

# Suttons Beach Public Space Building Style


## Community Survey Findings

May 2023





## Acknowledgement



We acknowledge the Kabi Kabi, Jinibara and Turrbal Peoples as the Traditional Custodians of the lands and waterways of the Moreton Bay Region, and pay our respects to their Elders, past, present and emerging. We recognise that the Moreton Bay Region has always been a place of cultural, spiritual, social and economic significance to First Nations people.

We are committed to working in partnership with Traditional Custodians and other First Nations communities to shape a shared future that celebrates First Nations history and culture as an irreplaceable foundation of our region's collective identity.

## Alignment with our roadmap

The Sutton's Beach Building Style project is helping to achieve the outcomes of our Corporate Plan 2022–2027 and realise our vision: **Our Moreton Bay. Amazing places. Natural spaces.**

The strategic pillar this project specifically relates to is:



By 2033, our Moreton Bay will be a network of well-planned and connected places and spaces, enhancing lifestyle, accessibility and employment choices.

Read more about Council's Corporate Plan and the pillars that underpin it at



[mbrc.link/corporate-plan](https://mbrc.link/corporate-plan)

## Disclaimer

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# Investigating a new building

Council understands listening to our communities is an important part of achieving **amazing places** that are unique and well used. That is why we invited community input as we consider options for a new building in Suttons Beach Park.

In 2022, Council did a survey and other engagement to understand how our community wants to use Suttons Beach Park and any buildings in the future, as well as what is valued about the park. This informed the Strategic Assessment and Options Analysis (SAOA) and Council's recent decision (15 March 2023) to further investigate a new building at the site by undertaking a detailed business case.

Recently, we asked for further community input on the potential style of this building via a survey. The survey sought to understand:

- preferred ways to respect our history and reflect stories of the past in the new building and its surrounds
- preferred ways for the building to connect with the stairs of heritage value from Marine Parade and park surrounds
- preferences for the architectural style of the new building; from Art Deco to Contemporary.

 *Thank you for adopting a consultative process with the community about the issues with the building and a way forward. We will end up with a beautiful result which can be enjoyed by locals and attract visitors.*

Survey participant

## Engagement snapshot

Between 21 March and 16 April 2023, via 624 survey responses the community told us:



Overall, people want a **BALANCE** between aesthetically pleasing **ART DECO** and **CONTEMPORARY** design compatible with the sub-tropical climate

### IT IS MOST IMPORTANT IS THAT...



You can buy a coffee, a meal or an ice-cream & enjoy it sitting in the park or indoors



Building design & position enhance the park & complement mature vegetation



You can have free access to building spaces that provide protection from the weather



Building design & position conveniently connect Marine Parade & foreshore to allow pedestrian movement

### TOP 3 **ART DECO** BUILDING FEATURES

1. Symmetrical with curved corners

2. Pale, pastel colours

3. Simple geometric detailing

### TOP 3 **CONTEMPORARY** BUILDING FEATURES

1. Structures create shady outdoor spaces

2. Blur between inside & outside with landscaping

3. Mix of traditional & modern materials

### TOP 3 WAYS TO REFLECT **STORIES OF PAST**

1. Features that reference Art Deco style

2. Signage with photos of original building

3. Reuse of original building materials

Community feedback summarised in this report together with the detailed business case that Council is yet to complete, will inform Council's brief for the building's conceptual design and other decisions about the building and its surrounds.

# How we engaged

## Community survey

Using a survey (online and hard copy), insights were sought around community preferences for the style of a future building in Suttons Beach Park. Two popular styles; Contemporary and Art Deco were described and the benefits of each outlined.

Using words and example images, the survey questions gathered feedback on which building characteristics the community wanted.

The survey was open for four weeks from 21 March to 16 April 2023.

Participation in the survey was promoted through a communication campaign that included:

- dedicated project page on Council's Your Say Moreton Bay website
- email to 945 community members who had registered for project updates
- phone calls and meetings with park user groups
- signage across the Suttons Beach Park site
- social media by Council and the local Councillor
- Council's existing community touch points including the local library and Council's customer service centre
- inviting special interest groups to share information via their own channels.



## Building inclusions

Council has set the basic parameters for what the building will include based on the feedback we have received from the community so far.

