

STRUCTURAL DILAPIDATION REPORT

FOR POST FIRE ASSESSMENT OF THE LUSSH WOOLLOONGABBA

LOCATED AT
5 HUBERT STREET, WOOLLOONGABBA

PREPARED FOR TRACE PROJECT MANAGEMENT
BY BORNHORST & WARD PTY LTD

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Bornhorst and Ward Project No: **24293**

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Revision	Date	Description	Author	Rev.	App.
A	05/11/2024	FOR INFORMATION	DC	DT	DC
B	11/12/2024	REVISED – HERITAGE CONSULTANT DISCUSSIONS	DC	DT	DC
C	04/02/2025	REVISED – HERITAGE CONSULTANT DISCUSSIONS	DT	DC	DT
D	05/02/2025	MINOR AMENDMENTS	DT		DT

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File Name: R_20241211 The Lussh - Post Fire Assessment - Rev B

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1. INTRODUCTION

On 15th October 2024, Bornhorst & Ward carried out a high-level inspection to review the existing structural condition of The Lushh Wedding and Function Venue, following a fire event on the 26th September 2024. This inspection was carried out by Bornhorst & Ward Associate, Structural Engineer David Chin.

2. TENANCIES INSPECTED

The below properties hatched in blue were inspected and form part of this report. Refer below Figure 1.



Figure 1 – Blue hatch indicates 'approximate' location of inspection and extents of fire 15.10.2024.

Our inspection and report is limited to those areas of the building which are visible from normally accessible positions and does not include any areas which would require "opening up" eg. ceiling spaces etc.

Note, due to partial collapse and instability of the structure, exposure to asbestos, water/flooding of rooms, and general safety concerns; several parts of the building could not be safely accessed.

3. BUILDING STRUCTURAL ELEMENTS

At time of inspection, we limited our structural assessment to The Lussh Building (only, and not the adjacent properties) per our engagement and contract with Trace Project Management. Damaged elements observed at the time of inspection within The Lussh Building were identified as both structural and non-structural defects, in addition both heritage registered and non-heritage members. The extents of structural damage/defects varied from “fully compromised, and at risk of collapse” to “minor defects requiring further assessment following demolition and sanitary clean”.

As reference to this report, we have identified the ‘heritage’ aspects of the from information provided by Urban Planning. Refer Appendix A for illustrations and advice relating to the heritage footprint.

We reiterate that Bornhorst and Ward’s assessment at time of inspection was a Structural Engineering Assessment; therefore, limited to ‘structural elements’ only. We have made comment on other building elements that raised safety concerns, these elements should be further assessed by the relevant professionals following this report.

4. STRUCTURAL DAMAGE AND BUILDING INSTABILITY

At the time of our on-site inspection, we documented all locations of the Lower Level, and ‘most’ locations of the Upper Level. Further to our on-site inspection, we utilised drone photography contained within the North Star Constructions Make Safe Report to confirm the extents of damage and instability.

Following our on-site inspection, Bornhorst and Ward undertook an internal team meeting and discussion amongst several senior structural engineers, from this, we have identified that several sections of the damaged building are structurally damaged, unstable and unsafe. Further, have identified several sections of the building to be damaged beyond repair, and have therefore advise that these locations should be demolished, removed from site, temporary supported and made-safe.

Per our Fee Proposal, Bornhorst and Ward Engineers have not considered any temporary works engineering as part of this report. We raise concerns to the stakeholders, that prior to, during, and after demolition, several sections of the building should be temporary propped and braced to mitigate all safety risks associated with the unstable structure. Temporary propping and bracing may be required to (but not limited to) all internal and external walls following the removal of the roof and floor diaphragms, propping of masonry walls openings and lintels until a time when these materials can be further tested and capacity confirmed, propping of damaged sub-floor framing until a time when these materials can be further tested and capacity confirmed, etc.

5. IDENTIFYING THE HERRITAGE BUILDING ELEMENTS

Prior to our structural on-site inspection, we were informed by Urbis Planning via Trace Management that sections of the fire affected building have been identified on the Brisbane City Council Local Heritage Register (Ltr – 241002 – Town Planning Advice – 5 Hubert Street), Refer Appendix A. We have considered the building’s heritage profile/identification when assessing the structural damage and building instability caused by the fire event. However, if and where required, our advice is governed by the structural stability, extents of structural damage and safety to stakeholders.

Following our on-site structural inspection, we spoke with Scott Richards from Urbis. Urbis provided a set of architectural drawings publications/illustrations circa 1925-1928. These illustrations mostly identify the ‘original’ building profile. Utilising these illustrations, we have determined several ‘heritage elements’ that have been affected by the fire event, these items have been identified below. We understand that Urbis Planning has provided advice regarding the extent of heritage elements of the building.

5.1 COMPROMISED STRUCTURAL ELEMENTS – REQUIRING DEMOLITION AND REMOVAL

It is our professional opinion as RPEQ Structural Engineers, that the following building elements be demolished and removed from site. These elements have sustained damage beyond any potential repair and post significant safety risks/concerns to the site and stakeholders.

