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EXECUTIVE SUMMARY

The City of Gold Coast is committed to protecting areas on the Gold Coast with a particular local identity, natural resource base or development character.

The primary intent of this place analysis is to provide a resource to ensure character elements are appropriately considered in future development decisions at the Tugun District Centre, which form part of the southern Gold Coast.
KEY URBAN CHARACTER ELEMENTS

The key character elements and special qualities identified for Tugun are summarised below.

**ACCESS & MOVEMENT**
- A ‘beachside’ place.
- A local ‘village’ centre in scale and function.
- Historic and recent influence of highway and rail infrastructure.
- A traditional retail high street edge.
- Low development intensity – scale, height and massing.
- Large beachside block structure.
- Topography influences on urban form.
- The beach access and visual relationships.
- The figs and Norfolk Island pines.
- Open spaces and natural features.
- Views to/from beach and vegetated ridgelines.
- Sense of openness.
- The barrier influence of the highway.
- Beach connector streets.
- Beachfront walking and cycling.
- Village centre laneways.
- Links to the past - the rail corridor, remnant retail buildings, active hotel since 1925.
- A strong sense of local community identity.
- Safe and family-oriented.
- Relaxed coastal atmosphere.

**PUBLIC REALM**
- Active retail high street.
- A mix of age, architectural character and quality.
- Specific character buildings.
- Low density, low scale.
- A residential community - not tourism focused.

**URBAN STRUCTURE**
- Safe and family-oriented.

**BUILT FORM**
- A residential community - not tourism focused.
INTRODUCTION

CONTEXT

Tugun is a beach side suburb, located at the junction of the Pacific and Gold Coast highway, north-west of Coolangatta, and approximately 3 kilometres from the Gold Coast Airport.

Over the next 20 years, the Gold Coast is expected to undergo transformative growth and urbanisation.

The challenge facing those who will play a role in shaping Tugun’s future will be to clearly identify and understand the essential influences of its character and how to ensure new development respects or enhances its unique place qualities.
METHODOLOGY

STAGE 1
City and Suburban Context

An analysis of the broad range of physical and cultural elements that can influence the shape and character of a place, drawing on site visits, research and City workshops.

STAGE 2
Village Elements

An assessment of place analysis elements identifying how they collectively contribute to the function, urban form and character of Tugun.

Three Scales of Mapping
CITY CONTEXT

CITY–WIDE CENTRES HIERARCHY

Tugun is designated as a District Centre.
TUGUN’S REGIONAL CONTEXT, IN TERMS OF BOTH ITS URBAN AND TOPOGRAPHIC SETTING, ARE A MAJOR INFLUENCE ON THE CENTRE’S SHAPE AND STRUCTURE.
GOLD COAST LANDSCAPE CHARACTER STUDY, 2014

This study identifies and maps various valuable local characteristics and contributions to the wider city character that Tugun offers.

**Historical framework landscapes**
- **Movement routes and hubs**
  - “The cultural significance lies in the heritage evidence, the intangible heritage and its settings. It includes historical movement routes, tracks, roads, railways, bridges, the airport, boating ways, ferries, the villages, community hubs and gathering places through the Gold Coast’s history.”
- **Beaches and foreshores**
  - “The cultural significance lies in the high aesthetic and social appreciation of the beaches and their associated foreshores and open space, the headlands and coastal waterways and the streetscape plantings and urban views from the beaches and esplanades.”
- **South coast development strip**
  - “The cultural significance lies in the strip pattern of development formed between the beaches and the wetlands of the coastal plain, the differences and social values of each locality along its length and the aesthetic values of the streetscapes and beach and esplanade views.”

**Currumbin area landscape heritage assessment**
- Tugun Heights - the elevated land with tree cover extending south of Currumbin Hill and the landscape backdrop of the locality.
- Historic rail route.
- Historic road route.
- Flat Rock.

**Registered heritage places**
- Tugun Hotel Moreton Bay figs.

*Figure 2: Currumbin Area Landscape Heritage Assessment, Gold Coast Landscape Character Study 2014*
This study captured a number of characteristics and elements that contribute to the overall character of Tugun:

- early development was constrained to the west by the south coast railway (now Golden Four Drive) and later impacted by the Gold Coast Highway
- the beachfront esplanade road in earlier maps is no longer present
- wetland has been reclaimed for the airport - the resultant openness and absence of development emphasises the narrowness of the coastal development strip
- east of the highway, there is growth in new multi-storey development
- some early housing and tourist apartments dating from the 1950s survive
- mature Norfolk Island pines line the Highway
- the main commercial centre is Tugun Village
- width of the highway and the openness to the west, set this area apart as one of special qualities.