For the survey and other investigations Council is currently undertaking, the building inclusions have been defined as:

- public amenities including a Changing Places facility (see below)
- retail or hospitality space that provides food and beverage such as coffee, a meal or ice-cream
- a 'rooftop' public space on the second storey from which visitors can enjoy the magnificent ocean views.

Providing a Changing Places facility at Suttons Beach would complement the access ramp and matting already in place that allow people with disabilities and other mobility challenges to enjoy the beach.

**Changing Places** are a type of adult change facility that enable people with high support needs and their carers to access public toilets in a dignified, hygienic and safe way. They differ from standard accessible toilets as they are larger and equipped with a range of specialised equipment, such as a height-adjustable change table, ceiling hoist, peninsular toilet and in this location, a shower. For more information visit [changingplaces.org.au](https://changingplaces.org.au)

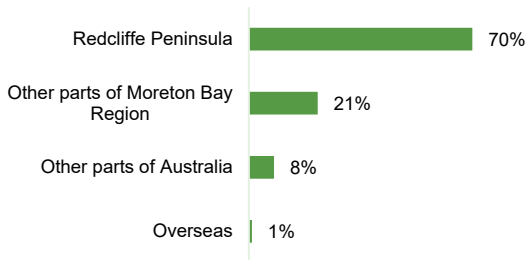




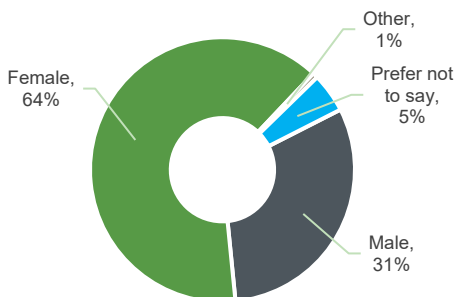
# Who provided feedback

## Survey respondents

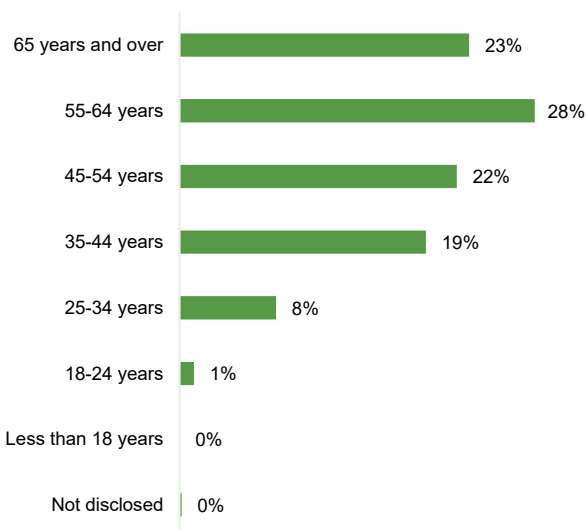
In total 624 unique survey responses were received, of which 70% came from people living on the Redcliffe Peninsula. A further 21% were from other parts of the region and 9% were from outside the region.



About twice as many females (64%) responded to the survey as males (31%).



About half (51%) the respondents were 55 years of age or over.



Other characteristics of respondents included:

- 1% identified as Aboriginal and/or Torres Strait Islander People
- 2% identified as having a non-English speaking background
- 4% identified as a person with a disability or impairment.

Assessment of the survey considered all unique responses. Five survey responses were removed from the data set before any assessment was undertaken as they were duplicate responses with the same answers from the same respondents.

## Email submissions

In addition to the survey responses, Council also received seven emails during the consultation period. These contained valuable feedback that has been integrated within the survey findings in the following sections of this report.



# Respecting our history

## Respecting our history

The history of the Redcliffe Peninsula extends from the stories of the Traditional Custodians through to our current experiences. Suttons Beach Park has changed over this time, as have the buildings — from privately owned bathing huts to the recent Suttons Beach Pavilion. Regardless, visits to the beachside park have always been enjoyed and special memories have been made.

Honouring the rich history of this site will be an important feature as we move forward and create new memories. This could be achieved, for example, by integrating stories of the place into the landscaping, wayfinding and architectural features. If it is practical and reasonable to do so, Council will salvage and repurpose some of the original bricks from the remnants of the building constructed in 1937.

