

Moreton Bay Regional Council

Suttons Beach Public Space Project

Community Survey Findings Report

May 2022

ACKNOWLEDGEMENTS

Moreton Bay Regional Council thanks all stakeholders and community members who participated in the Suttons Beach Public Space Project community survey.

DISCLAIMER

The Moreton Bay Regional Council and its officers accept no responsibility for any loss whatsoever arising howsoever from any person's act or omission in connection with any information, expressed or implied, contained within this report.

Nothing in this report should be taken as legal advice.

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1 PURPOSE OF THIS REPORT

This report presents the communication and engagement undertaken by Moreton Bay Regional Council and Voconiq between 11 February and 25 March 2022 for the Suttons Beach Public Space Project Community Survey (the survey) and the findings of the survey. Council engaged independent consultant, Voconiq, to develop, deliver and analyse the survey.

In addition to the survey, Council has been engaging directly with community, business and park user groups to better understand community views on the site and how it could be used in the future. This engagement is ongoing and as such the outcomes are not included in this report and will be reported separately.

2 PROJECT BACKGROUND

2.1 Suttons Beach Park and Pavilion

Nestled on the Redcliffe foreshore, Suttons Beach Park is loved by locals and visitors alike. The park extends between the Redcliffe Peninsula Surf Life Saving Club and the end of Macdonnell Road (Figure 1).

The uses of the park and structures in it have changed dramatically over time. The original Suttons Beach Pavilion, a bathing pavilion for beach goers, was built in 1937 (Figure 2) and has been altered significantly since it was built. It is included in Council's local heritage register.

The newer pavilion (a function centre) was constructed 20 years ago in 2002 when the site underwent its most recent redevelopment. Today, two pavilion buildings, a rotunda, concrete pathways and grassed area occupy the site (Figure 3).

The pavilion buildings are now vacant after Council did not renew the previous tenant's lease that expired 28 February 2022. Council has put in place extensive security measures to protect the buildings while work is undertaken to determine their future.



Figure 1. Location of Suttons Beach Park Public Space project site on the Redcliffe Peninsula



Figure 2. Suttons Beach Pavilion 1937 (photo source: MBRC library)



Figure 3. Suttons Beach Pavilion September 2021 (Older pavilion on the left, newer pavilion on the right, rotunda and grassed area in foreground)

2.2 Current situation

In response to some identified building leaks and defects, Council commissioned a sequence of four independent consultants to undertake structural inspections of the buildings. These investigations found extensive building defects due to age, construction issues, water ingress and proximity to the foreshore.

Based on recommendations in those reports, Council is commissioning independent experts to undertake both non-invasive and invasive testing to validate and be absolutely sure of the significance of deterioration of the buildings' structural elements.

The future of the pavilions is not yet decided. While the expert reports commissioned by Council to date have indicated partial or full demolition of the buildings is a possibility, Council is continuing to investigate three options for the future of the buildings:

- fully rectify/refurbish
- partially demolish and partially retain with rectification and refurbishment (renewal)
- demolish and replace.

Regardless of the outcome, Council is committed to understanding and meeting the needs of our communities and ensuring this space is available for their use.

2.3 Future of Suttons Beach Park and the Pavilion

Council is aware that the significance of Suttons Beach extends to the social connections the Redcliffe Peninsula and wider community hold to this location. Planning for the future of the site is carefully considering community connections to the space and how these can be maintained going forward.

Council will determine the longer-term future of the site with consideration for many factors including but not limited to:

- community preferences and connections identified through community surveys and other engagement activities
- costs of any building works (rectification/refurbishment, renewal or replacement) including ensuring this represents good value for use of public funds
- feasibility investigations including determining the viability of potential commercial uses
- expert built form and landscaping design advice
- park usage patterns (current and projected future)
- master planning for the park and potential foreshore activation options.

3 SURVEY INTENT

3.1 Goal

This survey was the first step in community consultation and was undertaken to help inform Council's understanding and decision making regarding the Suttons Beach project site.

We know great places are ones that are unique and well used, so before any final decisions on the long-term future of Suttons Beach Park and the potential facilities and buildings within it are made there will be further consultation.

3.2 Objectives

The community survey aimed to help Council:

- better understand current use of the site and how the community might use the park in the future
- gather local stories to help develop interpretive signage in the park to share the history of the site and showcase community connection to this special place
- determine what potential replacement buildings and facilities should be considered if the imminent non-invasive and invasive testing confirms demolition or partial demolition of the buildings is necessary.

4 SURVEY METHODOLOGY

Council is making plans to reinvigorate the Suttons Beach Park and return to the community a space that can be used for a variety of purposes. Voconiq worked with Council to develop the survey to explore community sentiment towards Suttons Beach. The survey was conducted as a planned community engagement activity relating to the use of the area for recreation and commerce and future options relating to the structures.

While the focus of the Suttons Beach Public Space Project is mainly the project site that includes the location of the existing Sutton Beach Pavilion buildings, the beachfront rotunda and a grassed area in the immediate surrounds (Figure 3), Council used the survey to invite feedback on not just the project site but whole of Suttons Beach Park that extends to the north and south of the project site (Figure 1).

The survey was open for public participation between 11 February and 25 March 2022.

4.1 Survey design

The short survey was designed to take about 10 minutes to complete. The survey's 19 questions covered:

- demographic characteristics (e.g. age, gender, proximity of residence to Suttons Beach) to help determine how representative survey participants were of the region
- park visitation frequency, duration and use
- perceived importance of specific buildings and facilities
- community connections with Suttons Beach including an opportunity to provide qualitative reflections on stories about what Suttons Beach means to community members
- future potential buildings and park use preferences.

Participation in the survey was entirely voluntary. The survey was made available online via Council's Your Say Moreton Bay website (<https://yoursay.moretonbay.qld.gov.au>) and in hard copy (pen and paper version) in Council's Libraries and Customer Service Centres. Refer to Appendix A for the survey tool.

Where responses were limited to selecting options, options were exhaustive but, where relevant, an 'other' option allowed participants to nominate responses that may not have been present.

4.2 Participant recruitment

The survey was open to all community members from across the whole Moreton Bay Region. Participation was encouraged using a range of communication tools (Table 1). Significant local media coverage relating to the future of the Suttons Beach Pavilion, just prior to the opening of the survey, raised the profile of the Suttons Beach Public Space Project and drove traffic to the project's webpage where 455 people registered to receive project updates (as at 10 February 2022).

Table 1. Communication tools used to promote

Tool	Description
Your Say Moreton Bay project webpage	The project webpage (https://yoursay.moretonbay.qld.gov.au/suttons-beach-public-space) provided information about the project, copies of the specialist consultants reports relating to the condition and heritage value of the buildings, an opportunity to register for project updates and a link to the survey. During the survey period, webpage was visited 2384 times.
Electronic Direct Mail (EDM)	Invitations to complete the survey were sent to the Moreton Says participant database and those that had registered to follow the Suttons Beach Public Space Project via Council's Your Say Moreton Bay website. Moreton Says is a major engagement program Council is delivering to bring the voices of our communities into our planning and decision-making. It involves a series of region-wide surveys implemented over a four-year period.
Social media post	On 11 February 2022, Council posted on the Moreton Bay Regional Council Facebook page inviting community members to participate in the survey. This post was shared 24 times and received 27 reactions and 34 comments.
Displays in Council's Libraries and Customer Service Centres	Posters, factsheets and hard copies of the survey were made available to encourage community members to complete the survey and to reduce barriers to participation.
On site signage	Signage explained the purpose of the survey and provide a URL and QR code to access the Suttons Beach Public Space project webpage where a link to the survey could be accessed.
Materials supplied to local Councillors	Posters, factsheets and hard copies of the survey were made available to encourage community members to complete the survey and to reduce barriers to participation.

Examples of the communication collateral used to support the initiatives are included in Appendix B.

4.3 Data quality and analysis

To ensure the survey was as inclusive as possible, Voconiq enabled more than one survey to come from a single computer so that multiple people could, for example, complete the survey in a Council Library, without being removed from the data set or prevented from completing the survey at all. This also allowed more than one household member to complete a survey from the same computer.

The issue of multiple survey entries from a single individual potentially skewing the data (sometimes known as data stacking) is something Voconiq and Council take very seriously. Voconiq used sophisticated

processes to clean collected survey data before analysing and interpreting it. This included examining the data for suspicious patterns and repeat responses from the same computer address, as well as flagging similar results from multiple different devices (where, for example, the same individual completed the survey from multiple different devices). Where these patterns were identified, the data was manually inspected by a data scientist and further diagnostic tests were completed. No significant suspicious responding patterns were identified.

Voconiq then took an extra step to ensure the quality of the data reported. Where more than one survey was detected as being completed from the same device (83 surveys in total or 4% of the total cleaned sample), it was temporarily removed from the cleaned sample. Analyses were then conducted comparing the two samples (i.e. the sample including all responses and the sample where multiple responses from the same computer address/es had been removed). There were no meaningful differences when comparing responses between these two data sets. For that reason, data in this report includes all the survey responses received and retained after normal data cleaning processes.

As part of the data analysis for relevant questions, Voconiq also divided participants' responses into two groups: residents of the Redcliffe Peninsula (suburbs of Clontarf, Kippa-Ring, Margate, Newport, Redcliffe, Rothwell, Scarborough and Woody Point) and Residents of other parts of the Moreton Bay Region (Figure 4) to examine consistency of views across the region. This is important because Council must consider both the needs of the Redcliffe Peninsula and the needs of the whole region when making decisions. Redcliff Peninsula residents account for just 14% of the entire region's population (based on 2016 census data).

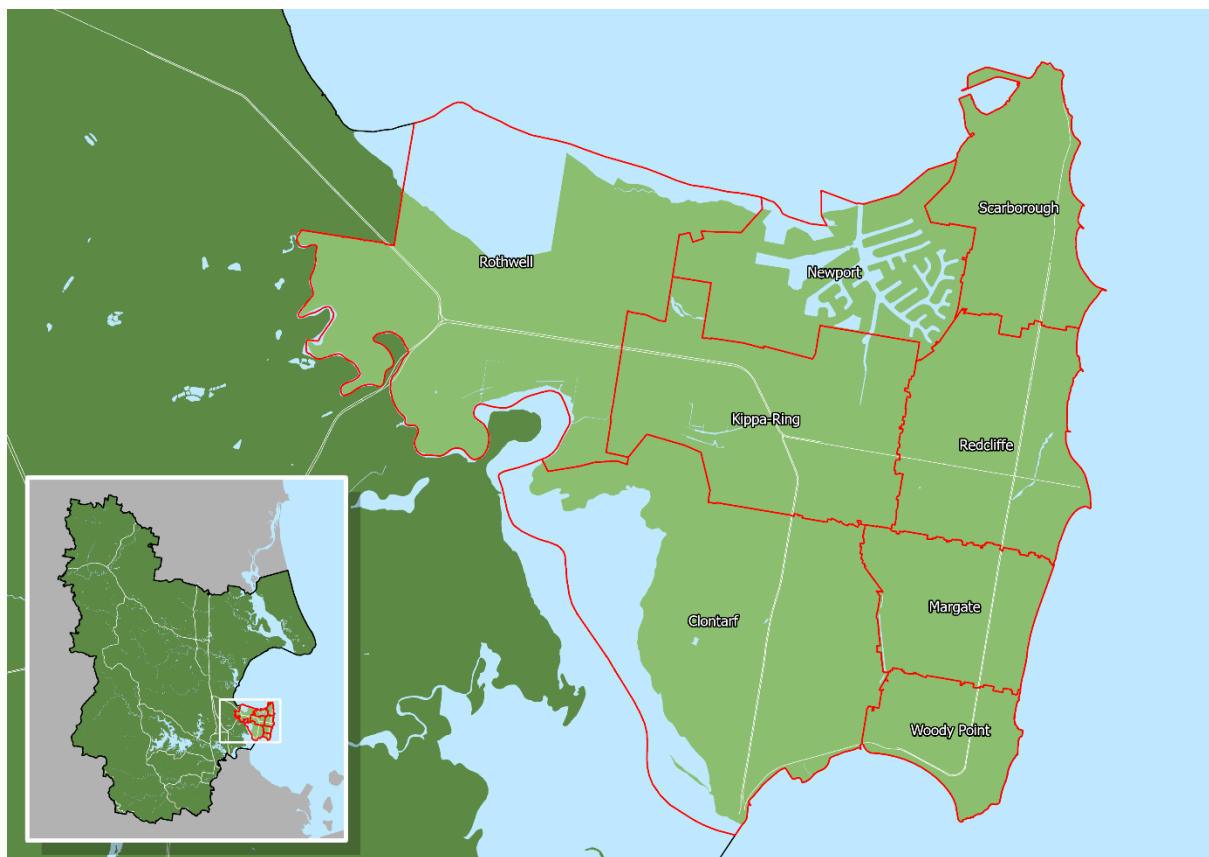


Figure 4. Location of the suburbs that make up the Redcliffe Peninsula within the context of the broader Moreton Bay Region.