1. Timber Roof Framing and Roof Sheeting,
2. Upper-Level timber wall framing,
3. Clay Masonry Brickwork Walls – Damage Caused by Fire*
4. Clay Masonry Brickwork Walls – Potential Damage Caused by Previous Alterations.
5. Upper-Level Timber Floor Framing and Bracing

* The first-floor masonry walls could not be safely accessed and inspected due to the fire damage and the current restricted access to the first floor of the building. Based upon our observations of other elements within the building we believe that these first-floor masonry walls have likely sustained damage due to the fire. Any attempt to inspect at close range, obtain samples, or furthermore to undertake repairs, will require substantial temporary re-shoring of these walls and the damaged roof. We are unsure whether such measure can be achieved practically and to such extent as to provide a safe environment for remediation. As such we believe demolition of these upper masonry walls should be considered.

5.1.1 TIMBER ROOF FRAMING AND ROOF SHEETING

We recommend the full extents of the building's timber roof framing and roof sheeting be demolished and removed from site, refer Figure 2. During the fire event, the majority of the roof collapsed. At the time of inspection, it was unsafe to be under and around the location of the collapsed roof as several damaged elements appeared to be at risk of further collapse.

Safety Note – As the roof framing and sheeting appears to provide lateral support for several Upper-Level walls and beams, we strongly advise that a temporary works engineer provide a propping plan/layout to support each and all of the Upper-Level walls prior to, during and following demolition. Further, we believe the roof structure would be providing a 'diaphragm bracing' action to the building to resist loads and pressures. Once the roof is removed, we strongly recommend a temporary works engineer provide a temporary diaphragm bracing solution to the building in-full.

The below Figure 2 identifies in red hatch, the extents of roof framing and sheeting to be demolished and removed in-full. Following primary demolition works and a building 'make-safe', we recommend the location identified with orange hatch to be further inspected and analysed for localised damage, compliance with relevant Codes and Standards, and ability to support the Hubert Street clay masonry façade and parapet wall.

****Note:** The below Figure 2 is an illustration from 1925, and therefore may not convey the current layout and or profile of the roof and building prior to the fire event. At the time of inspection, we observed several locations about the Lush building had been renovated and altered from the original layout shown in the 1925 documents.

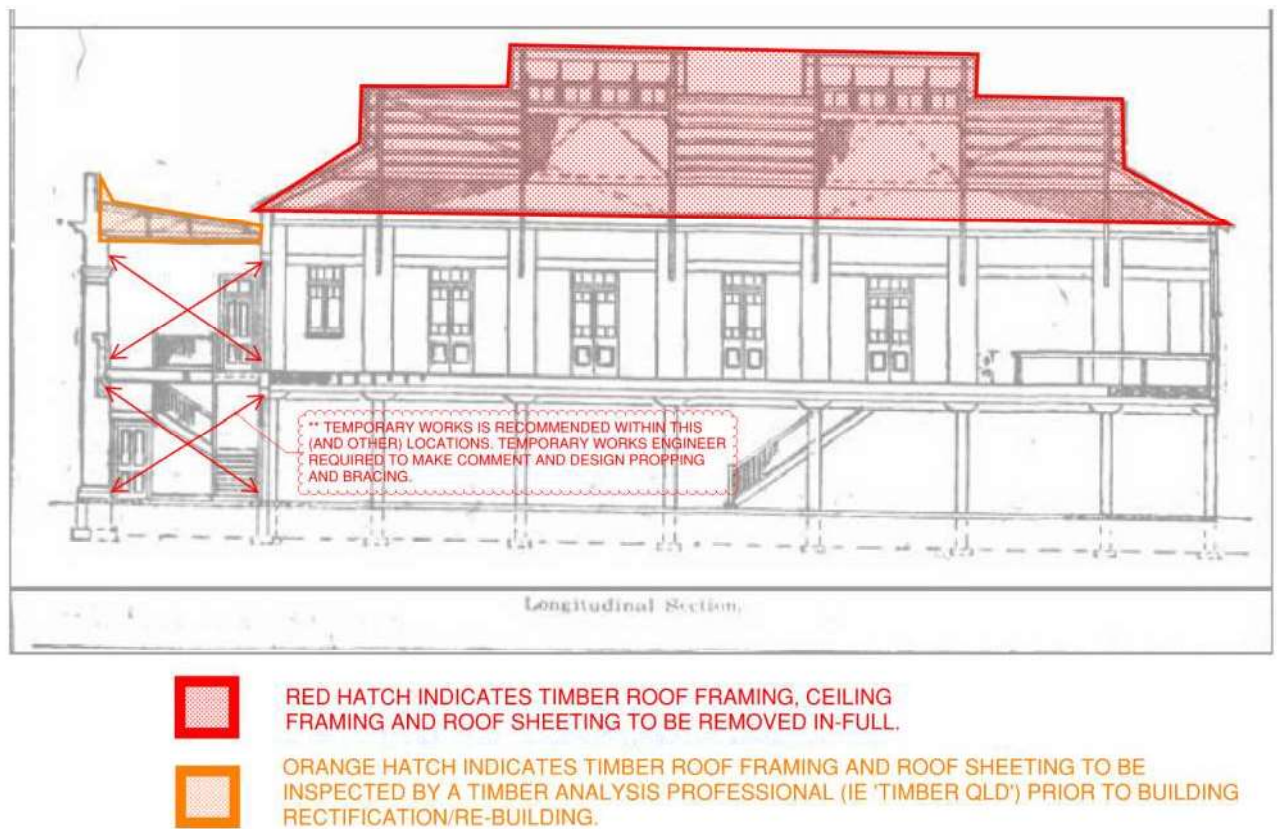


Figure 2 – Extents of Roof Framing and Roof Sheetting to be Demolished and Removed Due to Excessing Damage.