*“It would absolutely be an incredible thing to rebuild using as many salvaged materials as possible for the new building and aim to keep a more authentic Suttons Beach original styling. Tourists and locals alike truly value visiting places that are unique and have strong connections to the history of the area, so creating a design very in keeping with the original features (with of course popular modern open spaces) that gave the destination its popular character would be wonderful.”*

Survey participant

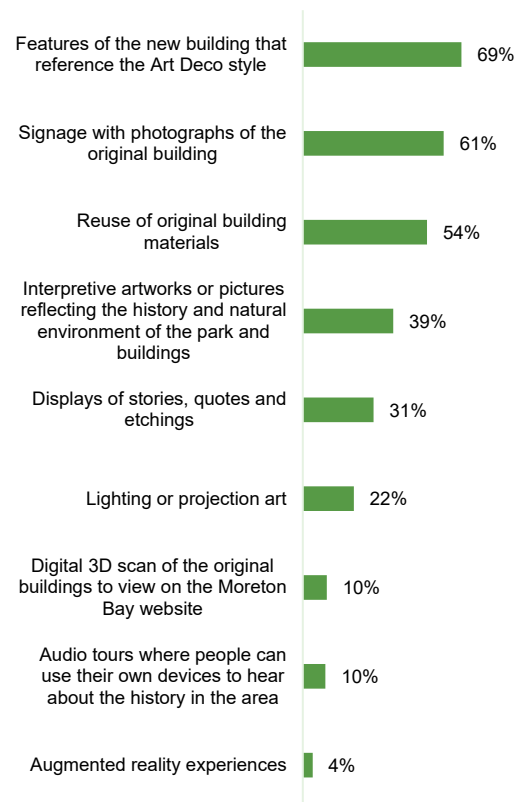
*“Signage with photographs should acknowledge the past but not be overboard and kitsch.”*

Survey participant

## Reflecting stories in the design

We asked our communities to select three ways to reflect stories of the past in the design of the building from a longer list of options. The top three preferences were:

- features of the new building that reference the Art Deco style (69% of respondents selected this as one of the three ways they wanted to see stories of the past reflected)
- signage with photographs of the original building (61%)
- reuse of original building materials (54%).



# Connecting with surrounds

## Building for the space

Suttons Beach Park is an attractive seaside location that boasts an expansive unstructured green space with shaded places to sit, open spaces for community events and some car parking. While the selection of the replacement building is important, so is ensuring it integrates within these beautiful surrounds and the broader Redcliffe Peninsula.

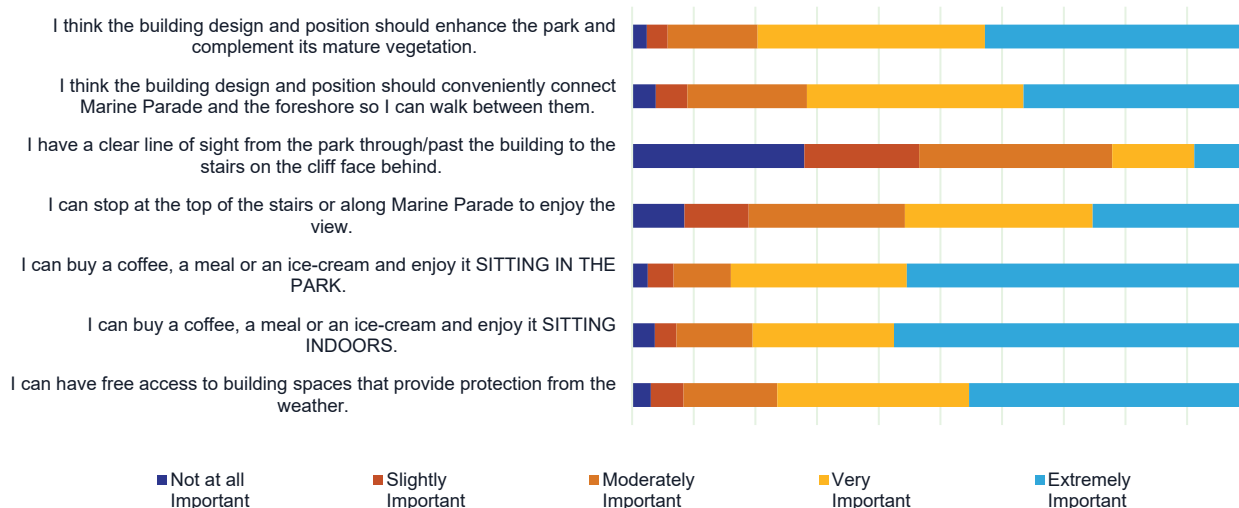
Maintaining connectivity through the area will also be important. The cliff face stairs from Marine Parade to Suttons Beach Park retain heritage value, are largely intact and will be restored. Their symmetrical design provides an entry point to the park from Marine Parade that could be better used to connect the building with the grassed and shady areas as well as the foreshore.