5 SURVEY FINDINGS

After cleaning of the data, 2063 surveys were analysed and reported on.

The following sections present the findings relating to:

- demographic characteristics of participants
- park visitation frequency, duration and use
- importance of specific facilities, utilities or services
- community connections with Suttons Beach
- potential future park uses and buildings.

5.1 Demographic characteristics

The sample largely represents a cohort of participants motivated to contribute to discussions about the future of the Suttons Beach Park rather than a representative sample of community members from across the region. There are more participants from bayside suburbs, for example, than other parts of the region, likely due to their connection to the area of focus.

Most (61%) of the survey participants identify as female (Figure 5). This is higher than the proportion of the Moreton Bay Region overall population that are female (51% based on 2016 census data)

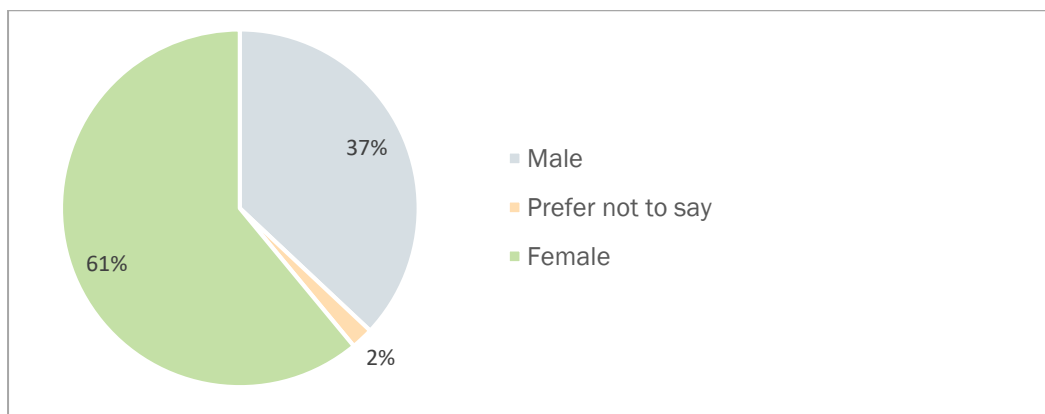


Figure 5. How survey participants self-identify

Most survey participants reside in the Moreton Bay Region (Figure 6).

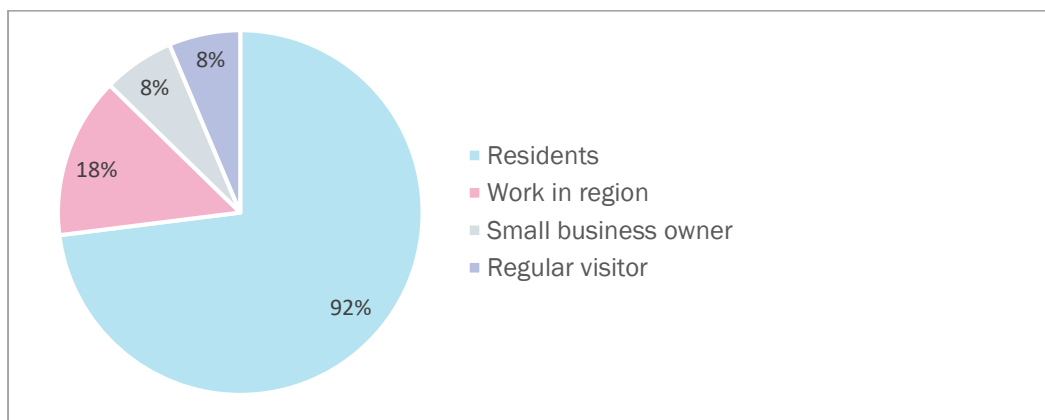


Figure 6. Connection of participants to the region

Survey participation was heavily skewed in favour of proximity to the site, with Redcliffe Peninsular (particularly Redcliffe) residents significantly outnumbering responses from people living in other parts of or external to the region (Figure 7). Analyses later in this report compare responses from Redcliffe Peninsula residents with responses of people from other parts of the region.

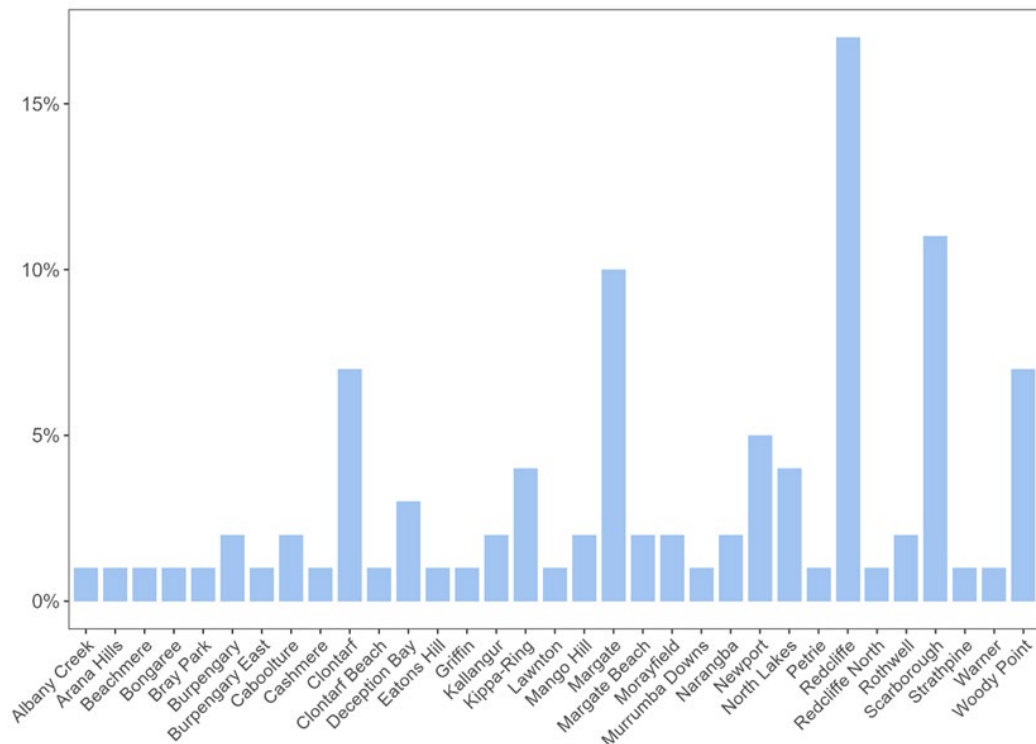


Figure 7. Suburbs in which survey participants from the Moreton Bay Region reside

In fact, 77% of participants live within 5km (or 5-10 minutes' drive) of the site (Figure 8).

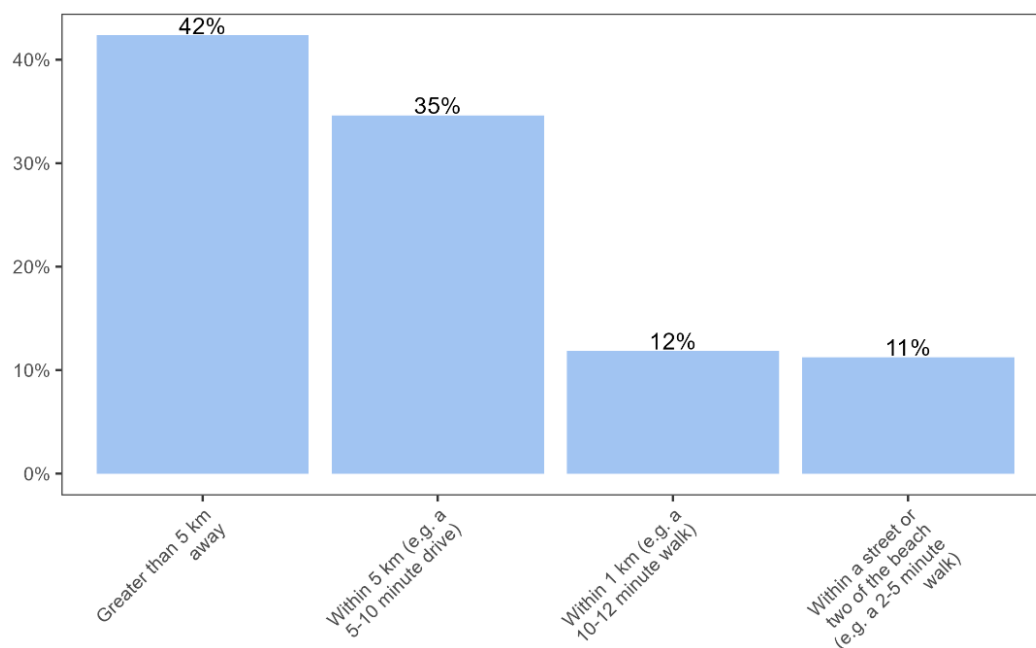


Figure 8. How close survey participants live to Suttons Beach

The data was also positively skewed by age (Figure 9) and residency term (Figure 10), with the sample reflecting an older demographic on average that have lived in the region for more than 10 years

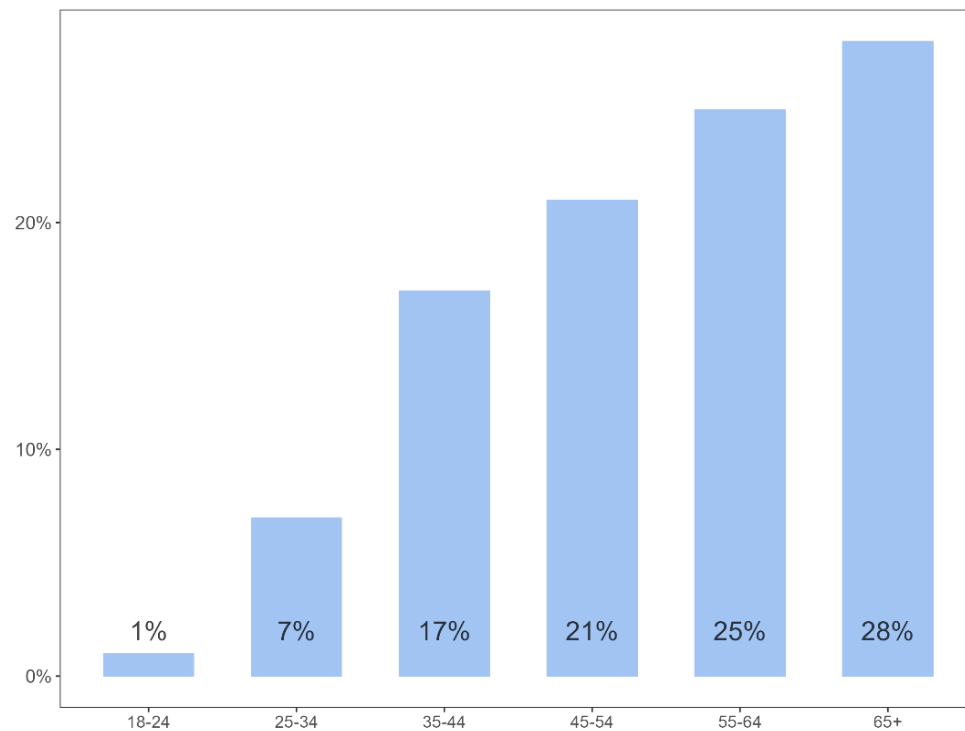


Figure 9. Survey participants' age in whole years

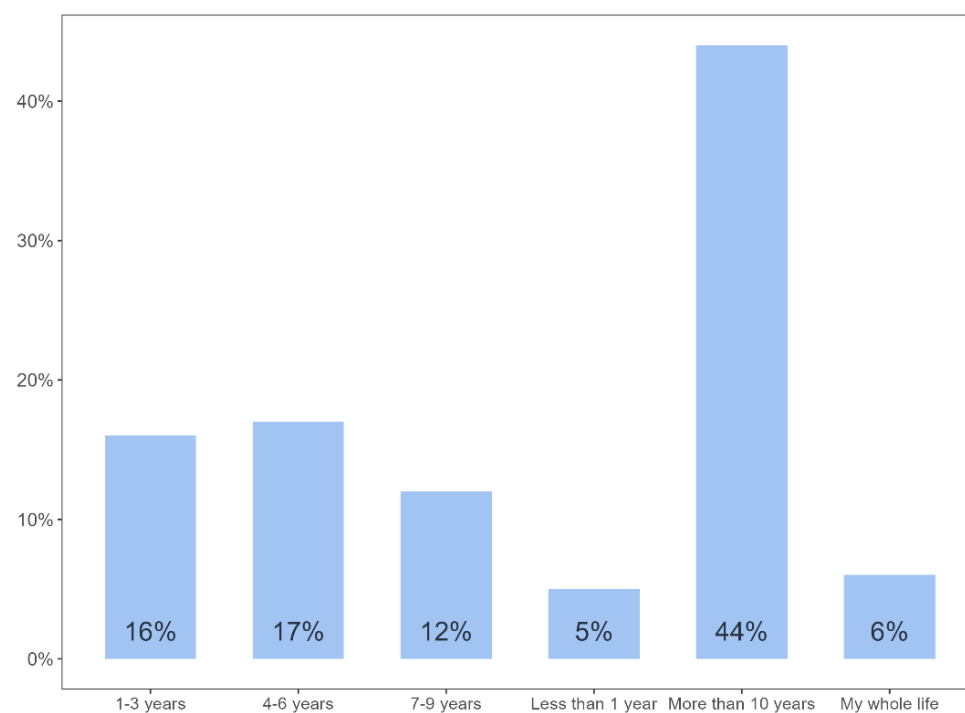


Figure 10. Approximate duration survey participants have lived in their current location

5.2 Park visitation frequency, duration and use

TRANSPORT: Most survey participants (66%) drive to Suttons Beach, although a sizeable minority (26%) walk (Figure 11) reflecting the number (77%) that reside within 5-10 minutes' drive or more of the site.

