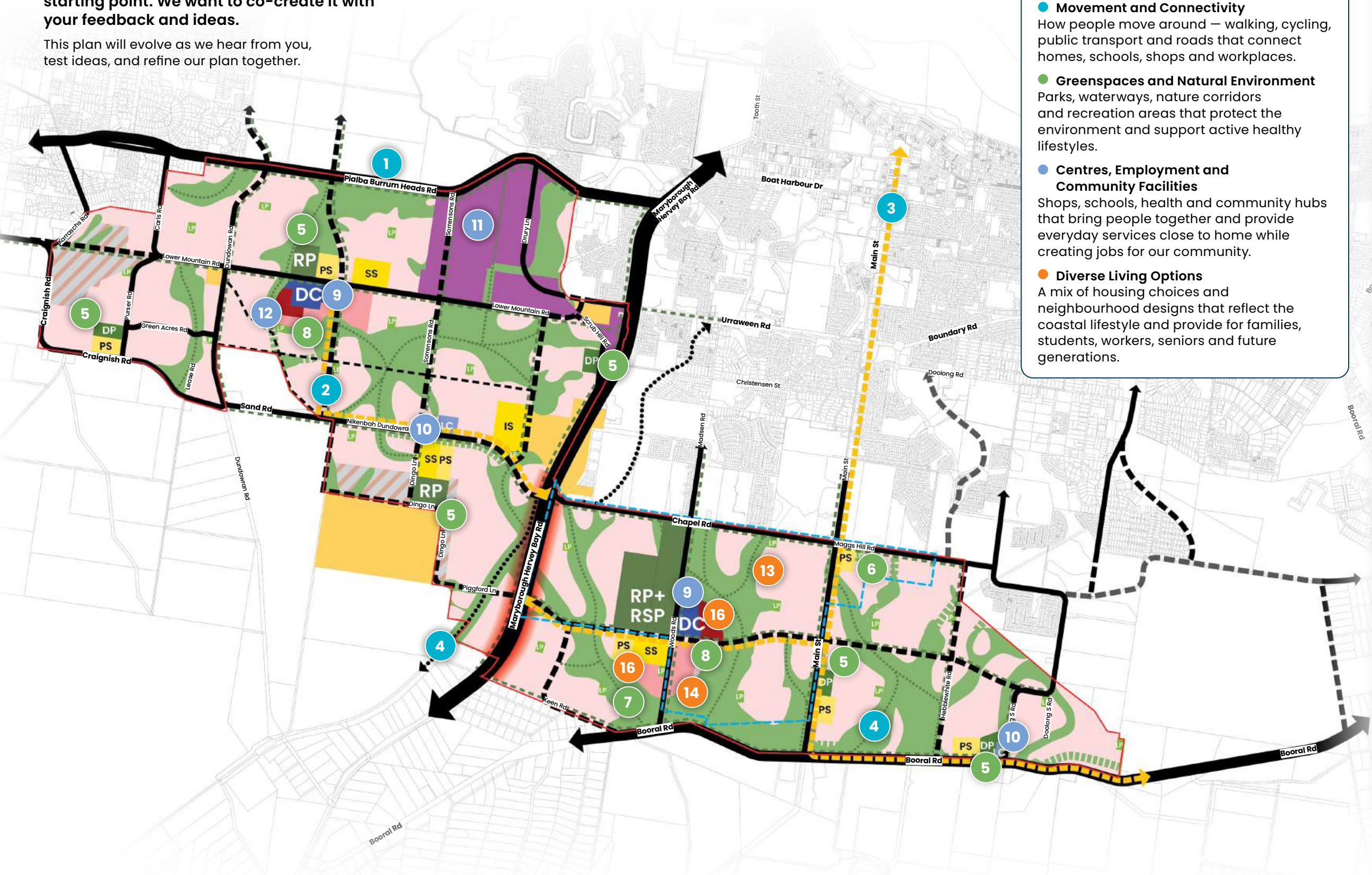


Figure 1. Working Draft Structure Plan

* Not Government Policy – subject to consultation with State Government, Service Providers and State Interest Review process'