Figure 3 – Photos Taken Post Fire Event, Showing Full Roof Collapse and Extents of Damage.

5.1.2 UPPER-LEVEL TIMBER WALL FRAMING

We recommend the full extents of the building's Upper-Level lightweight timber wall framing be demolished and removed from site, refer Figures 4 & 5. This will include the north and south external loadbearing façade walls (including non-structural glazing) and all internal non-loadbearing partition walls. The below Figures 4 & 5 identifies the extents of wall demolition required to the Upper-Level.

Safety Note – As the roof framing and sheeting appears to provide lateral support for several Upper-Level walls and beams, we strongly advise that a temporary works engineer provide a propping plan/layout to support each/all of the Upper-Level walls. Utilising illustrations from 1928, we assume most of the timber framed walls and cladding to the upper level are from the 'original profile/facade' of the building; however, due to extensive fire damage, it is our professional opinion as RPEQ structural engineers, the timber framed walls and cladding to the Upper-Level are structurally compromised beyond repair and pose a significant safety concern due to the risk of collapse.

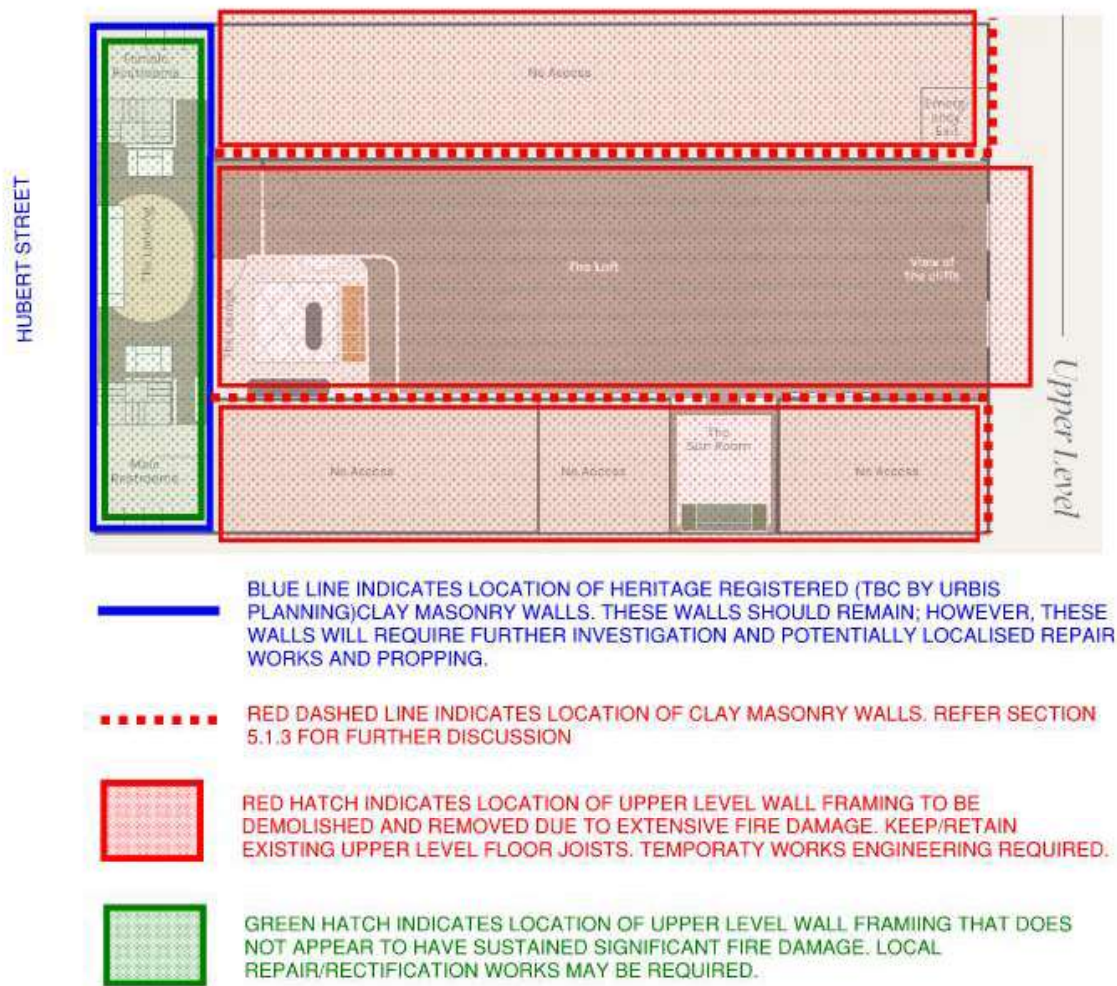


Figure 4 – Upper -Level Floor Plan, Identifying Locations of Timber Wall Framing to be Demolished/Removed.