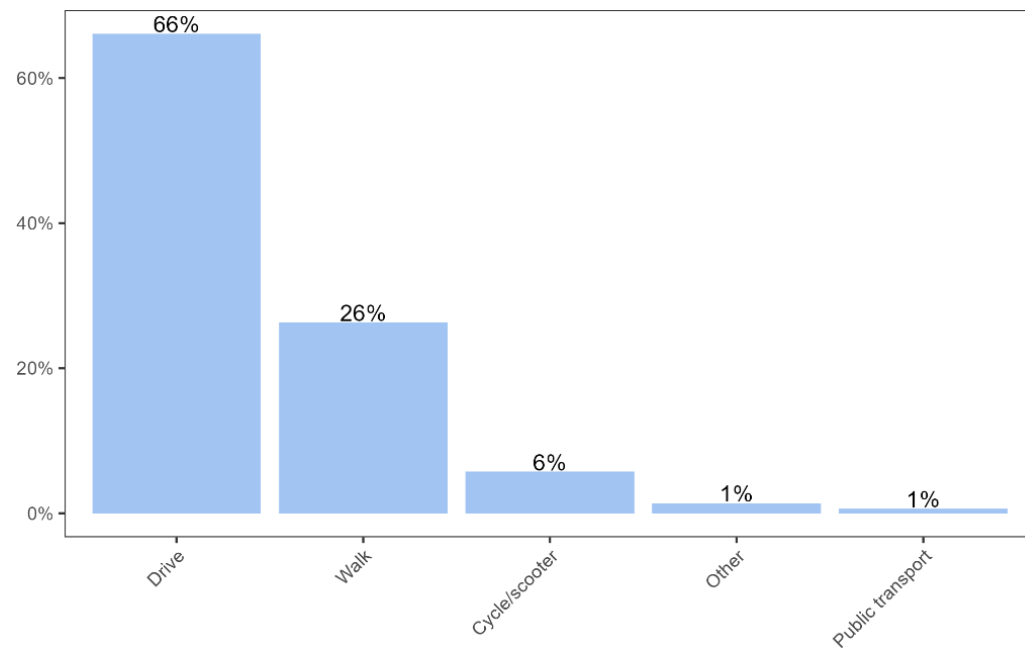


Figure 11. How survey participants get to Suttons Beach when they visit

VISIT FREQUENCY: In the past twelve months, 95% of participants visited Suttons Beach (grassed area, beach, pavilion or car park). In addition, 45% visited at least once a week with 9% visiting every day (Figure 12).

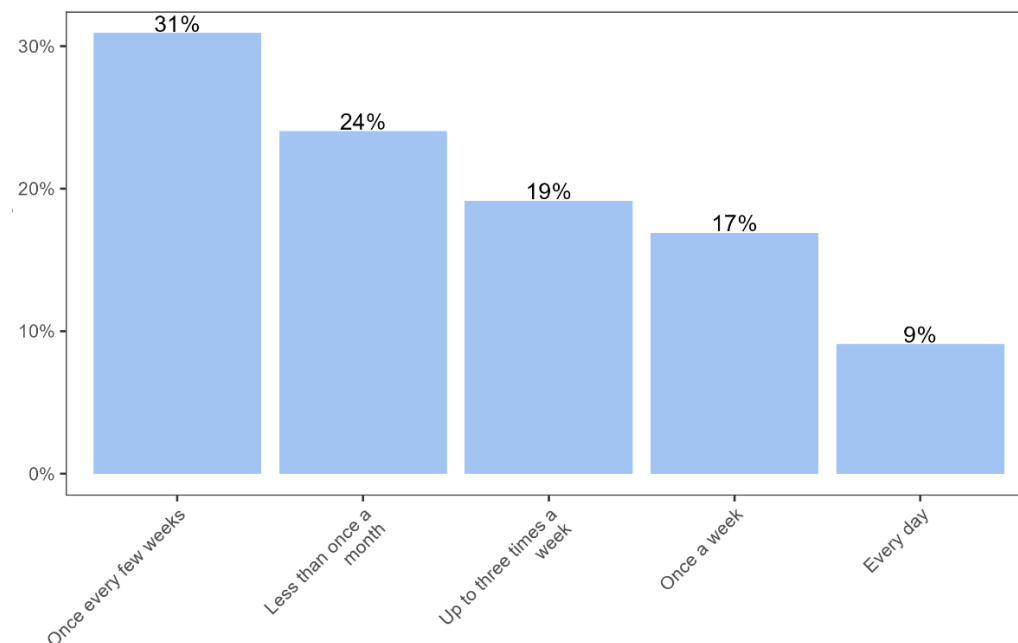


Figure 12. How often survey participants visit Suttons Beach for any reason.

VISIT DURATION: Most participants (51%) said they spend between one and two hours on site when they visit. Longer stays of between two- and five-hours duration were indicated by 34% of participants (Figure 13).

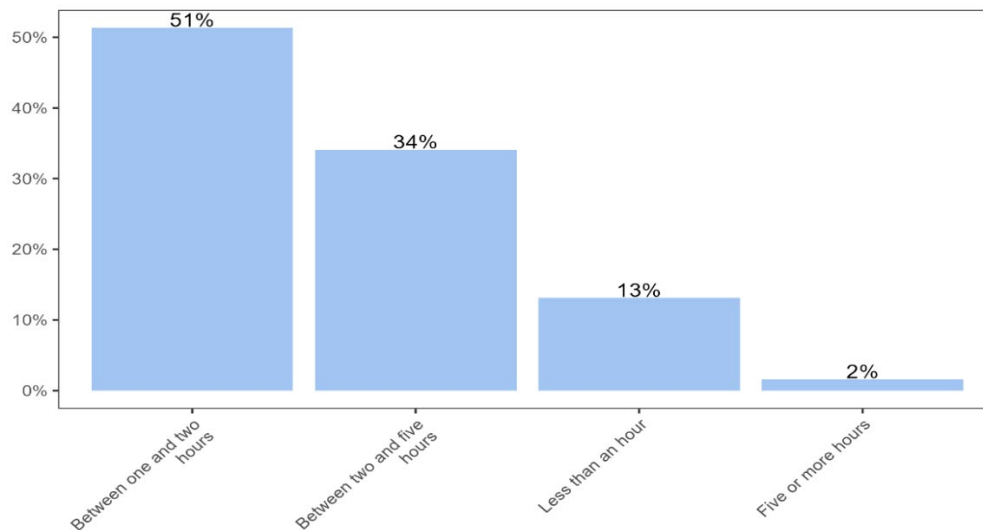


Figure 13. How long, on average, participants spend at Suttons Beach when they visit

VISIT PURPOSE: It is clear people use the site in different ways. Participants were asked to indicate from a list how they had engaged with the site in the last 12 months. They could choose as many options as they liked. The most frequently cited uses of the site included (Figure 14):

- enjoying the view
- purchasing food and drink
- enjoying the relaxed atmosphere
- meeting friends.

The least frequent uses were engaging in traditional cultural practices, for work or commercial purposes and to engage in a sporting club event. The less frequently chosen uses are likely lower as a function of lower representation of Aboriginal and Torres Strait Islander People and business owners, for example, rather than a reflection of value.

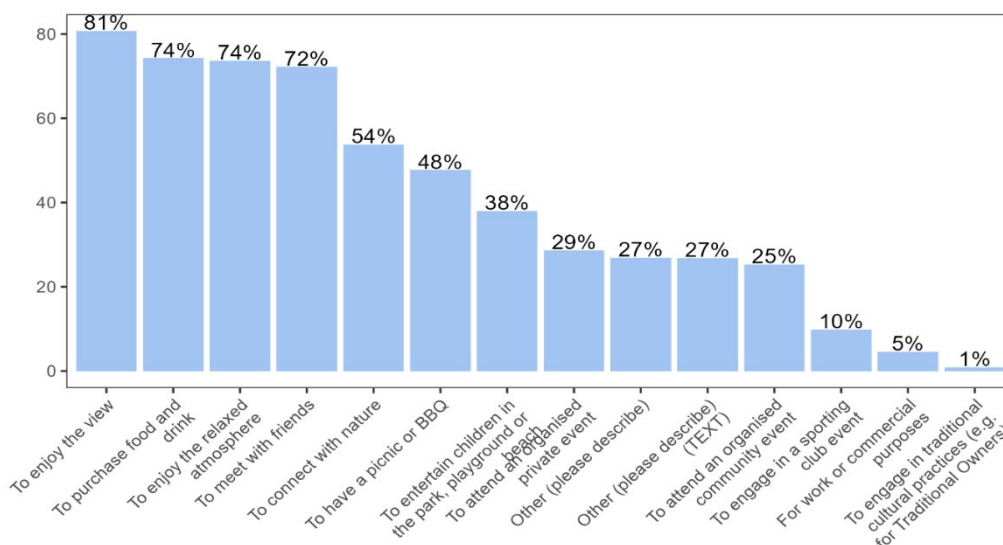


Figure 14. Ways participants have engaged with Suttons Beach Park in the last year

5.3 Importance of specific facilities, utilities and services

When asked what utilities or services are important to include in any future planning, responses varied although all options received some support (Figure 15). Participants could nominate as many options as they thought appropriate. Basic utilities like public toilets and car parking received strong support, but so did “places to purchase food and drink”. Social amenities (grass and shade for picnics, picnic tables, BBQs) also received strong support.

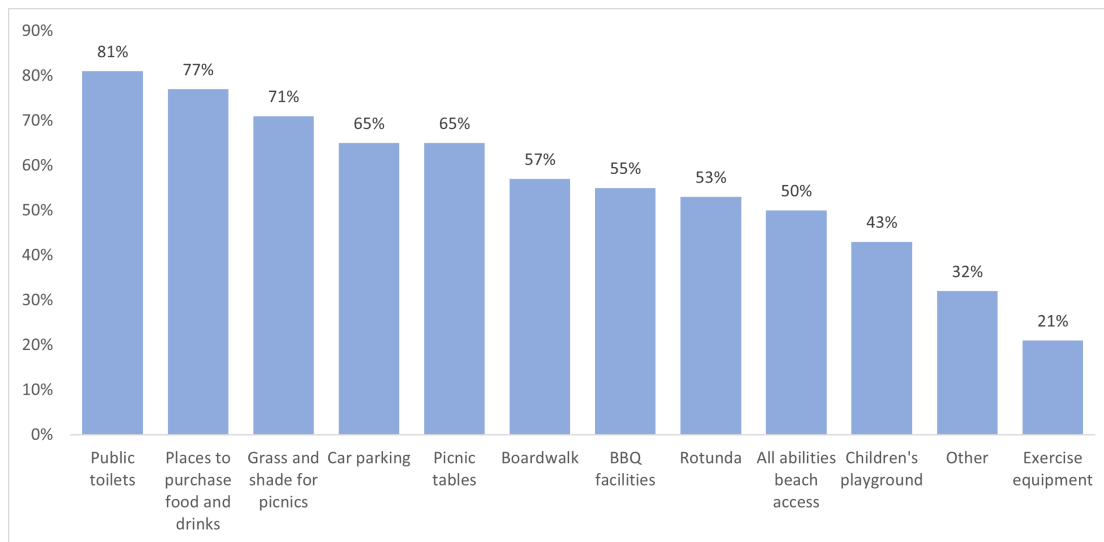


Figure 15. Utilities and services that participants felt were most important to include in any potential future plans for the Suttons Beach Park

5.3.1 The Rotunda

The inclusion of specific items about the beachfront rotunda elicited very consistent responses from participants. Most participants indicated they have strong feelings about the rotunda. When asked what attributes of the rotunda participants were most important to them, all features listed were consistently identified as being important (Figure 16).