What’s special about Tugun’s place character?

| Original rail corridor is preserved in what is now Golden Four Drive |
| Open, accessible beaches |
| Open spaces and natural features - Flat Rock Creek, remnant hilltop vegetation |
| Tugun Hill andCurrumbin Hill visual backdrop |
| Provides a gateway to the Currumbin Valley scenic route |
| Historically significant figs and Norfolk Island pines |
| Sense of openness due to the wide highway corridor and airport and the resultant exaggeration of coastal strip development |
HISTORY OF TUGUN

Tugun has a long and diverse history dating back to the 1800s. The adjacent diagram identifies some of the historical moments in the evolution and development of Tugun to what it is today. Tugun has retained a number of significant buildings, landmarks and other elements characteristic to the area, including:

- Golden Four Drive high street buildings from the 1950s and 1960s
- Tugun Hotel - operating 1925 - present
- the figs
- Norfolk Island pines
- Tugun Progress Association
- high street buildings
- houses and ‘flats’.

The figs

Retail buildings circa 1950s to 1960s

Holiday units

Norfolk Island pines
1898
First European Settlement - the Farrell family followed by the Mitchells established dairy farms.

1900

1903
Completion of the railway line to Tweed Heads.

1910
Lands Department and Post Master General favour the name Tugun - “sea waves” in an Aboriginal dialect probably originating from the Pine River District.

1915
Land near the beach was sub-divided into lots after 1915.

1916
First home built in Tugun Village.

1919
First surf patrols began.

1920

1925
Seaside Hotel.

1926

1939

1940

1950s-1960s
Residential growth and remaining farms subdivided into residential estates.

1940s
Tugun Hotel.
What’s special about Tugun’s place character?

- 117 year history
- Tugun Heights - elevated residential land
- A hotel active on the same site since 1925
- Historic rail corridor reference - Golden Four Drive
- Traditional high street retail
- Remnant architectural character buildings from 1950s and 1960s (see next page)
- The fig and pine trees
**CHARACTER BUILDINGS**

Tugun’s built environment is diverse in age, form, architectural character and quality. While there are no local Tugun buildings on the Gold Coast Heritage Register, the pervasive visual presence of older building stock and character buildings are an inherent part of the overall character and atmosphere of the suburb.

These character buildings from circa 1930s onwards typically include:

- holiday homes
- walk-up apartments/units
- traditional high street retail buildings.
Block bound by Toolona, O’connor and Wyberba Streets

Bielby Street

O’Connor Street

Toolona Street

O’Connor Street

Wyberba Street

Wyberba Street

Wyberba Street
Block bound by Wagawn and Teemangum Streets and Pacific Parade

Neighbourhoods west of the Gold Coast Highway

Wagawn Street

Chaffey Street

Wagawn Street

Wagawn Street

Wagawn Street

Durran Street
03 SUBURBAN CONTEXT

This analysis investigates the natural setting, existing urban context and place qualities that contribute towards Tugun’s unique character.

TOPOGRAPHY, LANDSCAPE AND OPEN SPACE

Tugun draws much of its landscape character from its wider setting which captures Currumbin ridgelines and inland hills. The structure and footprint of the centre is a direct response to the topographic setting.

RIDGELINE SYSTEM

• The vegetated ridgelines of Currumbin and Tugun hills are a pervasive physical and visual backdrop to the centre.
• The ridgeline system provides an important urban break at the city-wide scale.
• The topography is a major influence of the existing settlement pattern, historically determining the alignment of the highway, centre structure and pattern of development intensity.

FLAT COASTAL PLAIN

• Development is focused on the flat coastal plain and reduces to the north and east in response to the steeper topography.

OPEN SPACE

• Significant open spaces are present in the wider Tugun area and contribute to a sense of openness and lower development intensity, including:
  – Flat Rock Creek
  – conservation areas
  – beachfront parkland
  – local parks and reserves
  – linear open space associated with the highway.