## Your future experience

When we asked our communities to consider future experiences of Suttons Beach Park, we learned that it was most important that:

- you could buy a coffee, a meal or an ice-cream and enjoy it sitting **in the park** (84% of respondents thought it was very important or extremely important)
- you could buy a coffee, a meal or an ice-cream and enjoy it sitting **indoors** (80%)
- building design and position enhance the park and complement its mature vegetation (80%)
- you can have free access to building spaces that provide protection from the weather (76%)
- building design and position conveniently connects Marine Parade and the foreshore to allow pedestrian movement in between (72%).

Having a clear line of sight from the park through/past the building to the stairs on the cliff face behind was considered the least important attribute.



“The design should be master planned to connect the space along the foreshore including the cliff front and road above and encourage people to utilise the external space for events and gatherings.

Survey Respondent

“The new building should be practical! Built to withstand its location by the sea. Should be built to protect visitors from the elements and take advantage of the spectacular views.

Survey Respondent



# Building style preferences

## Two different styles

The final two questions of the survey focused on understanding community preferences for the building style, with two key styles in mind: Art Deco and Contemporary.

### Art Deco

The Art Deco architectural style flourished in the 1920s and 1930s. This style originally represented luxury, glamour, exuberance and social/technological progress.

It typically features:

- symmetrical with repetitive elements
- curved corners and front entrances, which emphasise the horizontal lines of the building
- flat or low-pitched roofs hidden behind ornamental parapets (usually a vertical extension of the external wall for aesthetic purposes)
- mix of traditional and modern building materials, including masonry, stucco, and smooth stone, as well glass bricks, decorative glass, steel, chrome and aluminium
- geometric detailing from simple geometry of lines and circles to more ornamental chevrons, stylized florals and zigzags.

In Redcliffe, Art Deco buildings tended to be warm pastel colours with some soft yellows, blues, pinks and greens. They are traditionally enclosed, without verandas, and in modern times are typically airconditioned in our sub-tropical climate.

The original bathing pavilion that was built in 1937 at Suttons Beach was of Art Deco design and referencing this style is a way to acknowledge the history of the site.

### Contemporary

Contemporary subtropical architecture refers to a diverse range of architectural styles that are currently being developed and practiced. They reflect the changing needs and priorities of modern society.

It typically features:

- clean lines and simple shapes
- elegant, sleek and minimalist appearance
- a mix of traditional and modern materials such as timber, steel, concrete, and glass
- open flowing floor plans that allow flexible use of spaces
- building walls and windows that open up to natural light and air, capturing cooling sea breezes and making the most of our subtropical climate
- large veranda spaces, extended rooflines and eaves creating shady outdoor spaces
- landscaped open spaces incorporated into the building design blurring the line between inside and outside
- strong emphasis on sustainability
- innovative technology incorporated into the building design for energy efficiency.

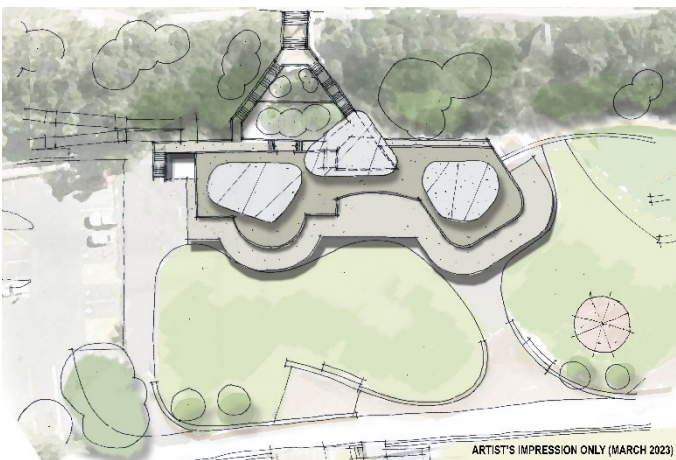
Over time, Redcliffe has evolved from a sleepy seaside residential area and destination for holiday makers to a growing centre of activity, and the park has changed to reflect this. Adopting a Contemporary style would mark the next evolution of this iconic destination allowing a new generation of endearing memories to be created.