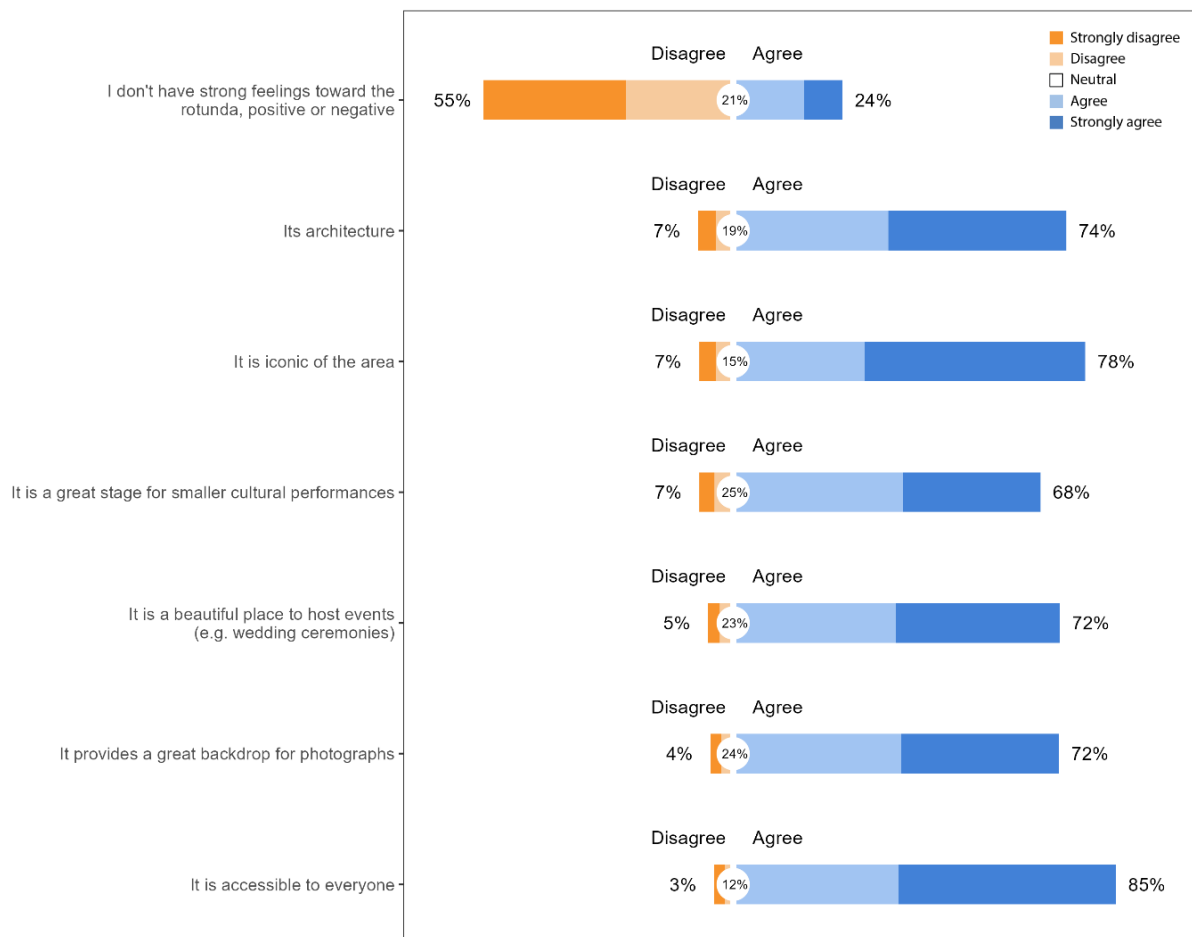


Figure 16. Qualities of the rotunda participants agreed were most important to them

When comparing the views of participants who reside on the Redcliffe Peninsula with those from other suburbs in the region, no great differences were identified (Figure 17). While residents of the Redcliffe Peninsula felt more positive about each attribute, both samples agreed that all attributes were important.

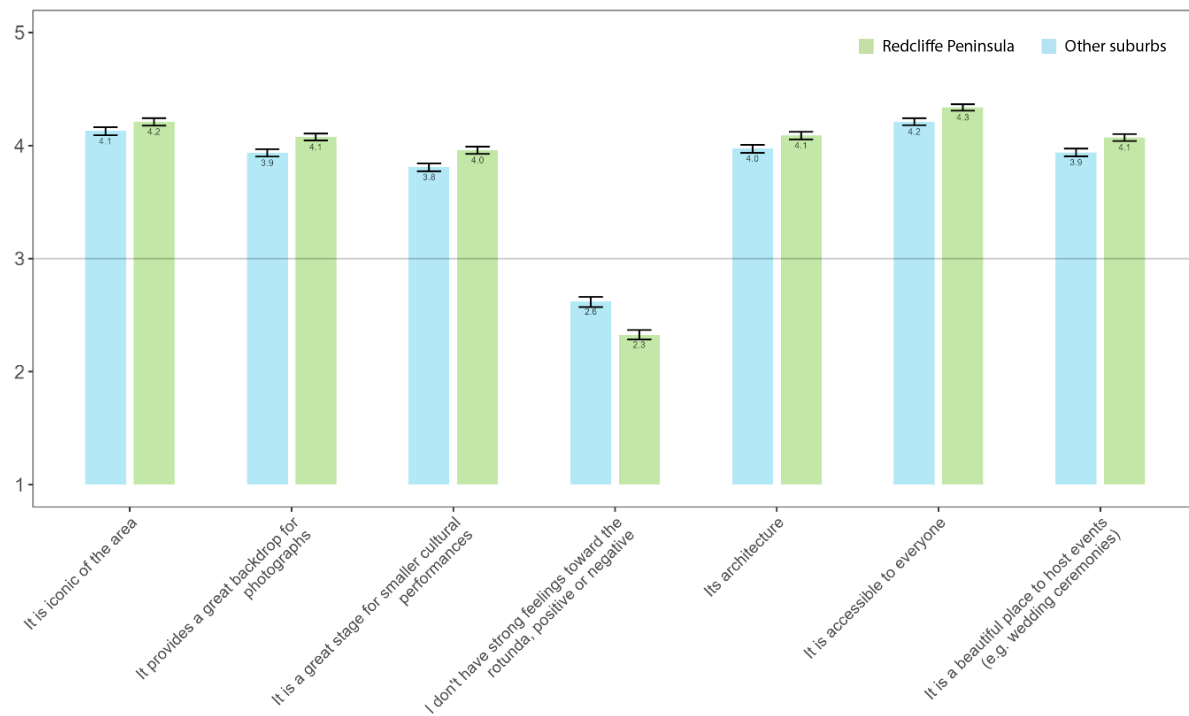


Figure 17. Comparison of views of participants who reside on the Redcliffe Peninsula with those from other suburbs in the region in relation to the importance of different qualities of the rotunda

Interestingly, residents that have moved to the region in the last 12 months were the most positive toward rotunda attributes across almost all listed items (Figure 18).

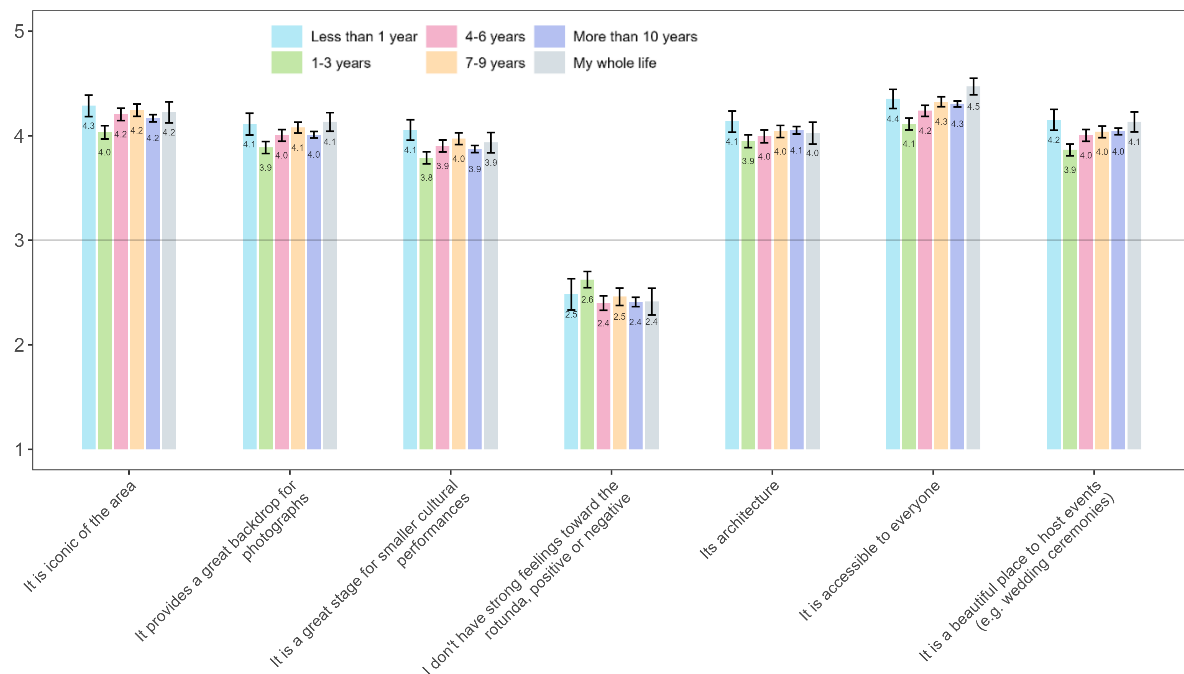


Figure 18. Comparison of views of participants of different ages in relation to the importance of different qualities of the rotunda

5.4 Potential future park uses and buildings

The most preferred uses for Suttons Beach in the future (Figure 19) were:

- to purchase food and drink
- for recreation (e.g. picnics, family gatherings)
- to enjoy the natural surrounds (e.g. watch the sunrise, stroll along the beach).

These align closely with the ways that participants have engaged with Suttons Beach Park in the last year (Refer section 5.2: visit purpose).

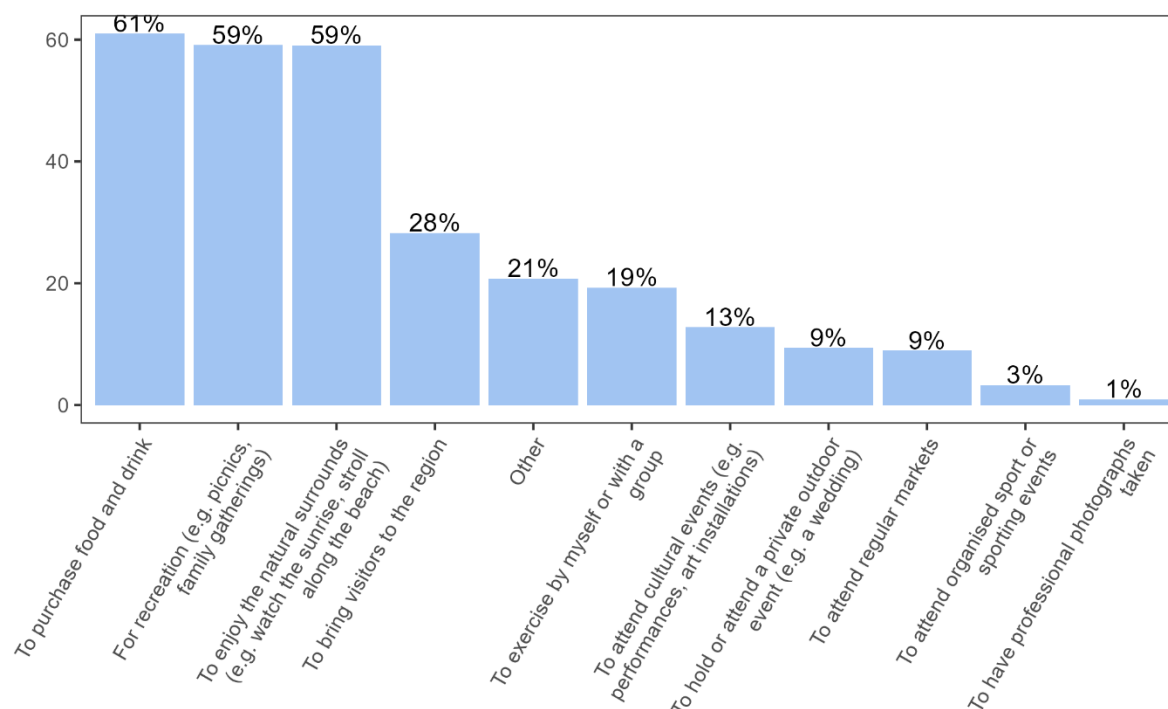


Figure 19. How participants would like to use Suttons Beach in the future

5.4.1 Potential future buildings

Prior to participants being asked questions about future potential buildings on the site, the survey presented them with the following introductory text.

The older Suttons Beach Pavilion, used originally as change rooms and a kiosk for beach-goers, has been altered significantly since it was first built in 1937. The newer pavilion was constructed 20 years ago in 2002.

After decades of weathering the harsh foreshore conditions, the older Suttons Beach Pavilion is nearing end of life. There are extensive building defects across the buildings due to age, water ingress, construction issues and the proximity to the foreshore, resulting in fundamental safety concerns in the foreseeable future. Council has made the difficult decision to plan for the demolition of the buildings in the interest of public safety. The rotunda will be retained, however, for public use.