VEGETATION

• Vegetation plays a key role in the visual experience of visiting Tugun as a result of:
  – significant remnant vegetation on ridgelines and the open space associated with Flat Rock Creek
  – foreshore dunal grasses/shrubs and casuarinas
  – Norfolk Island pines within the centre which offer a recognisable coastal town iconography
  – Moreton Bay figs within the centre with local historic value.
What’s special about Tugun’s place character?

- The ridgeline backdrop
- The Norfolk Island pines and Moreton Bay figs within the centre
- Built form is secondary to the scale of natural features
Figure 3: Topography and Landscape Character

- Topography - low > high
- Flat Coastal Land
- Ridge lines
- Open Space
- Tourism/Recreation
- Conservation
- Flood Assessment
VISUAL SETTING
AND VIEWS

KEY VIEW TYPES

Key views and vistas within and around Tugun have been determined to inform the visual sensitivities of the settlement in its landscape context. These have been identified based on a combination of site visits and detailed desktop reviews.

A. Views from the Beach: The beach is a key destination. Attractive panoramic views can be obtained from the beach north to Currumbin and Surfers Paradise; south to Coolangatta and from the beach back to the developed area of Tugun (see views 1-3).

B. Views to the Beach: The beach can be glimpsed from locations within Tugun creating a strong sense of connection to the coastline (see views 4-7). More distant views to the ocean are also significant.

C. Views of Elevated Wooded Ridgelines and Hills: The strongly wooded elevated hills and ridgelines surrounding Tugun provide a strong sense of place and are a distinctive visual contrast to the developed lowlands. The naturalness of Currumbin Hill to the north contrasts with the developed character of the ridge to the west (see views 8-10).

D. Elevated Views to Tugun: The developed elevated hills and ridges provide a strong sense of prospect over the township and coastal strip (see views 11-14). In contrast to other parts of the Gold Coast the roofline remains largely below the ocean horizon, which is punctuated mainly by Norfolk Island pines.

E. Entry and Landmark Views: The entrance to Tugun is dominated by transport routes (Gold Coast Highway, Golden Four Drive, Coolangatta Road, Stewart Road). However, the area serves as a threshold between different routes, including acting as a gateway to the city from the Gold Coast Airport. Key aspects of the transition include the wide vegetated medians with Norfolk Island pines and other vegetation (see views 15-17).

KEY VISUAL ELEMENTS

Elements that contribute to views and visual character include:

- the coastal strip including subtle dune system and adjoining public/private open space (especially around the Surf Life Saving Club)
- naturalistic and planted vegetation along the beachfront including Casuarina, Hibiscus tiliaceus, Pandanus and Norfolk Island pines
- presence of natural vegetation (‘bushland’) on the elevated land surrounding Tugun
- planted vegetation within the streets and medians including figs, Norfolk Island pines and Poinciana trees
- open space and wide medians associated with Coolangatta Road/Gold Coast Highway/Golden Four Drive
- aircraft landing at Gold Coast Airport which are at close range and clearly visible in views
- importance of landform in defining, controlling and adding visual variety to views.
Views from the beach
1. View north-west from Bilinga across Tugun toCurrumbin and Surfers Paradise
2. View south-east to Coolangatta
3. View south-west to Tugun

Views to the beach
4. View down Toolona Street
5. View down Dune Street
6. View down Shell Street
7. View down Wyberra Street

Views of elevated wooded ridge-lines and hills
8. View south-west up Toolona Street
9. View north-west up Teemangum Street
10. View south-west from Esplanade (Pacific Parade)

Elevated views over Tugun
11. View south-east down Teemangum Street
12. View north-east from Toolona Street
13. View north-east from Marion Street
14. View south-east from Crest Drive

Entry/landmark views
15. Tugun Centre
16. View north-west from Gold Coast Highway (entry from Gold Coast Airport)
17. View north-west from Coolangatta Road

Figure 4: Visual Setting and Key View Corridors
What’s special about Tugun’s place character?

‘Relaxed’ visual transition and interface between beach and private properties, defined by grassland and natural/planted vegetation

Mature Norfolk Island pines lining the Gold Coast Highway that create a sense of arrival and help frame the developed area in views from the surrounding area

Attractive vegetated ridges – natural character of Currumbin Hill is particularly important but the developed ridgelines of Tugun Heights also help to provide a strong sense of place

Large shady mature figs

The open, visually and physically accessible beach
URBAN STRUCTURE

Tugun's urban structure - the arrangement of development intensity, land use, blocks and major movement networks - is unique within a city-wide context. It's a linear local commercial centre - notably beachside - shaped by historic development patterns influenced by the original rail corridor, topographic constraints and the presence of regional traffic arterials.

