



A local school with a global outlook

11 December 2024

Dear Neighbour,

RE: PROPOSED EARLY DEMOLITION WORKS

OVERVIEW

St Margaret's Anglican Girls School is writing to inform you about upcoming works on the school campus, which will involve the demolition of existing school buildings and associated infrastructure in the southern portion of the site, near Lapraik Street. The demolition works involve removal of buildings or structures which are no longer fit for purpose. The demolition works are consistent with our current Ministerial Infrastructure Designation (REF: MID-1117-0216) and independent of any future redevelopment on this part of the campus.

PROPOSED EARLY WORKS

The proposed early works involve the demolition of existing school buildings, the removal of vegetation, and associated earthworks at the southern portion of the site near Lapraik Street. The details of these works are outlined below:

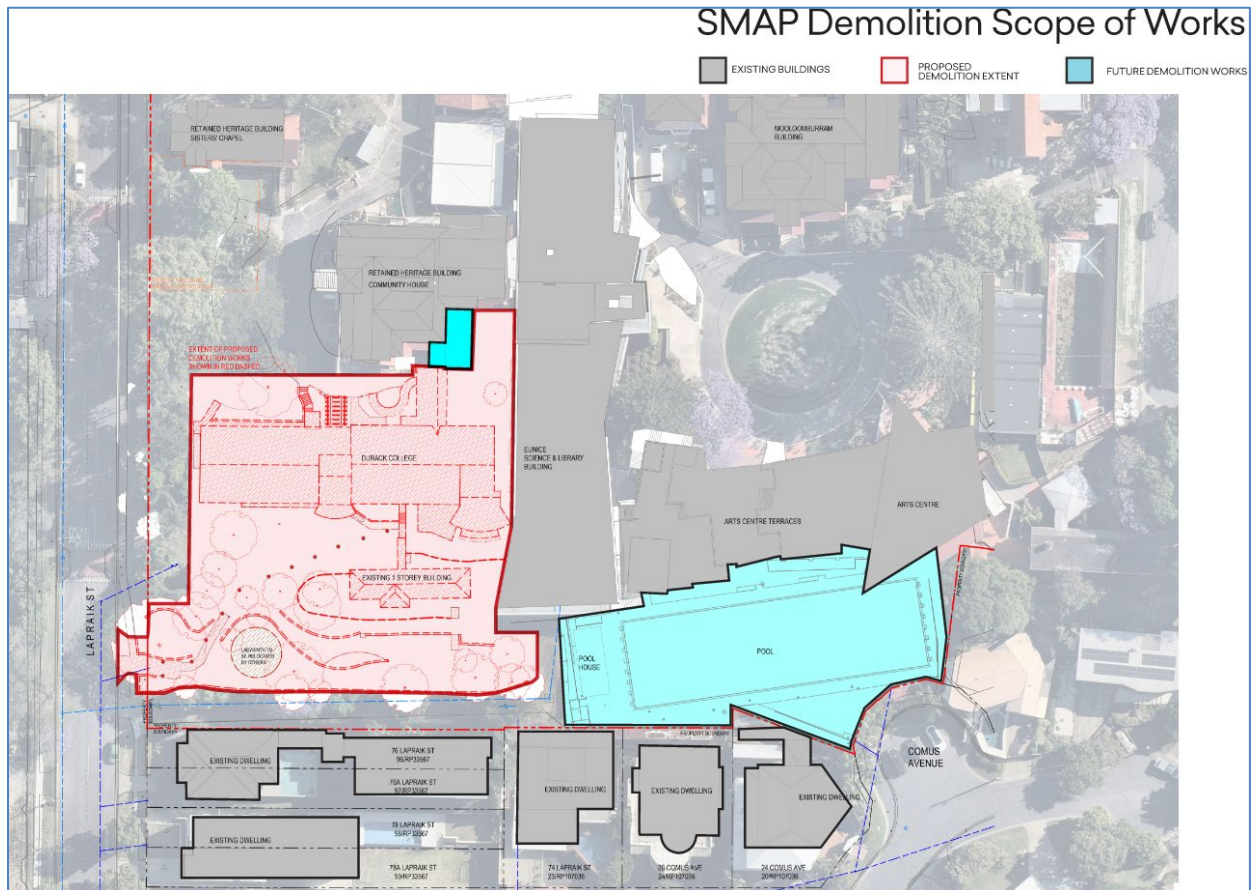
- **Location:** Demolition will occur in the southern section of the campus, near Lapraik Street.
- **Buildings to be Demolished:** Several older school buildings and associated infrastructure will be removed. Importantly, no works will affect buildings of heritage significance.
- **Vegetation Removal:** Vegetation within the work area will be cleared to facilitate demolition. Wherever possible, vegetation removal will be limited to minimise environmental impact.
- **Earthworks:** Necessary earthworks and retaining will be undertaken to 'make good' the site following demolition works.
- **Demolition Compliance:** All demolition activities will be undertaken in accordance with relevant requirements, processes, and regulations to ensure safe and compliant practices.
- **Timeline:** Demolition is scheduled to commence no earlier than 6th January 2025 and will continue for several weeks, subject to factors such as weather conditions.
- **Noise and Disruption:** While some noise and disruption are anticipated, efforts will be made to minimise impacts, particularly during early morning and late afternoon hours.
- **Access and Safety:** Temporary fencing will be installed around the demolition site to ensure the safety of workers and the public. Certain campus areas may be temporarily restricted during the works. Construction vehicles will only enter and exit the site through the existing access points on Lapraik Street.
- **Dust and Cleanliness:** Measures will be in place to control dust and maintain a clean work environment throughout the demolition period.

The project team is committed to managing these impacts as effectively as possible.

DEMOLITION OF THE SWIMMING POOL

The demolition of the swimming pool will occur after the school building demolition. The swimming pool demolition involves careful consideration of retaining walls and adjoining houses, and in addition, may require some access and works to occur from Comus Avenue. Further details of the pool demolition will be communicated to local residents prior to commencing the works.

A plan showing the extent of the demolition works is shown below for reference.



MANAGING IMPACTS AND STAYING INFORMED

We recognise the potential impacts associated with these early works and remain committed to minimising disruption to the surrounding community¹. These activities, approved and permitted under the current MID, are necessary to remove buildings that are no longer fit for purpose.

We acknowledge that there is also a separate MID amendment process currently under assessment (REF: AID-0724-0863-0216). Earlier this year, the school undertook preliminary consultation with residents to seek feedback on the proposed MID amendment. We remain committed to working with the State Government, our key stakeholders, and our neighbours on the MID amendment process and will communicate separately about the next phase of community consultation.

¹ This letter has been distributed only to residents of Lapraik Street and Comus Avenue due to their proximity to the proposed demolition works.

It is important to note that the demolition works are independent of any redevelopment on this part of the campus. The demolition is required regardless of the Planning Minister's assessment of the MID amendment and any future buildings that may be approved.


To stay up to date with further details about the demolition work, please visit

[\[https://www.stmargarets.qld.edu.au/discover-st-margarets/our-future/civil-works-project-january-2025/civil-works-project-january-2025\]](https://www.stmargarets.qld.edu.au/discover-st-margarets/our-future/civil-works-project-january-2025/civil-works-project-january-2025)

Should you have any questions or concerns regarding the works, please do not hesitate to submit your enquiries to projects@ssa.qld.edu.au.

We appreciate your understanding and cooperation during this important phase of the project.

Kind regards



Ros Curtis AM
Principal