Council is making plans to reinvigorate the park and return to the community a space that can be used for a variety of purposes. Pending the results of community consultation and invasive building testing, this is anticipated to happen through the immediate establishment of a landscaped green space with interpretative displays, basic amenities and space for pop-up food vendors. In the longer-term other potential buildings and facilities could be considered.

The following questions are to find out the initial preferences of locals and visitors on how they want to use this site. Further consultation will be undertaken in the future before longer-term plans are finalised.

The intention of this question was to gain a preliminary understanding of community preferences should building testing confirm the existing structures must be demolished or partly demolished. Council has always intended to undertake further consultation once the results of building testing are known and possible pathways forward have been determined. This additional consultation will occur before the final decision on any potential future buildings, whether it be a whole new structure/s (rebuild) or development that includes parts of the existing buildings (renewal).

Overall, participants' responses indicated (Figure 20):

- strong support for Council spending ratepayers' money on constructing replacement buildings
- stronger opposition than support for any new buildings being of contemporary design
- stronger support than opposition for new structures reflecting the original 1930s building design
- slightly stronger opposition than support for returning the site to its original 1930s use as a bathhouse, kiosk and some community space
- relatively similar levels of support and opposition for building a more compact structure that includes public amenities and a café
- stronger support than opposition for renovating the current structures regardless of the cost
- stronger support than opposition for a new building of similar size with restaurant and function centre.

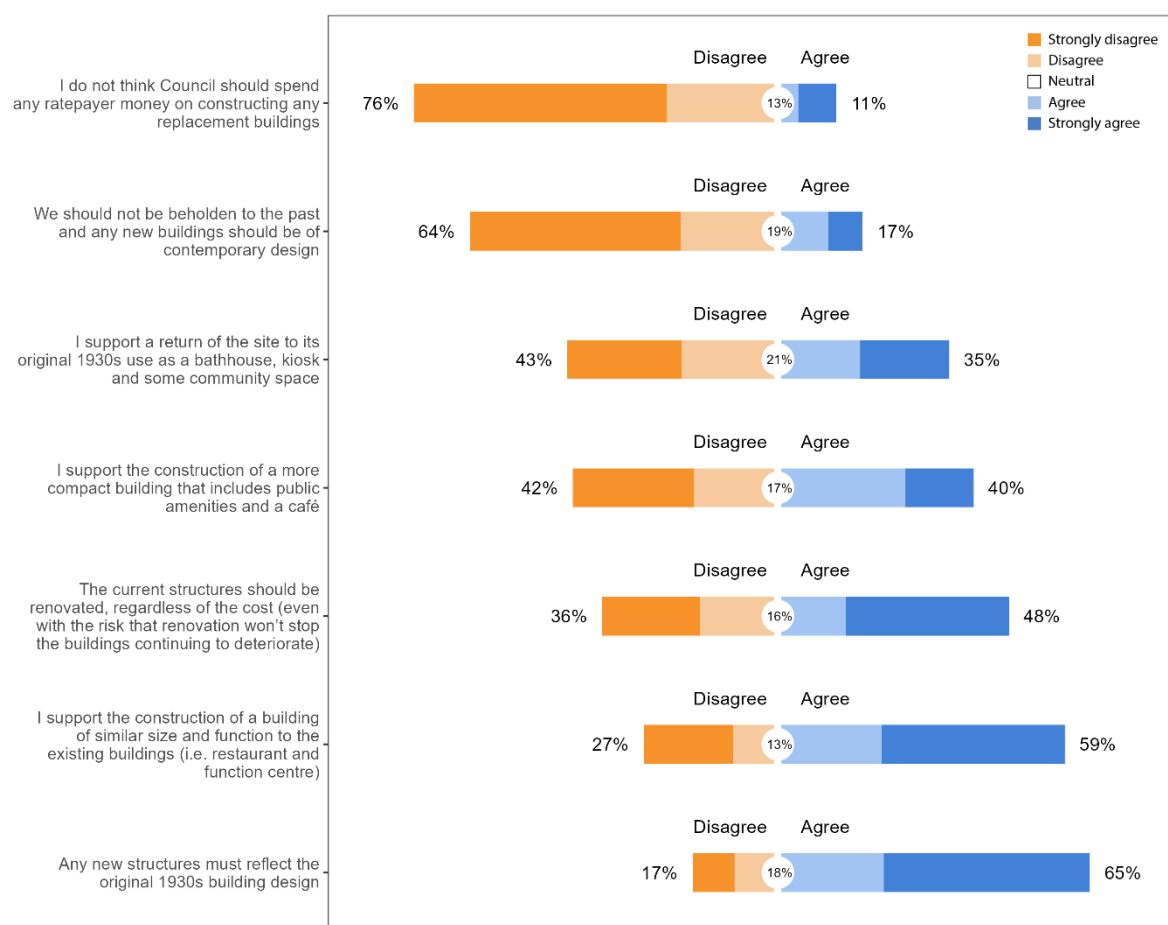


Figure 20. Participants' level of support for various options for buildings on the site

A comparison of responses from Redcliffe Peninsula residents and residents of other suburbs within the region showed modest differences (Figure 21) with the areas of greatest difference being:

- stronger support among Redcliffe Peninsula residents than other residents for the construction of a 'like for like' structure in place of the pavilions and for spending ratepayers' money to fund the construction of any replacement buildings.
- stronger support from other residents than Redcliffe Peninsula residents for returning the site to its original 1930s use as a bathhouse, kiosk and some community space.

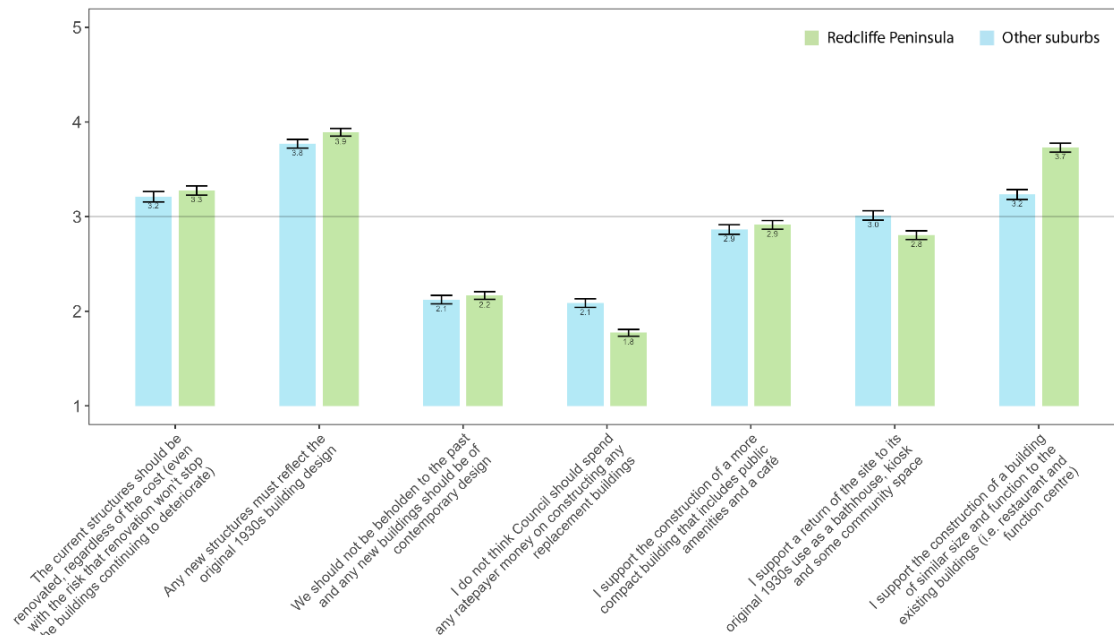


Figure 21. Comparison of views of participants who reside on the Redcliffe Peninsula with those from other suburbs in the region in relation to various options for buildings on the site

When examining views on options for buildings on the site, those that had lived in the region their whole lives were strongly of the view the current structures should be renovated, and any new structures should be 1930s building design (Figure 22). Longer-term residents were also less supportive of contemporary design styles. Newer residents were less supportive of using ratepayer funds to construct new buildings.

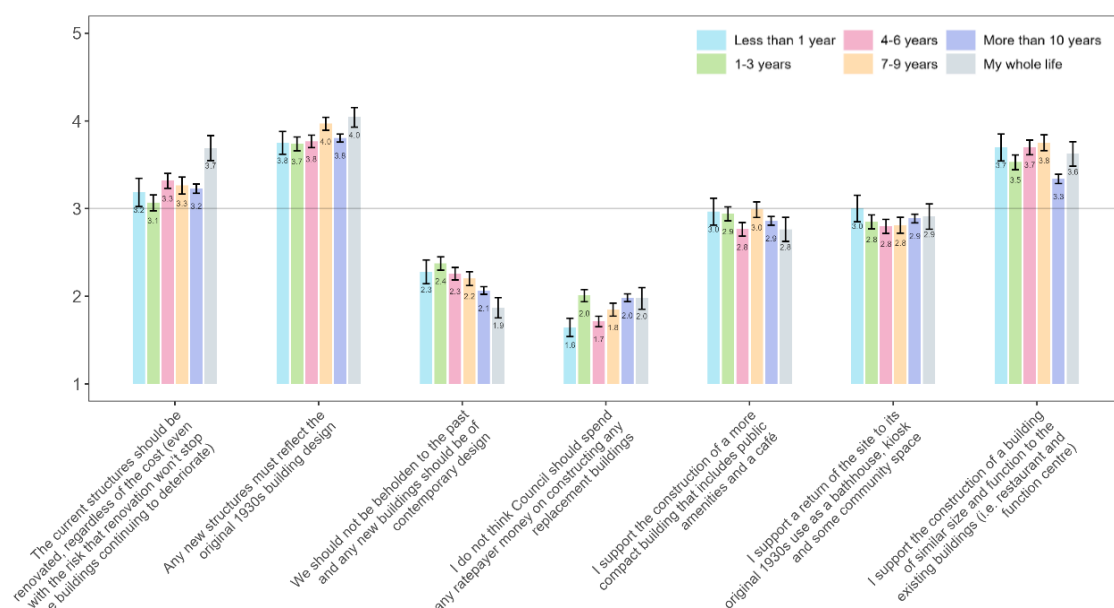


Figure 22. Comparison of views of participants of different ages in relation to various options for buildings on the site

5.5 Community connections with Suttons Beach

A strong connection to Suttons Beach has remained constant within our communities over the years - this location is loved by locals and visitors alike. The survey asked participants to share their stories about the Suttons Beach area to help inform park design and interpretive historical, cultural and environmental displays that are being planned for the project site.

When the question, what are your most loved memories of Suttons Beach, was asked 1504 rich and diverse comments were received. Key words from the comments are visualised in the word cloud below (Figure 23).

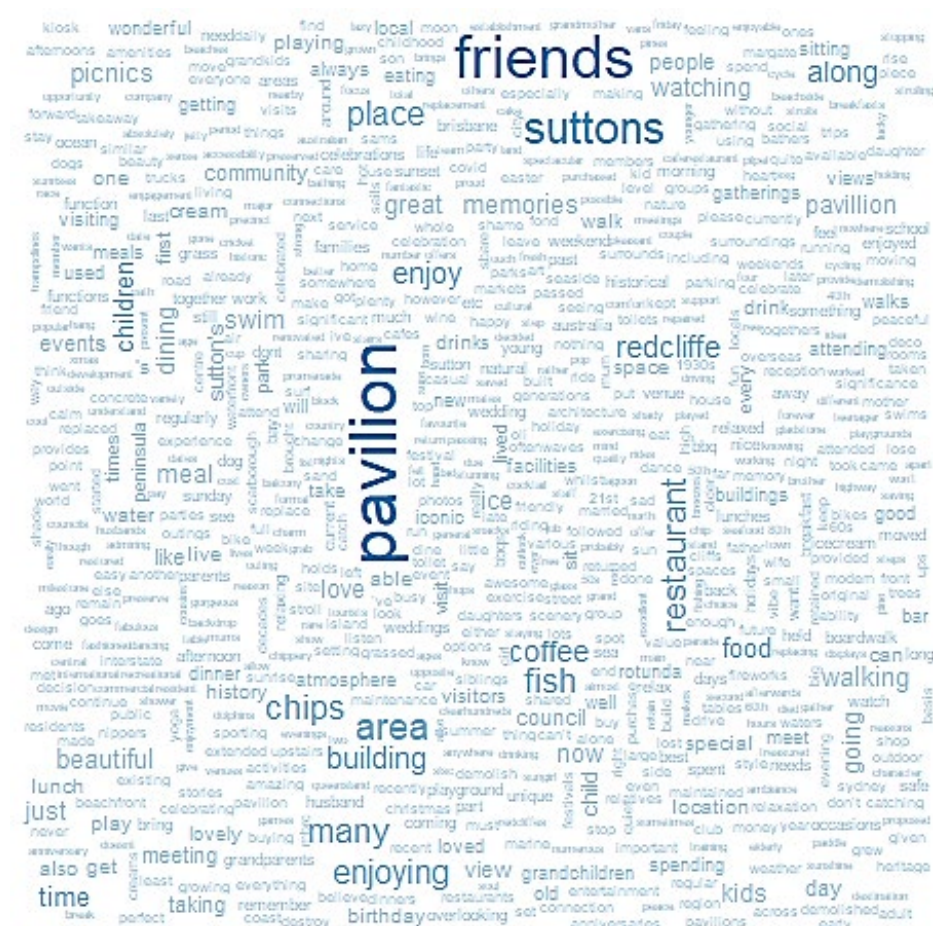


Figure 23. Word cloud demonstrating the richness and diversity of comments relating to what participants most loved memories of Suttons Beach

Throughout the comments three key themes became evident:

- something for everyone, almost
- nostalgic, cultural and functional value
- the pavilion is associated with the place

Example comments for each theme are provided below.