The generally low development intensity is a response to the presence of the airport which imposes building height restrictions and noise amelioration requirements.

Settlement pattern
- A ‘beachside’ local centre with highway commercial uses arranged in a linear form.
- A traditional ‘high street’ retail format along Golden Four Drive.
- Highest development intensity focused within the main block of the ‘village’.
- Generally low development intensity in some part due to the presence of the airport.

Road network
- Highway and bypass connection are dominant structural elements influencing development pattern and local movement networks.
- Local network separation between east and west side of the highway.

Open space
- A variety of open space typologies.
- Sense of openness - wide highway, low development intensity, ridgeline views.

Block structure
- Beachside - three large blocks with laneway access.
- A narrow linear commercial block formed by the highway and Golden Four Drive.
- Residential - strong grid pattern on the coastal plain, topography responsive layouts on higher ground.

URBAN CHARACTER AREAS

Distinct character zones can be identified within the area based on a high level assessment of topography, land use, activity and development types and intensity. A brief description of these areas is identified below.

Elevated neighbourhoods
- Predominantly detached housing.
- Elevated and sloping land west of the Highway and north of Wagawn Street.
- Moderately vegetated.

Coastal plain neighbourhoods
- Flat land associated with the coastal plain.
- Mix of detached, attached and multi-unit residential development.
- Noticeably less vegetation than elevated neighbourhoods.

Highway commercial
- Typical service commercial use requiring high levels of visual and vehicular access.

Tugun village
- Commercial, retail and services uses.
- Generally a two-storey, single sided commercial high street.
- Mix of building forms and age with varying levels of quality.

Beachfront neighbourhood
- Mix of detached, attached and multi-unit developments
- Noticeably higher levels of private investment.
- Flat coastal plain.
Figure 5: Urban Structure

- **Commercial Core**
- **Commercial Frame**
- **Developed Land (outside of commercial area)**
- **Open Space**
Coastal strip residential

- Mix of detached and attached building typologies.
- Predominantly multi-unit developments and short term accommodation to the south.
- Flat coastal plain.
- Mix of building characters and architectural qualities.

Gold Coast Highway and Stewart Road (M1 Connection)

- Regionally road infrastructure.
- Gold Coast Highway.
  - limited direct property access
  - visually characterised by highway commercial uses near Tugun centre
  - combines with service roads and open space to produce wide, visually open corridor.
- Stewart Road
  - connection to M1
  - characteristic ‘green’ entry/exit experience to Tugun created by vegetated edges.

Open space

- Broad mix of parks, informal spaces and conservation areas including:
  - Tugun beachfront park
  - linear open space associated with the highway
  - local parks and community uses
  - Currumbin Bird Sanctuary
  - open space and conservation areas associated with ridgelines, natural overland flow corridors, areas of remnant vegetation and Flat Rock Creek.

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What’s special about Tugun’s place character?

- A ‘beachside’ centre
- Traditional, single-sided ‘high street’ retail format
- Significant regional road infrastructure
- Distinctive character precincts or places
- Large beachside block structure
Figure 6: Urban Character Areas
04 VILLAGE CONTEXT
LAND USE, LOT SIZES AND OWNERSHIP PATTERN

The land use pattern, lot sizes and low development intensity are key contributors to the existing character of Tugun.

LAND USE

• Retail/commercial ‘high street’ serviced by Golden Four Drive.
• Highway commercial uses.
• Sharp land use transitions between the centre and residential neighbourhoods.
• Linear beachfront park associated with Tugun SLSC and main beach access.

• Impacts of topography and beachfront value influence the pattern of development intensity.
• Greatest development intensity associated with centre and beach real estate.
• At a suburban scale, predominantly residential uses – low and medium density along coastal strip. – low density on elevated steeper land.
• Extensive land-take by road infrastructure.