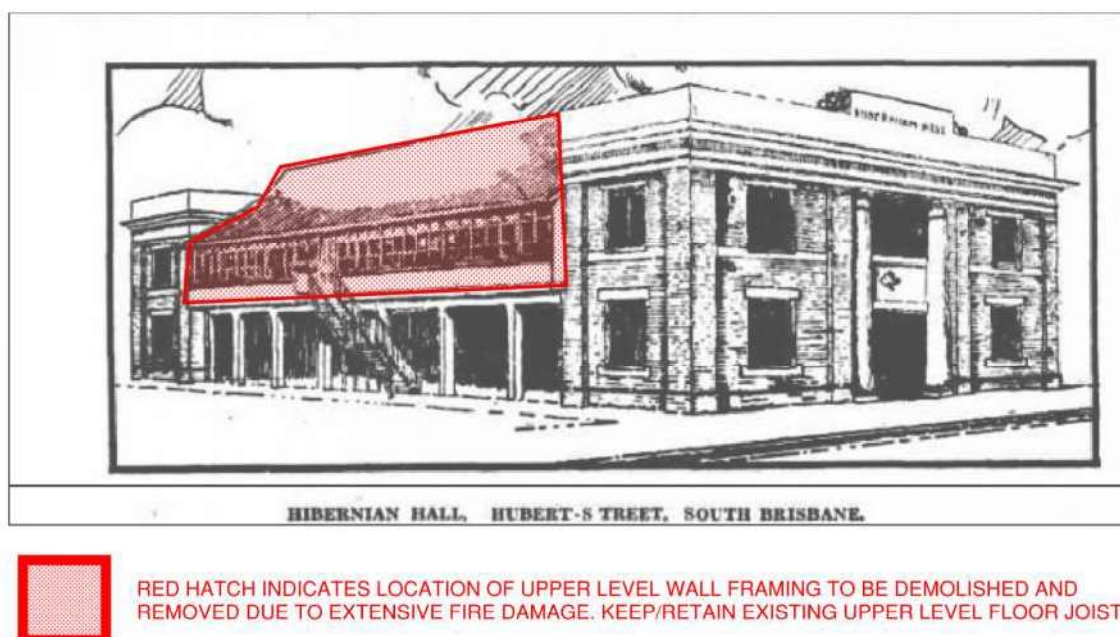


Figure 5 – Illustration of the South Elevation, Hatch Indicating Extents of Wall Framing to be Demolished.

5.1.3 CLAY MASONRY BRICKWORK WALLS – DAMAGE CAUSED BY FIRE

At the time of our inspection, we identified full-height, double-skin clay masonry walls within the Upper-Level layout. Utilising the illustrations from 1925, we can assume these clay masonry walls were part of the original building, therefore, likely considered part of the 'BCC Local Heritage Register' (to be confirmed by Urbis Planning or BCC Planning).

Based upon the evidence of the intensive fire 'hot spots' within the Upper-Level, we have assumed that each of these clay masonry walls have likely suffered significant heat from the fire. Our experience and conversations with clay and concrete masonry experts suggests that whilst the clay bricks may have little-to-no damage from the intense heat exposure, the mortar within the brickwork joints has likely been weakened. Research indicates that when exposed to intense heat, mortar becomes 'chalky'. Chalky mortar is a sign of break-down of materials and weakening of the elements. Therefore, we assume there is likely a weakening of the mortar joints about the Upper-Level clay masonry walls. We have been advised, that in similar instances where fire or age has weakened mortar joints in heritage walls, that local mortar sections can be 'raked-out and replaced' this may be an option to consider in the rectification/re-build works; noting, this would require detailed temporary propping of the walls during rectification. However, our experience from similar rectification works/projects indicates that raking out mortar joints is laborious and likely prohibitively expensive. Furthermore, the additional constraints of compromised floorboards, compromised roof structure and other safety hazards present in this site will likely affect the practicality and feasibility of such repairs.

Safety Note – Should repairs be further investigated, as noted above and in Chapter 4.1.1 of this report, we recommend restraining and propping each of the walls to the Upper-Level, this includes but should not be limited to the clay masonry walls. We recommend, if there is a 'BCC Local Heritage Register' requirement to keep these original walls, then further testing and analysing of the walls is required and should be undertaken. As part of the re-building/rectification of the building, we recommend an RPEQ structural engineer be engaged to analyse the structure, including testing the properties and capacity of the clay masonry bricks and mortar. Strengthening and or re-pointing of the mortar 'may' be required as a solution to keep these walls, any strengthening or façade changes (re-pointing) may need to be assessed by a professional heritage consultant.

5.1.4 CLAY MASONRY BRICKWORK WALLS – POTENTIAL DAMAGE CAUSED BY PREVIOUS ALTERATIONS

As part of this report, we have undertaken a desktop study on several structural elements. During this study, we have identified that large sections of the original clay masonry walls have been removed. We believe the sections of walls that have been removed were likely to be structurally load bearing and contributing to the lateral stability and overall bracing of the building. The concrete lintels above these locations appear to be unsupported and should be temporary propped until further assessed, or similar to the discussion regarding brick walls discussed in section 5.1.3, consideration should be given to demolition of these walls.. We recommend having an RPEQ structural engineer assess the overall stability of the building, as additional strengthening may be required to mitigate the removal of these walls, refer Figures 6 and 7.