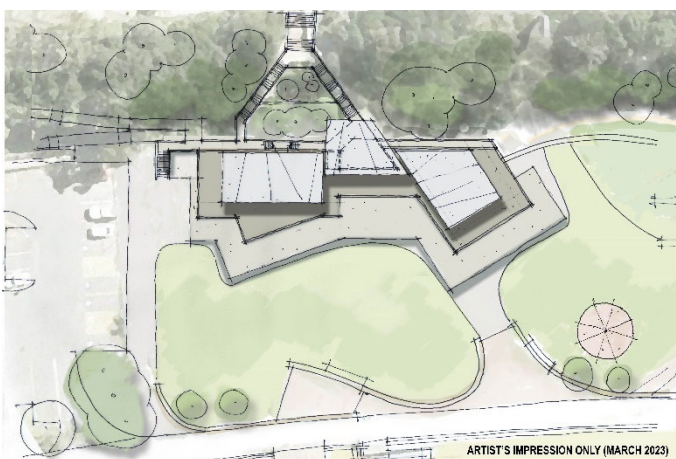
## Indicative sketches

The below indicative sketches were presented during the consultation period to help community members better visualise how the building might come together. These are an artist's impression only done to indicate one potential layout and different ways it might look. The design process will consider the findings of this report and start once the detailed business case is completed.

### Art Deco sketches



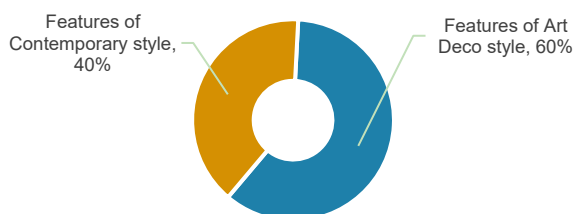
### Contemporary sketches



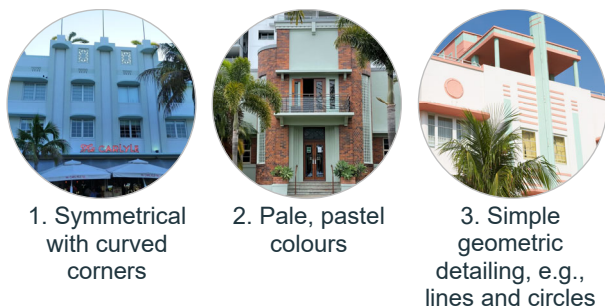
# Building features

To gather feedback on what architectural features are preferred, we presented our communities with a list of 14 potential features and asked them to select four that should be incorporated in the building. Each feature was presented with descriptive text and an image illustrating its application. Not all features will be included in the future building, however the feedback will assist designers to understand community preferences.

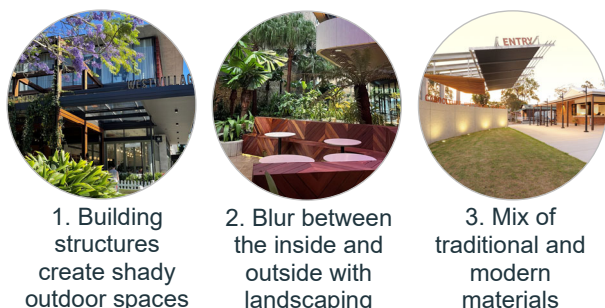
Respondents selected a mix of both Art Deco and Contemporary features. Overall, 60% of the features selected were Art Deco style and 40% were Contemporary. This indicates Art Deco features were generally favoured but Contemporary features were also appealing.