Figure 7: Existing Land Use

Legend
- Commercial/Service
- Mixed Use (retail/commercial/residential)
- Special Purpose (Major Tourism, Wildlife Park)
- Dining/Entertainment
- Mixed Use (retail/commercial)
- Retail
- Low Density Residential
- Medium - High Density Residential
- Open Space
- Conservation
- Car Parking
LOT SIZES AND OWNERSHIP PATTERN

- Generally smaller sized lots producing a highly fractured ownership pattern at the broader scale.
- Impacts of zoning, topography and beachfront value evident - smaller lot sizes and amalgamated blocks generally on the coastal plain.

The ‘Village’

- An absence of significant lot amalgamation and presence of older building stock.
- A structure of three large blocks along the coast with highly fractured lot patterns and access from lanes and easements.

What’s special about Tugun’s place character?

- Diverse ownership pattern
- Unique centre block structure
- Linear beachfront park

Figure 9: Block Size of the village centre
BUILT FORM AND ARCHITECTURE

BUILDING USE AND TYPOLOGIES

- Commercial mixed use typologies arranged along Golden Four Drive commercial strip
  - activated retail/commercial ground floors
  - a single sided high street.
- Predominance of detached housing and medium density development within close proximity of centre.

EXISTING BUILDING HEIGHTS

- A low scale centre and residential frame.
- Generally more height on the beachside of the highway where land value is greater.
- Mid-rise residential buildings along the beach south of the centre.

Figure 10: Building Use and Typologies
BUILDING FOOTPRINTS

- Greatest site cover and reduced setbacks evident in centre associated with commercial buildings - zero front and side boundaries along high street.
- Larger commercial footprints along highway.
- Traditional low density residential forms outside of centre.
- Higher development intensity along beach strip and on coastal plain.

Figure 11: Existing Building Heights
ACTIVATION AND STREET LIFE

- Activity focused on the retail environment of Golden Four Drive.
- Night activation generally associated with food/beverage businesses.

Figure 12: Building footprints demonstrating site cover and setbacks
What’s special about Tugun’s place character?

A residential environment - predominance of detached housing and apartment living
Active high street retail

Figure 13: Activation and Street Life
BUILDING CHARACTER

Tugun’s built environment is diverse in age, form, architectural character and quality.

Key characteristics include:

- a presence of older building stock and character buildings that contribute strongly to the overall character of Tugun
- an eclectic range of architectural styles and materials.

Commercial village centre

- Mix of quality, character and scale.
- Varying levels of street address quality and presence.
- Remnant 1950s and 1960s commercial buildings.
- Consistency in scale and form at a streetscape level in the main retail block.

- Continuous awnings.
- Activated ground plane.
- Varying levels of public realm quality and character.
- Highway commercial characterised by access functions and signage.
‘Beachside’ residential

- Broad mix of detached housing:
  - age
  - character
  - architectural styles and materials
  - quality.
- Multi-dwelling apartments and flats both old and new.
- Mid-rise apartment building south of the centre.
‘West of highway’ residential

- Mix of housing types responding to slope and views.
- Increased density on coastal plain.

Community and public buildings

- Tugun Surf Life Saving Club.
- Saint Monica’s Catholic Church.
- Tugun Progress Association.
Signage and Advertising

- Pervasive character element of high street and highway frontage.

What’s special about Tugun’s place character?

- A residential environment – predominance of detached housing and apartment living
- Eclectic mix of building types, ages and architectural qualities
- Presence of older building stock
- Consistency in scale and form along main retail section of high street (awnings, setbacks etc)
- Specific character buildings (such as the Tugun Professional Centre, units in Wyberba Street etc)
ACCESS AND MOVEMENT

STREETS AND PARKING

Road Network

- The regional arterial network is a pervasive physical and visual element and a major determinant of Tugun’s character:
  - Wide corridor accentuating perceptions of beachside vs ‘west of highway’
  - A barrier to local traffic, pedestrian and cycle movement
  - Local movement patterns funnelled to signalised intersections at Stewart Road and Toolona Street.

- On the east side of the highway, predominantly a grid network of streets running perpendicular to the beach
  - Wagawn, Wyberba, Toolona and Dune Streets terminate at the beach and provide pedestrian access to the beach
  - spacing of these streets form wide blocks
  - Teemangum Street a local connector to Currumbin.

- On the west side, an interconnected grid pattern of residential streets on the coastal plain with more topography responsive layouts on higher ground.

Figure 13: Vehicle Access and Movement
Activity Centre Parking
- Combination of on-street and off-street parking.

Laneway Access
- Private and public access laneways provide access in centre commercial block.

What’s special about Tugun’s place character?