5.5.1 Something for everyone, almost

"Suttons beach provides something for all generations. I love watching friends and family enjoy the beach or meeting up for a relaxing meal in the restaurant enjoying perfect views."

"My parents used to go there in the 1920/30s. I went there from when I was young. My children went there starting with play group. Ice creams from the pavilion shop was the feature."

"While nice, it's not activated for families, needs a good playground cafe and facilities, water activities provider."

5.5.2 Nostalgic, cultural and functional value

"Visiting there as a child with my grandparents who lived at Redcliffe, sailing a small trailer sailer from the beach. Picnics and walks as I have grown older. Loving the historic style of the building as it has developed, taking photos of the area. It all has such an old-world beach feel, lost in most other places."

"Spending time there as a family over many years as our sons grew up. Picnics, barbecues, playing & swimming at the beach, spending time at the restaurants & cafes over the time."

"When I first moved to Margate four years ago, I started attending Parkrun. I knew no one here and a fellow Parkrunner asked me to join them for coffee with their friends after the run at the pavilion cafe. That was the beginning of a new set of local friends for me and I have formed strong friendships with them, and we run each week and meet for coffee/breakfast afterwards at the Cafe. This is a strong community hub where friendships are formed, and local connections made. We regularly have dinner there with friends. To replace this iconic building with a toilet block and a food truck is ridiculous. Please listen to what the locals want."

"I have lived in Redcliffe most of my life. I remember family picnics and the Sungirls Quest that used to be iconic on the Peninsula. Many, many strong and happy memories of when my kids were growing up. Swimming, fishing, etc. I love walking the beach in the morning and evening."

"Being able to train in the location, change and then enjoy a meal with friends."

5.5.3 The pavilion is associated with the place

"The architecture of the buildings on the foreshore blends into the landscape and is in a unique position to attract tourists if the right infrastructure is in place."

"We do not want another park or more grass, we want a venue to meet friends and family on the beachfront."

"Meeting with friends and family for food and drinks with a spectacular view. Paddling in the ocean as a kid."

"Dining with my family at the SUTTONS BEACH PAVILLION."

"Have attended the Pavilion for weddings, social occasions and have many loved memories. The building and its unique design and architecture are interwoven into the memories I have of Suttons Beach."

"I have always met my old friends at Suttons Beach Pavilion and have great memories of seeing them all over the years and catching up. The building is an essential part of Redcliffe's history and needs to be looked after for future generations; without history a community is soulless."

"Having our first meal at the pavilion when we first moved to Margate...absolutely priceless."

6 RECOMMENDATIONS

It is recommended that Council consider the following with regard to the findings of the Suttons Beach Public Space Project community survey:

- The community, both residents of the Redcliffe Peninsula and other parts of the region have connections with Suttons Beach and the Suttons Beach Pavilion.
- Council should continue to consult with the community as this project moves forward.
- Currently valued uses of the park are consistent with how people want to be able to use the park in the future. These uses include:
 - accessing food and drink services
 - enjoying the natural surrounds
 - social activities.
- There is community support for either restoring the existing pavilion buildings or building new structures that reflect the original 1930s building design and support the functions of accessing food and drink services, enjoying the natural surrounds and social activities.
- The rotunda is valued, and its attributes should be retained.
- While Council's highest priority must be public safety, once the current condition of the buildings is confirmed and pathways forward are identified, the community views and preferences documented in this report and collected through other engagement activities being undertaken by Council should be considered alongside other key factors including but not limited to:
 - costs of any building works (refurbishment, renewal or replacement) including ensuring this represents good value for use of public funds
 - feasibility investigations including determining the viability of potential commercial uses
 - expert built form and landscaping design advice
 - park usage patterns (current and projected future)
 - master planning for the park and potential foreshore activation options.

APPENDIX A

HARD COPY VERSION OF SURVEY TOOL



SUTTONS BEACH PUBLIC SPACE PROJECT

Did you know you can complete this survey online?

Scan the QR code on the right or visit mbrc.link/suttons-beach-public-space



About this survey

Moreton Bay Regional Council is addressing the 'end of life' of the Suttons Beach Pavilions, Redcliffe. Council obtained a number of independent engineering and heritage assessments, and explored restoring the pavilions but, based on the professional advice received so far, it looks like the high costs and likely persistence of building issues into the future make retaining the buildings unfeasible.

The next step is for independent engineers to undertake detailed invasive testing of the vacant buildings. This testing is necessary to validate and be absolutely sure of the significance of the building deterioration indicated in the previous reports. This testing will assist Council to make a final decision on the demolition.

We understand the Suttons Beach Pavilions means different things to different people, and your Council is committed to engaging community members in a meaningful discussion about the future of the area. If, as is considered likely, the additional invasive testing of the buildings confirms the previous experts' advice then the current buildings will not be able to be practically retained.

This survey will assist Council to further understand your preferences for the site. Council commits to returning the site as a safe and functional public space for the community while Council works through the next phases. As part of the next phases, Council will consider budgeting requirements and investigate options with the community.

The survey is estimated to take 10 minutes to complete. Participation in the survey is entirely voluntary and while retracting data is not possible once results are published, you are free to withdraw your participation prior to this point, without prejudice, penalty, or having to provide a reason for your withdrawal. Aside from giving up your time, there are no foreseeable risks associated with participating.

Suttons Beach Public Space Project

Whilst the focus of the Suttons Beach Public Space project is the location of the existing pavilions and the area immediately around it (the project site), Council would like to hear about your experiences in the whole Suttons Beach Park including the areas to the north and south of the project site.



Privacy statement

The collection, use, disclosure, storage, and security of personal information is done in accordance with the provisions of The Privacy Act 1988 (Privacy Act), including the conditions for the lawful processing of personal information. Council is collecting your personal information for the purpose of:

- Providing feedback to the Council on the Suttons Beach Public Space project
- Identifying the drivers of trust and acceptance of Council in community engagement activities
- Producing reports, scientific papers, and various communication materials in a broader program of research that aims to understand the relationships between a range of organisations and communities at different levels across time.

At the end of the survey, you will be asked if you would like to be contacted in the future to receive information about updates regarding the Suttons Beach Public Space project and other Council initiatives. Please note, your contact information will be collected separately from your demographic data and survey responses. While both data sets will be provided to Council, individual survey responses are kept confidential by Voconiq, a third-party consultancy Council has engaged to undertake this work. At no time will Council be provided with any information that can link your contact details to your survey responses. Voconiq will analyse and report on the information collected. The information will be used to inform Council decision making and will not be given to any other person or agency unless you have given Council permission, or we are required by law.

Moreton Bay Regional Council's Privacy Policy: moretonbay.qld.gov.au/Council/Governance/Privacy

Voconiq's Privacy Policy: voconiq.com/privacy/

Further information

Further information is available online at yoursay.moretonbay.qld.gov.au/suttons-beach-public-space or you can email SuttonsBeachPublicSpace@moretonbay.qld.gov.

I have read and understand the information provided:

- ☐ Yes, I am happy to continue
- ☐ No, I do not want to continue

Registration form

Would you like to register your contact details to receive updates about the Suttons Beach Public Space project?

☐ Yes

☐ No

Would you like to register your contact details to receive invitations to participate in similar surveys by Moreton Bay Regional Council?

☐ Yes

☐ No

Personal details

Please enter your details below.

First Name: _____

Last Name: _____

Contact details

Please enter a valid email address, mobile phone number, or both, so we can send you project updates and/or survey invitations.

Email Address: _____

Mobile Phone Number (optional): _____

Please return your registration form to:

**Voconiq Local Voices
Reply Paid 88434
Bowen Hills QLD 4006**

No stamp is required

**Or return it to any Council Customer
Service Centre or Library**



*You can return this registration form separate to your survey responses.
Simply remove this page from your survey and return them in two separate envelopes.*

About you

The following details help us understand who has participated in this survey.

1. What is your age (in whole years)?

2. How do you self-identify?

☐ Man

☐ Non-binary

☐ Prefer to self-describe,
below:

☐ Woman

☐ Prefer not to say

Location details

The following details help us understand the geographic distribution of our sample.

3. Select the state you live in:

☐ Queensland

☐ South Australia

☐ Tasmania

☐ New South Wales

☐ Northern Territory

☐ ACT

☐ Western Australia

☐ Victoria

☐ Other:

4. Please record the postcode where you live

5. Approximately how many years have you lived in your current location?

☐ Less than 1 year

☐ 1-3 years

☐ 4-6 years

☐ 7-9 years

☐ 10 year or more

☐ My whole life

6. What is your connection to the Moreton Bay Region? (select all that apply).

☐ I am a resident of the Moreton Bay Region

☐ I am an occasional visitor to the region
(e.g. less than three times a year)

☐ I am a non-resident rate payer

☐ I am a regular visitor to the region
(e.g. more than three times a year)

☐ I am a business owner or operator in the region

☐ I work in the region

☐ Other, please specify

☐ I am on holiday in the region

7. For Moreton Bay residents, please record your suburb within the Moreton Bay Region

8. In the past year, have you visited Suttons Beach (e.g. the grassed area, beach, pavilion, or car park)?

☐ Yes

☐ No

9. How close would you estimate you live to Suttons Beach?

☐ Within a street or two of the beach (e.g. a 2-5 minute walk)

☐ Within 1 km (e.g. a 10-12 minute walk)

☐ Within 5 km (e.g. a 5-10 minute drive)

☐ Greater than 5 km away

10. When you visit Suttons Beach, how do you get there?

☐ Walk

☐ Cycle/scooter

☐ Other:

☐ Drive

☐ Public transport

11. On average, how often would you say you visit Suttons Beach for any reason?

☐ Every day

☐ Once a week

☐ Less than once a month

☐ Up to three times a week

☐ Once every few weeks

12. On average, how long would you spend at Suttons Beach when you visit?

☐ Less than an hour

☐ Between two and five hours

☐ Between one and two hours

☐ Five or more hours

13. In general, how many people would you usually visit Suttons Beach with?

☐ Alone

☐ In a group of four to ten people

☐ With one or two others

☐ As part of a larger group of more than 10 people

14. Please choose all the ways you have engaged with the Suttons Beach area in the last year (select all that apply).

- | | |
|---|--|
| <input type="radio"/> To connect with nature | <input type="radio"/> To meet with friends |
| <input type="radio"/> To have a picnic or BBQ | <input type="radio"/> To purchase food and drink |
| <input type="radio"/> For work or commercial purposes | <input type="radio"/> To enjoy the view |
| <input type="radio"/> To engage in traditional cultural practices (e.g. for Traditional Owners) | <input type="radio"/> To entertain children in the park, playground or beach |
| <input type="radio"/> To engage in a sporting club event | <input type="radio"/> To enjoy the relaxed atmosphere |
| <input type="radio"/> To attend an organised community event | <input type="radio"/> Other (please describe): |
| <input type="radio"/> To attend an organised private event | <input type="text"/> |

15. Please help us understand what utilities or services you feel are most important to include in any potential future plans for the Suttons Beach Park (select as many as appropriate):

- | | |
|---|--|
| <input type="radio"/> Public toilets | <input type="radio"/> Children's playground |
| <input type="radio"/> Grass and shade for picnics | <input type="radio"/> Exercise equipment |
| <input type="radio"/> Picnic tables | <input type="radio"/> Places to purchase food and drinks |
| <input type="radio"/> BBQ facilities | <input type="radio"/> Boardwalk |
| <input type="radio"/> All abilities beach access | <input type="radio"/> Car parking |
| <input type="radio"/> Rotunda | <input type="radio"/> Other (please describe): |
| | <input type="text"/> |

Your connection to Suttons Beach

The older Suttons Beach Pavilion, used originally as change rooms and a kiosk for beach-goers, has been altered significantly since it was first built in 1937. The newer pavilion was constructed 20 years ago in 2002.

After decades of weathering the harsh foreshore conditions, the older Suttons Beach Pavilion is nearing end of life. There are extensive building defects across the buildings due to age, water ingress, construction issues and the proximity to the foreshore, resulting in fundamental safety concerns in the foreseeable future. Council has made the difficult decision to plan for the demolition of the buildings in the interest of public safety. The rotunda will be retained, however, for public use.

Council is making plans to reinvigorate the park and return to the community a space that can be used for a variety of purposes. Pending the results of community consultation and invasive building testing, this is anticipated to happen through the immediate establishment of a landscaped green space with interpretative displays, basic amenities and space for pop-up food vendors. In the longer-term other potential buildings and facilities could be considered.