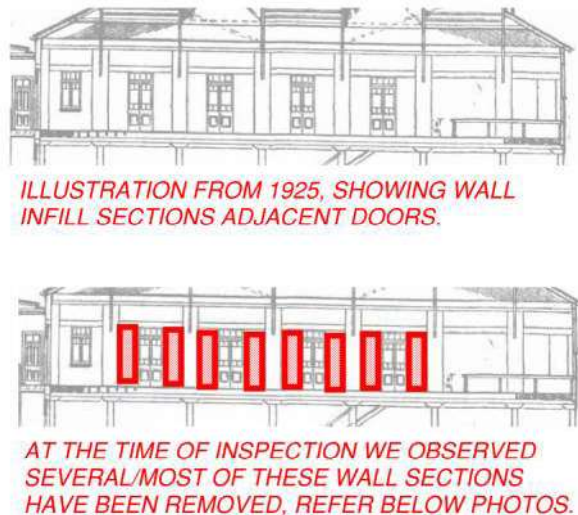


Figure 6 – Upper -Level Clay Masonry with Sections of Clay Masonry Walls Removed Prior to Fire Event.

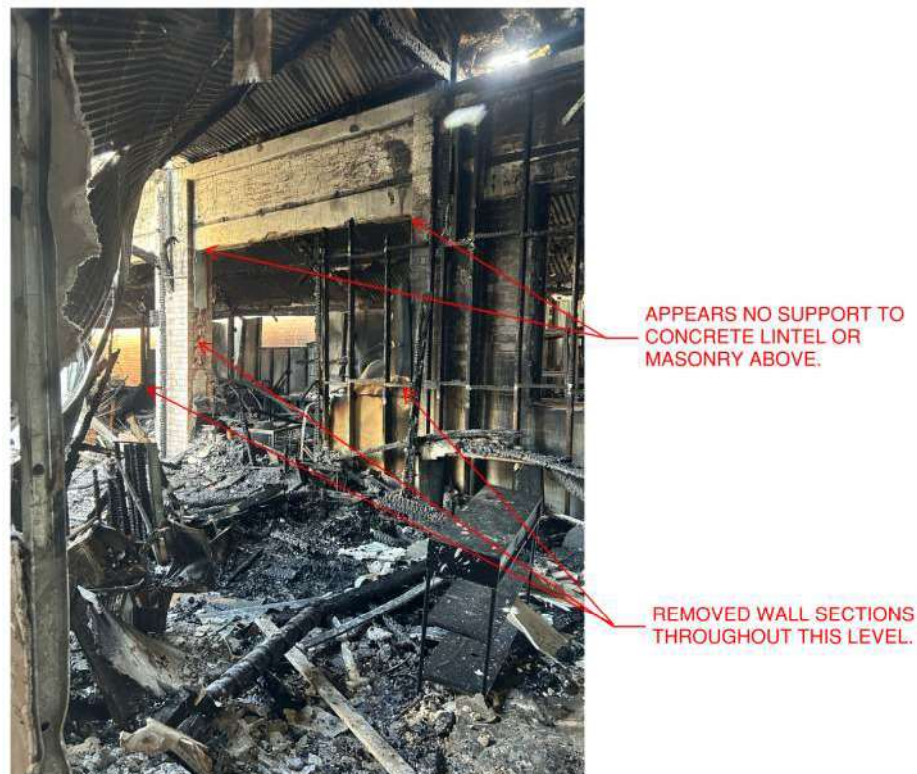


Figure 7 – Upper -Level Photo, Showing Evidence of Clay Masonry Walls Removed in Several Locations.

5.1.5 UPPER-LEVEL TIMBER SUB-FLOOR FRAMING AND BRACING

At the time of our inspection, we were able to walk-through and inspect the full extents of the Lower-Level. Inspecting from the Lower-Level, we were able to review the majority of the Upper-Level floor joists, floor bearers, nogging, bracing, floorboards and general floor framing. We do not believe the Upper-Floor framing has significantly been affected by fire or heat to the extent that any substantial demolition is required. However, we can confirm that small/local sections of the floorboards and floor framing have been burnt and charred. We believe these small, damaged locations can be locally assessed and replaced with new members. We assume that any replacement of timber floor joists would need to appear 'similar' in size and profile and should be confirmed for adequacy by a professional heritage consultant in conjunction with an expert in timber analysing. We recommend any replacement of timber sub-floor members should be designed by an RPEQ structural engineer.

Safety Note – As this report is our findings from a 'high level' inspection, we did not undertake any testing of materials, nor did we remove any materials for off-site testing. We recommend having a timber analysing expert assess the remaining (non-demolished, non-damaged) timber to confirm that it has not been affected by excessive heat of damaged during the demolition phase, in similar projects we have engaged Timber Qld to undertake this assessment. We recommend an RPEQ structural engineer oversee all redesign and rebuild works.



Figures 8 & 9 – Upper -Level Sub-Floor Timber Framing, Figure 9 Shows Small Localised Damage to Joists, Nogging and Flooring.

6. STRUCTURAL ELEMENTS NOT APPEARING TO BE AFFECTED BY FIRE

At the time of our inspection, we utilised the 'undamaged' nature of several fixtures, furnishing and linings to determine the items that had not been significantly exposed to heat or fire. This includes plastic smoke detectors and light fixtures, cotton/fabric drapes/curtains, plasterboard sheeting and electrical appliances.