<table>
<thead>
<tr>
<th>Feature streets - Wyberba, Toolona, Golden Four Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beach ‘connectors’ providing visual and physical connection to the beach</td>
</tr>
<tr>
<td>Laneways in the commercial block</td>
</tr>
</tbody>
</table>

Figure 14: Public / private land and laneway access
Street Typologies

A broad range of street typologies and streetscape characters:

- Regional arterials
  - Gold Coast Highway
  - Tugun Bypass connection (Stewart Road).
- Collectors
  - Teemangum Street
  - Golden Four Drive (high street retail)
  - Toolona Street.
- Residential beach ‘connectors’
  - Wagawn, Wyberba, Toolona and Dune Streets.
- Esplanades
  - O’Connor Street
  - Pacific Parade.
- Typical residential streets
  - coastal plain (grid pattern)
  - elevated neighbourhoods (slope responsive patterns).
- Laneways.

Character Streetscapes

- Gold Coast Highway
  - linear open space along Coolangatta Road and Golden Four Drive edge.
- Golden Four Drive
  - retail high street
  - pines, artwork, street embellishments.
- Wyberba Street
  - Norfolk pines, centre parking.
- Toolona Street
  - figs, centre parking
  - large median west of highway providing vista to/from high ground.
PEDESTRIANS AND CYCLISTS

• Pedestrian traffic focused around commercial village and the beachfront.

• Golden Four Drive
  – High street atmosphere
  – Cafes, food
  – Continuous awning.

• The highway is a significant barrier to movement between western neighbourhoods and the village and beach
  – local movement patterns funnelled through signalised intersections at Stewart Road and Toolona Street
  – evidence of informal crossing highlighting inconvenience of distances between controlled crossings.

• Connections to the beach
  – Wagawn, Wyberba, Toolona and Dune Streets.

• Connection along beach between Toolona Street and Kropp Park.

• Streetscape works facilitating pedestrians and cyclists in Golden Four Drive.
Figure 15: Pedestrian and Cyclist Movement

- Primary Pedestrian Route
- Existing Bikeway
- Key Pedestrian Connections
- Major Pedestrian Barriers
- Pedestrian Crossings
- Signalised Pedestrian Crossings
Pedestrian connection to the beach along Wyberba Street

Golden Four Drive pedestrian high street

Golden Four Drive streetscape works - footpath planting, intersection threshold colour treatments, cycle lane designation
What’s special about Tugun’s place character?

- The high street experience
- Connectivity to the beach
- Beach front walking/cycle path
The place analysis considered a wide range of elements to understand Tugun’s unique or special qualities. Now, summarising these qualities, we see how each collectively contributes to the overall character of Tugun.
The place analysis identifies numerous cultural, urban and natural elements within Tugun that contribute to its place character. Drawing on this investigation, there is a definable area that is of mixed use and captures key character elements and topographic features. Sharp transitions to residential uses further defines the boundaries of this character area.

The Tugun Character Area

Drawing on this investigation, the Tugun Character Area has been defined, capturing:

- the retail and mixed use core
- highway commercial businesses
- the beachfront open space and SLSC
- the high point to the north occupied by the Telstra facility
- part of the open space along the Gold Coast Highway to the south (aligned with Dune Street).

This is the extent of area that, when considering future growth scenarios or specific development outcomes, merits consideration of place character and the values of local community.
KEY INFLUENCERS ON PLACE CHARACTER

- A ‘beachside’ place.
- A local ‘village’ centre in scale and function.
- Historic and recent influence of highway and rail infrastructure.
- A traditional retail high street edge.
- Low development intensity – scale, height and massing.
- Large beachside block structure.
- Topography influences on urban form.

- The beach access and visual relationships.
- The figs and Norfolk Island pines.
- Open spaces and natural features.
- Views to/from beach and vegetated ridgelines.
- Sense of openness.

- The barrier influence of the highway.
- Beach connector streets.
- Beachfront walking and cycling.
- Village centre laneways.

- The traditional retail high street creates a sense of place, activity and diversity within the busy village atmosphere.
- A strong sense of the past.
- A strong sense of local community.
- Retail diversity and quality within the retail core.
- Emerging nightlife within the village centrew.

- Active retail high street.
- A mix of age, architectural character and quality.
- Specific character buildings.
- Low density, low scale.
- A residential community – not tourism focused.