The following questions are to find out the initial preferences of locals and visitors on how they want to use this site. Further consultation will be undertaken in the future before longer-term plans are finalised.

16. In reshaping the space where the pavilions are currently located for long-term future use, Council needs to first understand the preferences of the community. Council also needs to ensure the costs of any replacement buildings represent good value for public funds and any potential future commercial use of these buildings has every chance of being viable. There are several options for Council to consider and they would like to understand how you feel about them. Please rate your level of agreement with the following statements:

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
I support the construction of a building of similar size and function to the existing buildings (i.e. restaurant and function centre)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I support the construction of a more compact building that includes public amenities and a café	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I support a return of the site to its original 1930s use as a bathhouse, kiosk and some community space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The current structures should be renovated, regardless of the cost (even with the risk that renovation won't stop the buildings continuing to deteriorate)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Any new structures must reflect the original 1930s building design	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
We should not be beholden to the past and any new buildings should be of contemporary design	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I do not think Council should spend any ratepayer money on constructing any replacement buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. How would you like to use Suttons Beach in the future? (choose your top three)

- | | |
|---|--|
| <input type="radio"/> To attend cultural events (e.g. performances, art installations) | <input type="radio"/> To hold or attend a private outdoor event (e.g. a wedding) |
| <input type="radio"/> To exercise by myself or with a group | <input type="radio"/> To bring visitors to the region |
| <input type="radio"/> For recreation (e.g. picnics, family gatherings) | <input type="radio"/> To have professional photographs taken |
| <input type="radio"/> To attend organised sport or sporting events | <input type="radio"/> To attend regular markets |
| <input type="radio"/> To enjoy the natural surrounds (e.g. watch the sunrise, stroll along the beach) | <input type="radio"/> Other: |

**18. The rotunda at Suttons Beach is loved by many and will remain part of any new park design.
Help us understand what qualities about the rotunda are most important to you:**

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
It's architecture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is accessible to everyone	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is a beautiful place to host events (e.g. wedding ceremonies)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is iconic of the area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It provides a great backdrop for photographs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is a great stage for smaller cultural performances	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I don't have strong feelings toward the rotunda, positive or negative	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

19. A strong connection to Suttons Beach has remained constant within our communities over the years - this location is loved by locals and visitors alike. Please share your stories about the Suttons Beach area with us to help inform the park design and interpretive historical, cultural and environmental displays that are being planned for the project site.

What are your most loved memories of Suttons Beach?

Please attach additional pages if there is not sufficient space here to record your response.

THANK YOU FOR YOUR PARTICIPATION!

Please return your registration form to:

**Voconiq Local Voices
Reply Paid 88434
Bowen Hills QLD 4006**

No stamp is required

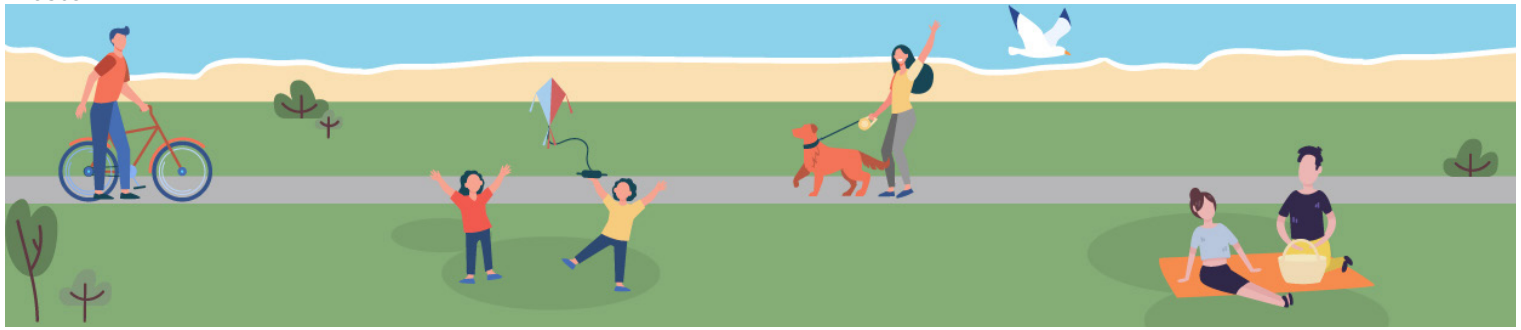
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Service Centre or Library**



Remember you can return your registration form separate to your survey response. Simply remove the registration page from your survey and return them in two separate envelopes.

APPENDIX B

EXAMPLES OF COMMUNICATION COLLATERAL USED TO PROMOTE THE SURVEY



SUTTONS BEACH PUBLIC SPACE PROJECT

HAVE YOUR SAY ON FUTURE USE OF THE PARK

The Suttons Beach Pavilions means different things to different people. Council is committed to engaging community members in a meaningful discussion about the future of the area.

If, as is considered likely, additional invasive testing of the pavilions confirms previous experts' advice then the current buildings will not be able to be practically retained.

Council is making plans to reinvigorate the park and return to the community a space that can be used for a variety of purposes. In the longer-term other potential buildings and facilities could be considered.

COMMUNITY CONSULTATION NOW OPEN

We want to hear from people who live, work and visit Suttons Beach so we can better plan for the future of the park while preserving community connections to this special location.



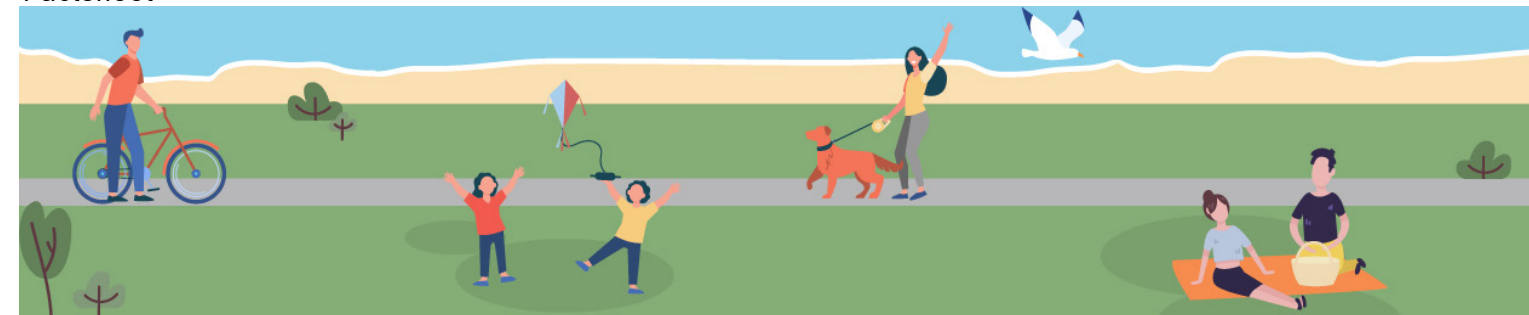
HAVE YOUR SAY

Complete the short survey between
Friday 11 February and midnight Friday 25 March 2022.

Can't access the survey online?

Paper copies are available at Council's Customer Service Centres and libraries, or you can call (07) 3205 0055 or email SuttonsBeachPublicSpace@moretonbay.qld.gov.au

For more information and to access the survey scan the QR code or visit mbrc.link/suttons-beach-public-space



SUTTONS BEACH PUBLIC SPACE

We want to hear from people who live, work and visit Suttons Beach, Redcliffe so we can better plan for the future of the park while preserving community connections to this special location.

The original Suttons Beach Pavilion was built in 1937. The newer pavilion was constructed 20 years ago in 2002. The original 1930's building is included in Council's local heritage register.

We know the significance of this place also extends to the social connections the community hold to the location.

Current situation

In response to various identified building leaks and defects, council commissioned a sequence of four independent consultants to undertake structural inspections of the buildings.

These investigations found extensive building defects due to age, construction issues, water ingress and proximity to the foreshore.

Based on recommendations in those reports, Council will also commission independent experts to undertake both non-invasive and invasive testing to validate and be absolutely sure of the significance of the deterioration of the buildings' structural elements.

While the expert reports commissioned by Council to date have indicated partial or full demolition of the buildings is a possibility, Council is continuing to investigate three options for the future of the buildings:

- fully rectify/restore
- partially demolish (and replace) and partially rectify/restore
- demolish and replace.

Regardless of the outcome, Council is committed to understanding and meeting the needs of our communities and ensuring this space is available for their use.

Community consultation

The future of Suttons Beach Park and any options for commercial uses has not been decided yet. Council is committed to public accountability and transparency around its decision-making processes in relation to this site.

Council is consulting with the community about what recreational uses, and potential buildings and facilities they would like in the park. This will take some time to evaluate and prepare plans for consideration.

In the meantime, Council would like to enable the community to use the space for a variety of purposes as the rectified/replacement building plans are prepared.

The first step is a survey that will help Council:

- better understand current uses of the site and how the community might use the park in the future
- gather local stories to help develop interpretive signage in the park
- if the imminent invasive testing confirms demolition or partial demolition is necessary, determine what potential replacement buildings and facilities should be considered.

Have your say

Complete the short survey between **Friday 11 February and midnight Friday 25 March 2022.**

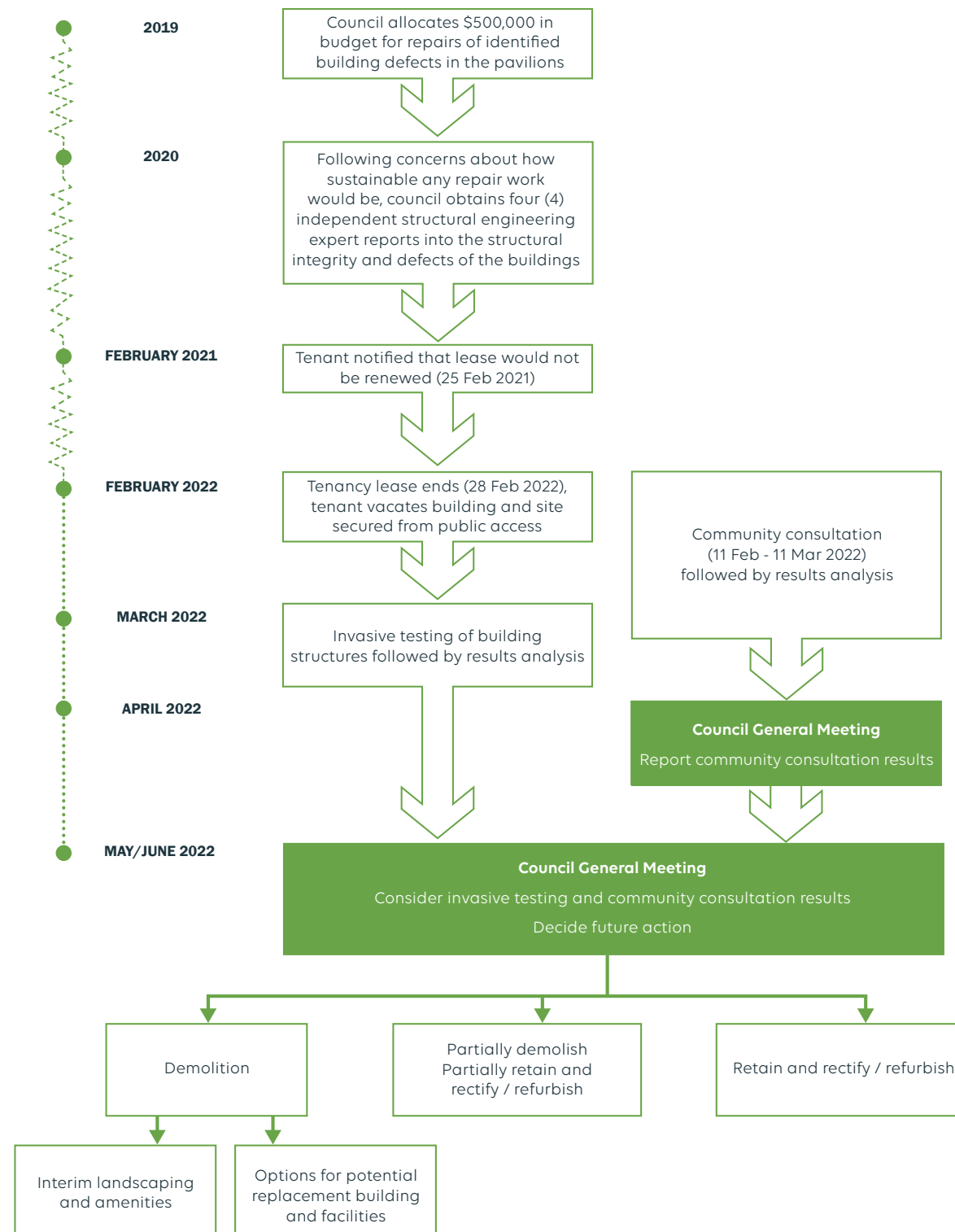
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Suttons Beach Public Space Project Timeframes



Learn more about the project and register for project updates at:



Visit: mbrc.link/suttons-beach-public-space



Phone: (07) 3205 0555 between 8.30am and 5pm Monday to Friday



Email: SuttonsBeachPublicSpace@moretonbay.qld.gov.au



If you require translation or interpretation assistance, contact the Translating and Interpreting Service (TIS) National.