Throughout the entire Lower-Level we did not observe any location that had been significantly damaged or structurally compromised by the fire event (not including the damaged floor joists and flooring to the Upper-Level).

At the time of inspection, we observed removed sections of the ceiling and wall linings (assume during the firefighting phase), and several rooms ransacked about the Lower-Level. However, we consider these damaged sections of the building non-structural and thus not relevant to this report.

Safety Note - Prior to our inspection, we were informed by Trace Management that asbestos concerns had been raised. Therefore, all stakeholders should be made aware of these concerns. Any stakeholder or contractor attending site should be made aware of the asbestos and take measures in accordance with Queensland Safety Regulations to mitigate all personal safety risks prior to entering.



Figures 10, 11, 12 & 13 – Lower-Level Structural Elements, Mostly Undamaged/Unaffected by Fire.

6.1.1 HUBERT STREET FRONT FAÇADE

At the time of our inspection, we did not observe any significant structural damage caused by fire to the Hubert Street front facade. This front façade is a double-height double-skin clay brick masonry wall, with door and window openings. Two double-height concrete facade columns are located adjacent the front entrance.

We did observe heat damage to the blinds/furnishings in one window, and ply hoarding across another window opening. However, we consider each of these elements to be non-structural and thus not relevant to this report.



Figure 14 – Hubert Street Front Building Façade, Structurally Undamaged from the Fire Event.

Safety Note – As discussed in Chapter 5.1.1, the timber roof framing that provides lateral support to this front facade clay brick wall will need to be further assessed following initial demolition works. We recommend a temporary works engineer assess the stability of this front façade wall prior to, during and following demolition works.

7. PHASE TWO – FUTURE REVIEW

Throughout this entire report, we have recommended that a temporary works engineer be engaged to provide a design and propping layout to reinstate overall building stability and bracing prior to, during and following demolition works.

Following demolition works of the unsafe elements identified within this report and a sanitary clean and general site make-safe; we recommend a follow-up structural engineering inspection/review be undertaken of the affected building. This may include (but not limited to), visual and desktop review of all 'structural elements' affected by fire, and proposed strengthening and replacement of damaged elements to ensure the building can function in 'normal' use under statutory loads and pressures.

If required, and on the basis that a safe worksite can be provided, we recommend having the clay masonry wall further assessed by masonry professionals, we recommend contacting Concrete Masonry Association of Australia (CMAA) for testing advice and consultancy recommendations.

We recommend having the Upper-Level timber sub-floor framing which is proposed to be retained is further assessed by a timber analysis expert. We recommend Timber Queensland for this work.

8. APPENDICES

The following appendix documents have been attached as they are discussed and form part of this report.

- Appendix A - BCC Local Heritage Register Report, Urbis Planning Report
- Appendix B – Architectural Illustrations from 1925-1928, Provided by Urbis Planning
- Appendix C – North Star Constructions Make Safe Report
- Appendix D - Photos taken from time of inspection 15.10.2024

BORNHORST & WARD PTY LTD



PER: DAVID TEAKLE
DIRECTOR – RPEQ 09206

APPENDIX A

BCC Local Heritage Register Report, Urbis Planning Report

2 October 2024

Mr Damian Stubbs
 Director
 Trace Project Management
 Level 17, 215 Adelaide St,
 Brisbane, QLD 4000

Dear Damian,

RE: TOWN PLANNING ADVICE – 5 HUBERT STREET, WOOLLOONGABBA

We refer to our recent discussions regarding the recent fire at the above premises and the resulting damage to the building on site. As requested, Urbis have prepared this letter of advice responding to your questions and setting out the potential planning options to allow the damaged parts of the building to be demolished.

1. HERITAGE STATUS

The site is identified on the Brisbane City Council Local Heritage Register. A copy of the heritage citation is included under **Attachment A**. This is reflected in the Heritage Overlay of City Plan 2014 (as shown in Figure 1 below).

The site is not identified on either the State or federal heritage registers.

Figure 1 – Heritage Overlay Map



Source: BCC Interactive Mapping, 2024

2. IMPLICATIONS FOR DEMOLITION OR RECONSTRUCTION

The property is located within the Woolloongabba Priority Development Area (Woolloongabba PDA) and is identified as a heritage place. Any development at the site, including any demolition or reconstruction works, are therefore regulated by the *Economic Development Act 2012* rather than the *Planning Act 2016*.

This unique context means that any building works at the property require planning approval from the Minister for Economic Development Queensland (MEDQ) unless one of the options below is pursued. The typical exemptions that would ordinarily apply under City Plan 2014 are not relevant to this property.

In summary, there are two possible planning pathways to allow for demolition or reconstruction works at this site without the need for town planning approval. These are summarised below:

Option 1 – Exemption Certificate

Section 71A of the *Economic Development Act 2012* confirms that the planning authority can waive the need for town planning approval where one of the following circumstances apply:

- “(a) *the effects of the development would be minor or inconsequential having regard to the circumstances under which the development was categorised as PDA assessable development;*
- (b) the development was categorised as PDA assessable development only because of particular circumstances that no longer apply”*

We are of the opinion that there are good planning grounds to obtain an exemption certificate from MEDQ on either of the above grounds given the fire and subsequent damage that has occurred to the building.

