

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

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.

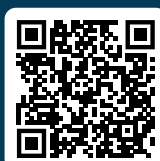
Your input will help shape the final Structure Plan and guide planning decisions that will influence the long-term future of these growing communities.

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

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.



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.

- 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



Scan the QR code to learn more and have your say.

Figure 1. Working Draft Structure Plan

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