If you require assistance due to a hearing or speech impairment, contact the National Relay Service.



[YOURSAY.MORETONBAY.QLD.GOV.AU](https://yoursay.moretonbay.qld.gov.au)



Heritage and engineering assessments

Nestled on the Redcliffe foreshore, Suttons Beach Park is loved by locals and visitors alike. The uses of the park and structures in it have changed significantly over time.



1906 (image from John Oxley Library)



1937 (image from Moreton Bay Regional Council Library)



2020 (image from Moreton Bay Regional Council Library)

Council engaged a heritage consultant to undertake a significance assessment of the older pavilion in late 2018. The findings of this report confirmed that following extensive alterations and extensions, very little of the original pavilion building has survived over time. A second heritage expert in January 2022 also confirmed this finding. What we currently see is therefore not a true reflection of the original building form. A faux art deco style was used when the building was extended and modified.

In 2019 Council allocated \$500,000 to try to stop a known issue with water from the cliffs coming through the walls and into the slab of the older pavilion. However, site inspections identified potential structural damage and suggested repair expenditure could be a waste of ratepayer funds. After that, the first of four engineering assessments was commissioned, which confirmed serious building defects and led to further investigations and where we are today.

Factors potentially contributing to the current deteriorated state of the buildings include:

- initial building design and whether it was done to deal with the harsh beachside environment
- quality of construction materials and workmanship
- maintenance regime by Council and a succession of building tenants.

You can read the technical and heritage reports, or register for ongoing consultation on the future of the park and buildings at the project website:

mbrc.link/suttons-beach-public-space

Invasive testing

Council needs unimpeded access to the buildings so independent engineering experts can conduct both non-invasive and invasive testing of the structures. The aim of this testing is to validate and be absolutely sure of the significance of the buildings' deterioration indicated in the previous reports. This will assist Council to make a final decision on the need (or otherwise) for partial or full demolition.

The invasive testing may involve the removal of fixtures and fittings inside the buildings to drill into the concrete floor, wall, ceiling and roof structures and identify the extent of the damage that's been done over the years. Sadly, there is also evidence of polystyrene in parts of the building and the extent to which it has been used also needs to be confirmed. Whilst an expense to ratepayers, Council has decided it's important to leave no stone unturned in ensuring everyone knows all the factors and costs at play in trying to save any part of these buildings.

Council has broad obligations under legislation to ensure the health and safety of other persons is not put at risk from work carried out as part of the conduct of a business that Council has an element of control over. As landowner of the site Council has obligations in addition to those already placed on the lessee under those laws.

The future of Suttons Beach and Pavilions

Council is aware the significance of the place extends to the social connections the Redcliffe and wider community hold to this location.

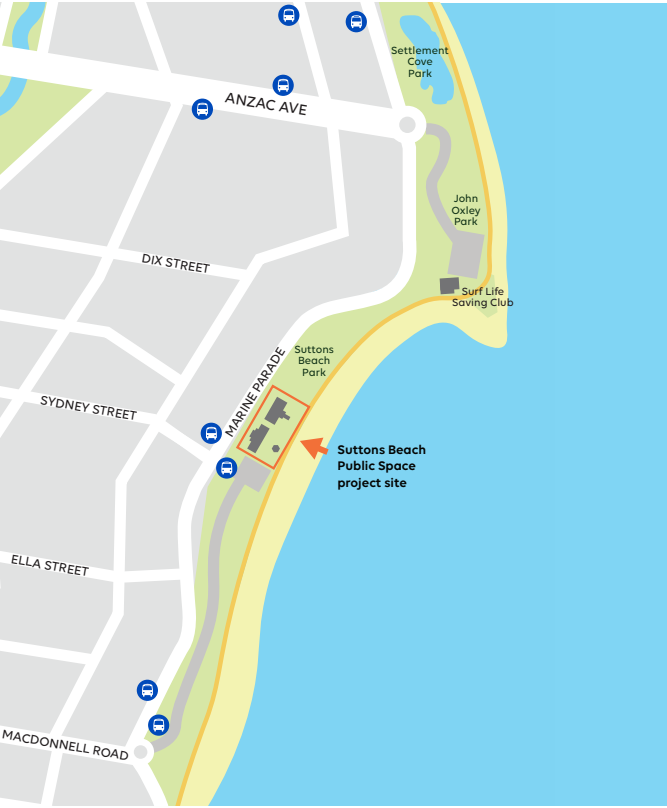
It has always been Council's intention to ensure the space continues to have these connections with the future of the site to incorporate these values, after careful planning and consultation.

Council will determine the longer-term future of the site with consideration for:

- community preferences (through the community survey open now and future engagement activities)
- costs of any building works (refurbishment, renewal or replacement) including ensuring this represents good value for use of public funds
- feasibility investigations including determining the viability of any potential commercial use
- expert built form and landscaping design advice
- park usage patterns (current and projected future)
- master planning for the park and potential foreshore activation options.

Location

Suttons Beach Park extends between the Redcliffe Peninsula Surf Life Saving Club and the end of Macdonnell Road.



DID YOU KNOW?

- ✓ Sunday is the most popular day to visit the Suttons Beach Park, but Saturday is the busiest day at the Pavilion - except in summer. During the summer months, the Pavilion is also busiest on Sundays.
- ✓ The older pavilion was originally used as a change room, public toilets and a small kiosk that sold hot water for making tea. It later housed the Redcliffe Museum.
- ✓ About a quarter of people who visit Suttons Beach Park also visit the Pavilions. They are an important feature of the park, but not the only reason people go there.
- ✓ Suttons Beach Park and the beach also host several sport and recreation groups including Park Run, Surf Life Saving nippers, yoga and meditation classes, and water sports classes.
- ✓ The front lawn is the most popular part of the pavilion site (40% of visitors), followed by the indoor area (23%) and the Bathers Bar (19%). About 17% use the outdoor dining area and just 1% use the rotunda.
- ✓ Suttons Beach is one of two sites in the Moreton Bay Region with all abilities beach access, including a beach wheelchair available for free hire.
- ✓ About one third of visitors to the park and pavilions come from outside the Moreton Bay Region, with most of those coming from the northern suburbs of Brisbane.





Nestled on the Redcliffe foreshore, Suttons Beach Park is loved by locals and visitors alike. The uses of the park and structures in it have changed significantly over time.



1937 (image from Moreton Bay Regional Council Library)



ca 1998 (image from Moreton Bay Regional Council Library)



2020 (image from Moreton Bay Regional Council Library)

Current situation

The original Suttons Beach Pavilion was built in 1937. The newer pavilion was constructed 20 years ago in 2002. The original 1930's building is included in Council's local heritage register.

In response to some identified building leaks and defects, council commissioned a sequence of four independent consultants to undertake structural inspections of the buildings. These investigations found extensive building defects due to age, construction issues, water ingress and proximity to the foreshore.

Based on recommendations in those reports, Council will also commission independent experts to undertake both non-invasive and invasive testing to validate and be absolutely sure of the significance of deterioration of the buildings' structural elements.

The future of the pavilions is not yet decided.

While the expert reports commissioned by Council to date have indicated partial or full demolition of the buildings is a possibility, Council is continuing to investigate three options for the future of the buildings:

- fully rectify/refurbish
- partially demolish and partially retain with rectification and refurbishment
- demolish and replace.

Regardless of the outcome, Council is committed to understanding and meeting the needs of our communities and ensuring this space is available for their use.

Future of Suttons Beach and Pavilions

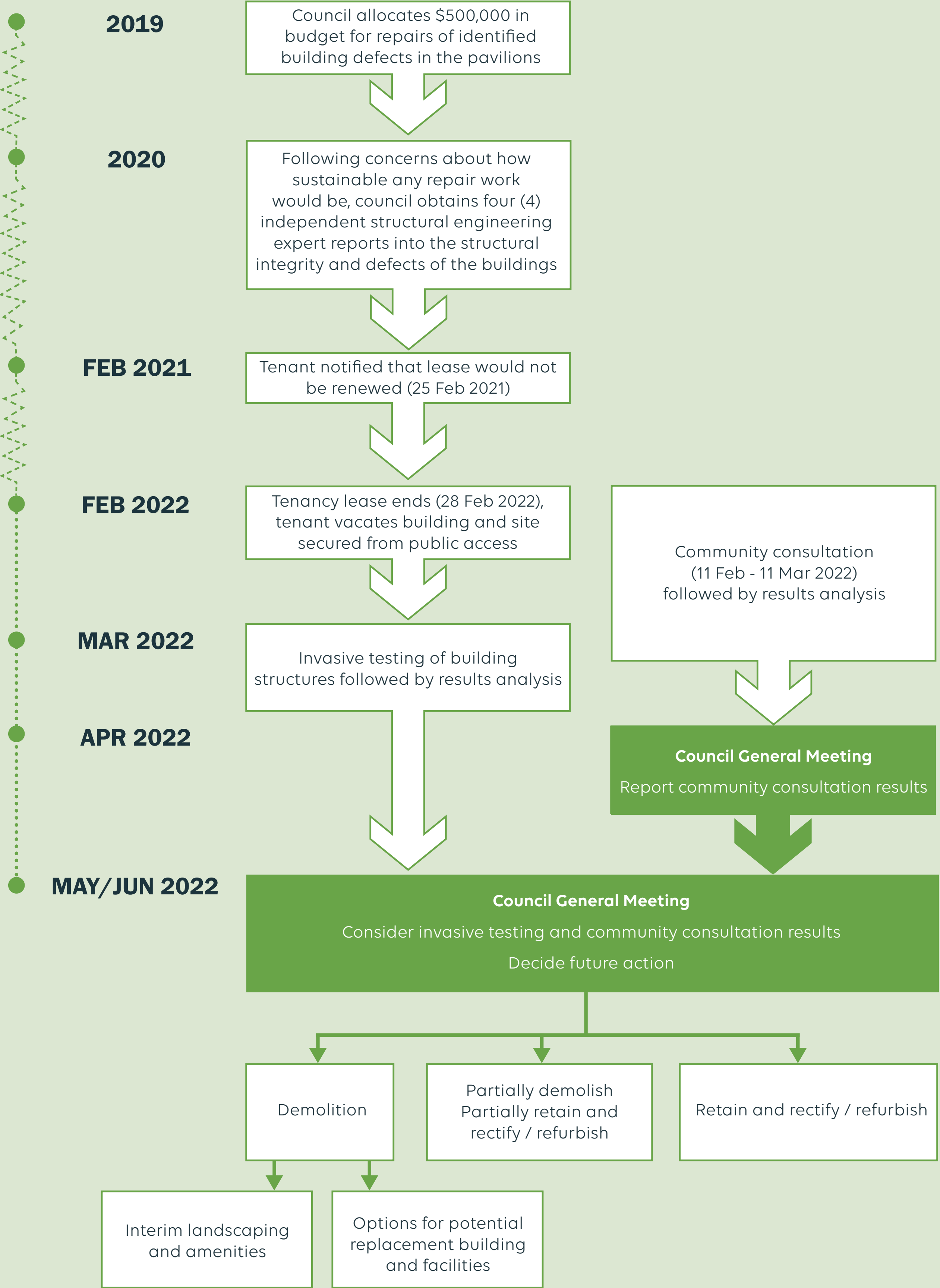
Council is aware the significance of the place extends to the social connections the Redcliffe and wider community hold to this location.

It has always been Council's intention to ensure the space maintains connections to the community, with the future of the site to incorporate these values, after careful planning and consultation.

Council will determine the longer-term future of the site with consideration for:

- community preferences (through community surveys and other engagement activities)
- costs of any building works (refurbishment, renewal or replacement) including ensuring this represents good value for use of public funds
- feasibility investigations including determining the viability of any potential commercial use
- expert built form and landscaping design advice
- park usage patterns (current and projected future)
- master planning for the park and potential foreshore activation options.

Project Timeframes



Location

Suttons Beach Park extends between the Redcliffe Peninsula Surf Life Saving Club and the end of Macdonnell Road.

More
information



Visit: mbrc.link/suttons-beach-public-space



Phone: (07) 3205 0555 between 8.30am and 5pm Monday to Friday



Email: SuttonsBeachPublicSpace@moretonbay.qld.gov.au



COMMUNITY CONSULTATION OPEN

SUTTONS BEACH PUBLIC SPACE



We want to hear from people who live, work and visit Suttons Beach in Redcliffe so we can better plan for the future of the park while preserving community connections to this special location.

Have your say

Complete the short survey between
11 February and 25 March 2022

Can't access the survey online?

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mbrc.link/suttons-beach-public-space



Council is working closely with the Suttons Beach Pavilion Preservation Group and other stakeholders to explore all possible options for the future of the Suttons Beach Pavilion buildings.