Option 2 – Emergency Works

Section 81 of the *Economic Development Act 2012* confirms emergency works can occur at the property without planning approval where the following criteria can be met:

“Carrying out development because of an emergency endangering—

- (i) the life or health of a person; or*
- (ii) the structural safety of a building; or*
- (iii) the operation or safety of infrastructure that is not a building.*

Emergency means an event or situation that involves an imminent and definite threat requiring immediate action (whether before, during or after the event or situation), other than routine maintenance due to wear and tear.”

Depending on the condition of the remaining building on site, it may constitute an emergency situation and any demolition or reconstruction works could therefore occur without planning approval.

Urbis can assist you with discussions with MEDQ in relation to either of the above options to ensure the demolition and/or reconstruction works can occur as quickly as possible.

3. ZONING & OTHER KEY TOWN PLANNING MATTERS

A summary of the site zoning and other key town planning matters is provided below for your information. These matters do not affect the two options identified in Section 2 of this advice to allow demolition or reconstruction works to occur at the property.

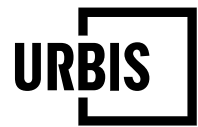
Planning Legislation	Economic Development Act 2012
Relevant Planning Instrument	Woolloongabba Development Scheme
Precinct / Zone	Precinct 1 – Woolloongabba Core
Sub-area	1C
Key Overlays	Catalyst uplift project Privately owned, publicly accessible open space Building Height – 60 storeys

If you have any questions regarding the above advice, please do not hesitate to contact me on the number below. We would be pleased to assist you with any discussions with MEDQ in relation to any required works to ensure these can occur as quickly as possible via one of the identified planning pathways in this advice.

Yours sincerely,



Michael Cattoni
Director
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ATTACHMENT A LOCAL HERITAGE REGISTER CITATION

Heritage Citation



R.A.O.B. Lodge Hall

Key details

Also known as	St. Joseph's Hibernian Hall
Addresses	At 5 Hubert Street, Woolloongabba, Queensland 4102
Type of place	Hall
Period	Interwar 1919-1939
Style	Georgian Revival
Lot plan	L2_RP838591
Key dates	Local Heritage Place Since — 1 July 2005 Date of Citation — January 2004
Construction	Roof: Corrugated iron; Walls: Face brick

People/associations	Cavanagh and Cavanagh (Architect); Hibernian Catholic Benefit Society (Association); Royal Antediluvian Order of Buffaloes (Association)
Criterion for listing	(D) Representative; (E) Aesthetic; (G) Social; (H) Historical association

This hall, designed by Cavanagh and Cavanagh, was constructed circa 1925 for the Trustees of St Joseph's Kangaroo Point Branch of the Hibernian Australian Catholic Benefit Society. The Hibernians, as they were known, were like many such societies that flourished during the nineteenth century that formed to aid or provide services for membership. In the 1950s the property was registered as an amusement hall until it was purchased for use as a lodge hall by the Royal Antediluvian Order of Buffaloes who held the property until 2001.

History

This branch of the Hibernian Australian Catholic Benefit Society was one of the oldest in Brisbane, having been formed in 1886. The Society held the land in preparation for the construction of a hall, but it was not until March 1925 that it was able to announce its intention to proceed.

Architectural firm Cavanagh and Cavanagh, who were responsible for the design of many church and ancillary buildings in Brisbane, were commissioned to undertake the project. Their plan was for a brick hall with a frontage of 62ft; the hall of 67ft by 38ft to have two verandahs each 67 ft long and 11 ft wide. There were also two large cloak rooms and a stage 18 ft by 38 ft. The Society took out a mortgage with the Bank of New South Wales in June 1925 presumably to finance the building work. Within a year of completion Cavanagh and Cavanagh were working on designs for sewerage installation and a lavatory block in 1926, and they also designed a reinforced concrete and timber balcony that was added in 1928.

During the 1950s the Society registered the property as an amusement hall, having a licence granted that limited seating accommodation to 900 persons. In 1961, part of the site appears to have been leased for the purpose of dancing instruction. The trustees of the Hibernian Catholic Benefit Society held title on the hall until December 1962, when it transferred to the Royal Antediluvian Order of Buffaloes Grand Australasian Banner Limited. This community organisation was also established to provide aid to members in need, but also to aid in charitable concerns within the wider community.

In 1963 work was carried out to the toilet facilities at the hall. The RAOB did further work on the toilet facilities in 1975, as well as the addition of a 36m² annex to the Lodge Room. The property was sold in 2001.

Statement of significance

Relevant assessment criteria

This is a place of local heritage significance and meets one or more of the local heritage criteria under the

Heritage planning scheme policy of the *Brisbane City Plan 2014*. It is significant because:

Representative

CRITERION D

The place is important in demonstrating the principal characteristics of a particular class or classes of cultural places

as a good example of an interwar brick community hall.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance

as an attractive, architect-designed, interwar hall that makes a fine contribution to the surrounding streetscape.

Social

CRITERION G

The place has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons

as a meeting/lodge hall for the Hibernian Catholic Benefit Society for around 30 years and the Royal Antediluvian Order of Buffaloes for almost 40 years.

