City Plan

Our City Plan sets out a fresh and innovative approach to managing and supporting long-term growth and is a crucial tool in shaping the Gold Coast into a mature, world-class city. Access the latest version of City Plan.

Our City Our Plan

The Spit Master Plan Implementation (key development sites)

The State Government and City of Gold Coast are working in partnership to unlock economic opportunities on The Spit to deliver on key actions within The Spit Master Plan.

To ensure future development opportunities align with the Master Plan, the State gave the City a Ministerial Direction to amend the City Plan (in accordance with s26 of Planning Act 2016).

You can have your say on these proposed changes within The Spit Master Plan Implementation (key development sites) during the consultation period from 21 May – 19 June 2020 by visiting gchayoursay.com.au

Access the City Plan

City Plan commenced on 2 February 2016 and has undergone a series of amendments to respond to emerging opportunities and reflect community aspirations. The City Plan links with our mapping solution to provide an interactive and simple way of navigating the City Plan. For more information, access the City Plan.

Important message: The City Plan has been optimised for viewing across multiple browsers. We recommend the latest of the following browsers: Chrome, Firefox, Safari and Edge. Viewing this website in any alternative browser or older version of the above-listed browsers may result in a display that is not optimal. Note: Internet Explorer is not supported.

Access Interactive Mapping

The City of Gold Coast Interactive Mapping solution provides residents with the ability to view and interpret City Plan maps. It combines City Plan maps and aerial photography, with supporting information such as property searching and reporting, in an easy to use format. By accessing the Interactive Mapping you are choosing to accept the Terms and conditions of the site.

Important message: It is recommended that you clear your browser cache or press Ctrl+F5 keys after the mapping application loads to ensure you are viewing the latest version.

City Plan updates

We have committed to an ongoing program of updates to our City Plan. View City Plan updates to find out more about updates that are in progress, in consultation or have been adopted.

Superseded and historic Planning Schemes

For all information relating to past planning schemes, view the superseded and historic versions of the City Plan and Gold Coast Planning Scheme 2003.

Improve our City Plan

We are committed to continually improving the City Plan and encourage collaboration through the use of our online tool ‘Improve our City Plan’. Use this tool to ask a question or offer suggestions to improve the City Plan.
City Plan practice notes and fact sheets

Refer to the practice notes and fact sheets for printable versions of useful information regarding some of the key changes to the City Plan.

Planning and Development Alerts

Our fortnightly Planning and Development Alert provides the latest news on planning and developing on the Gold Coast. Read previous alerts or subscribe to our alerts.

Related information

- PD Online
- How to use the City Plan
- City Plan code templates
- City Plan online document terms and conditions of use

Key information

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Forms & applications

Mail order for Gold Coast City Plan and related documents

Download and complete this mail order form for the Gold Coast City Plan and related documents.

Downloads: Mail order for Gold Coast City Plan and related documents (0.08mb) - Mail order for Gold Coast City Plan and related documents (0.12mb)

Frequently asked questions

What is a City Plan?

A City Plan (planning scheme) helps us to continuously manage growth and change by setting direction and reflecting community aspirations.

When was the City Plan implemented?

On 11 December 2015 Council of City of Gold Coast resolved to adopt the City Plan along with a minor update. City Plan Version 2 incorporating Update 1 commenced on 2 February 2016. Council also endorsed a rolling program of updates to the City Plan to reflect community aspirations and respond to emerging opportunities.

How do I view the City Plan?

Download the City Plan documents as a City Plan Roll-up and City Plan Code Roll-up.
What area does the City Plan apply to?

The City Plan applies to all land within the Gold Coast area, with some exceptions such as Priority Development Areas.

Will the City Plan affect me?

City Plan is an important document that will exist in shaping the future of the entire City of Gold Coast area.

If you own a property or business on the Gold Coast or live, work or holiday here, the plan may affect you. The plan will impact on what you can do with your property, or what others around you can do.

Does the City Plan affect my existing use rights?

Although proposed zoning and/or relevant provisions may be different in the plan, existing lawful use rights are protected under legislation. Accordingly, a planning instrument such as the City Plan cannot affect:

- an existing lawful use of premises;
- a lawfully constructed building;
- an existing development approval.

What is a zone and how do I check the zone applying to my land?

A zone is a land use planning tool in the City Plan, which determines what uses you can and cannot do on your property.

What is an overlay?

An overlay map identifies different features that also need to be considered when developing land, for example, flooding or heritage.

How do overlays affect my development?

An overlay may apply to all or part of your property, and your property may also be affected by more than one overlay. Overlays may affect the type and category of development and assessment as well as the design requirements such as building height, landscaping or vehicle access.

Where can I find the overlays that affect my property?

To see if your property is affected by an overlay go to the City’s interactive mapping tool and search your address. By clicking on your property you can view your property report which will list all the overlays applicable to your site.

How has the City Plan been made easier to use?

Written in plain English, City Plan contains clear development requirements and prioritizes the regulatory effort on those outcomes that matter most to the future economic productivity and prosperity, and liveability of the Gold Coast. It cuts red tape by reducing levels of assessment and eliminating the requirement for further planning approvals on low risk land uses. The plan incorporates land use provisions to facilitate and manage growth, development and change in the City, such as zones and codes.

Can I still lodge a development application under a superseded planning scheme?

Under the provisions of the Planning Act 2016, a person may request that a proposed development be assessed and decided under the superseded planning scheme. This request must be made within one year of the new planning scheme (City Plan) taking effect and may be agreed to, or refused.

For further information on requests to apply a superseded planning scheme, please refer to the Queensland Government’s website.