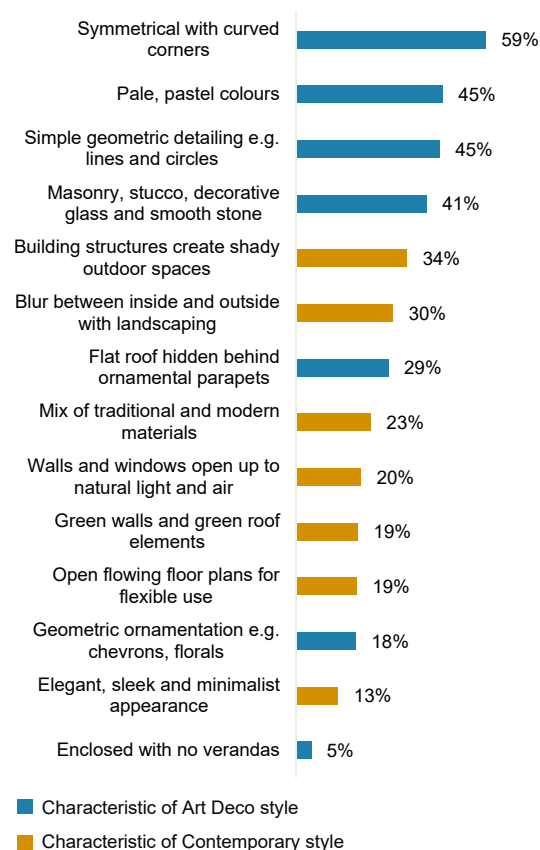
The three most preferred Art Deco features were:



The three most preferred Contemporary features were:



The graph below shows the distribution of respondents' selections across the 14 different features.



Respondents stated some Art Deco features, for example 'enclosed with no verandas', are not suitable for South East Queensland's sub-tropical climate. At the same time, there was strong demand for shaded areas, captured breezes, and incorporated greenery.

Overall, respondents appear to want a balance between Art Deco that is considered aesthetically pleasing and Contemporary design elements that are compatible with the sub-tropical climate.

*"We should consider our Queensland climate and prioritise shady areas, capturing the breeze, and incorporating greenery. Art Deco style - while lovely - was developed to suit a different environment."*  
Survey participant

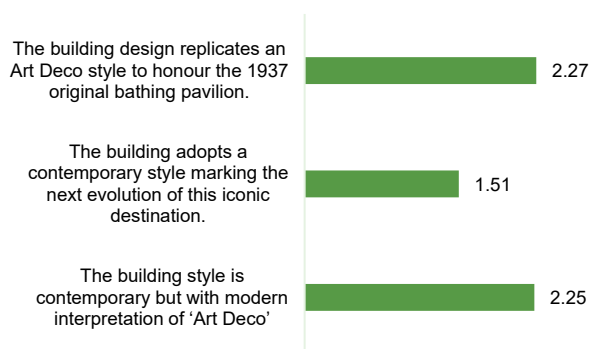


## Overall building style

We asked our communities to rank the below three options from most preferred to least preferred:

- the building design replicates an Art Deco style to honour the 1937 original bathing pavilion
- the building adopts a contemporary style marking the next evolution of this iconic destination
- the building style is contemporary but with modern interpretation of 'Art Deco'.

When the resulting ranked preferences are used to generate an overall score for each option, there is very little difference between **replicating an Art Deco style to honour the 1937 original bathing pavilion** and a **contemporary style building but with modern interpretation of 'Art Deco'**. This marginal difference does not provide a robust measure of community preference.



To better understand community preference, the above results were cross-referenced against responses to the previous question. More than one third of the respondents that ranked **replicating an Art Deco style to honour the 1937 original bathing pavilion** as their top preference in this question also told us they wanted Contemporary features in the previous question.

This reinforces the finding that respondents appear to want a balance between Art Deco that is considered aesthetically pleasing and Contemporary design elements that are compatible with the sub-tropical climate.

A few respondents indicated they didn't care what style was adopted as long as functionality of the building met community needs.

*“Regardless of style it must be a warm friendly space.”*  
Survey participant

## Contemporary with modern interpretation of Art Deco

Those who chose a **contemporary building style but with modern interpretation of Art Deco** as their top preference made comments emphasising desires for:

- a building that is visually interesting and functional for South East Queensland's sub-tropical climate
- consideration of sustainable and environmentally friendly design
- open flowing floor plan that seamlessly integrates indoor and outdoor spaces.

*“I'd like to see the original buildings and architecture identified, honoured and respected but merged with elements of contemporary modern to suit the current era and shoreline whilst paying homage to its past.”*  
Survey Respondent

*“I would prefer the building to have a nod to the past, but not be a replica. The area needs to be refreshed in a modern way in order to be utilised by the public more.”*  
Survey participant



## Replicating Art Deco style

Those who chose **replicating an Art Deco style to honour the 1937 original bathing pavilion** as their top preference made comments emphasising that the Art Deco character is unique and contributes to Redcliffe's proud identity.

“*Art Deco all the way! Far too many historical structures today have been rendered contemporary with the end result being loss of integrity of character.*

*Survey Respondent*

“*As a young person, I love the Art Deco design. It's timeless and keeps a lot of the original aesthetic, preserving the area's own unique identity. With more greenery and walkable spaces within a mixed-use area, it would be the perfect place to visit.*

*Survey participant*

## A Contemporary building

Those who chose **a building that adopts a contemporary style marking the next evolution of this iconic destination** as their top preference made comments emphasising desires for:

- a building that responds to the climate, is environmentally friendly and sustainable
- showcasing best practices in sub-tropical design.

“*More consideration on the actual environment being built within. Taking advantage of the sea breezes with balconies, large openings and less environmental impact required for heating/cooling at all times. Sun studies should be completed to take advantage of as much (indirect) sunlight as possible with the mature vegetation likely sheltering a fair bit of the building these days.*

*Survey Respondent*

## Additional feedback

Finally, any other feedback on building style that Council should consider was invited. Key themes that came up are below.



### Uniqueness

Strong desire was expressed for an iconic building that would attract visitors from near and far.

“*Give something the community can be proud of and is so different it will be a tourist drawcard in itself.*

*Survey participant*



### Timelessness

Some respondents suggested the design should seek to achieve timeless architecture.

“*We need to create a building style that will last 100+ years. Something that is not too "current flavour of the month". Something that will grow old gracefully. Something that can be added to by future generations.*

*Survey Respondent*







## Size

Opinion was divided on building size with some demanding a big structure and others the opposite. One respondent indicated the building should not exceed the size of the current footprint so Suttons Beach Park remains a mostly green, beach area.

*“This building will be our jewel in the crown of Suttons Beach and should be a large, grand building that incorporates the features of the previous Art Deco building/s.”*  
Survey Respondent

*“I want to see a small building, open to the public that works with the local climate and takes a backseat to the real reason people visit - the sand and the sea.”*  
Survey Respondent



## Other aspects

Respondents also called for Council to consider:

- continued consultation and transparency with the community as the Suttons Beach Public Space Project progresses
- engaging specialists in hospitality design to ensure the building design supports the commercial viability and longevity of potential future operators
- greater free public access to building spaces without having to be a customer of a commercial operation
- accessibility to be at the forefront of the design with people with disabilities, the elderly and young families in mind
- design that deters antisocial behaviour and safety measures to actively manage it
- how people experiencing homelessness who may seek shelter in and around the building and the park could be better supported

- improved connections to car parking and car park design
- design that leverages not only the views out to sea but also to the north and south across the parkland area
- opportunities to acknowledge Traditional Custodians through building design and landscaping, e.g., use of native/edible/medicinal plants
- colour palette that is inspired by the location and context of the building.

Many views were shared on the building's future use. These were consistent with consultation Council undertook in 2022 and have not been documented again here. You can read more about the future uses of the building in the **Suttons Beach Public Space Project Community Survey Findings Report May 2022** available online at <https://yoursay.moretonbay.qld.gov.au/suttons-beach-public-space>

Of the respondents that provided additional comments (349 people), 2% (7 people) indicated they thought a building should not be built at all and that Council would be better to invest in other work, e.g. road and footpath improvements.

In contrast, others were calling for a building to be delivered sooner rather than later.

*“Please just hurry along and get it done, so this beautiful beach has a use again.”*  
Survey participant



# Next steps

Thank you to everyone who participated in this survey and provided feedback to help shape the outcome for this important project.

The information contained within this report along with the detailed business case that Council is currently developing, will help to inform the design brief for any future building. Council will need to consider practical and financial factors, as well as the long-term benefits and sustainability of the site when developing the design brief. These may include but are not be limited to:

- ensuring the cost of any new building works represent good value for the use of public funds
- feasibility investigations including assessment of the technical, financial and market viability of the building and any commercial use
- expert built form and landscaping design advice
- current and projected future park usage patterns
- master planning for the park
- return of the building to its original community-focused access and uses
- potential foreshore activations.

Ultimately, the design process will aim to balance community input with other considerations, ensuring the final outcome is both practical and reflective of the community's desires.

While all of the above activities are underway, Council will continue to advocate for additional funding from sources.

Council remains committed to keeping our community informed of project progress and to inviting community input at appropriate times.





For more information on our new Corporate Plan and Pillars scan the QR code or visit [moretonbay.qld.gov.au](http://moretonbay.qld.gov.au)