Historical association

CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

as a hall designed by prominent Brisbane architectural firm Cavanagh and Cavanagh.

References

1. Brisbane City Council Metropolitan Water Supply and Sewerage Board, Detail Plans
2. Brisbane City Council, 1946 aerial photographs.
3. *Certificates of Title*, Department of Environment and Resource Management
4. Queensland Post Office Directories
5. Queensland Electoral Rolls
6. *The A. and B. Journal of Queensland*
7. Friends of Toowong Cemetery Association Inc. *The Irish Heritage Trail*
8. Royal Antediluvian Order of Buffaloes. Our Order. <https://raobglqgle.org.au/>

Copyright Brisbane City Council

Note: This citation has been prepared on the basis of evidence available at the time including an external examination of the building. The statement of significance is a summary of the most culturally important aspects of the property based on the available evidence, and may be re-assessed if further information becomes available. The purpose of this citation is to provide an informed evaluation for heritage registration and information. This does not negate the necessity for a thorough conservation study by a qualified practitioner, before any action is taken which may affect its heritage significance.

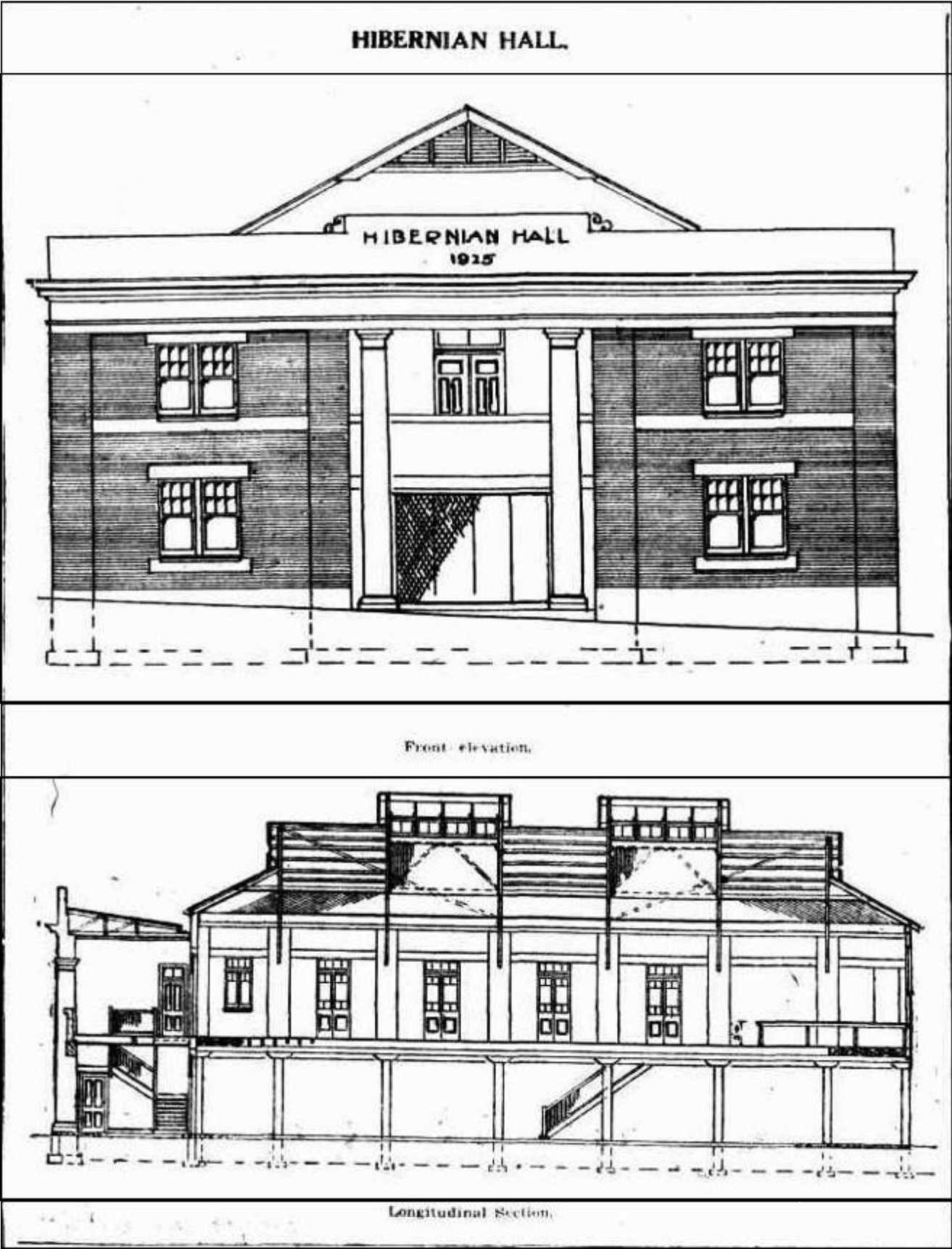
Citation prepared by — Brisbane City Council (page revised June 2022)



Dedicated to a better Brisbane

APPENDIX B

Architectural Illustrations from 1925- 1928, Provided by Urbis Planning





HIBERNIAN HALL, HUBERT-STREET, SOUTH BRISBANE.

The increasing popularity which the first portion of the hall, erected two years ago by the St. Joseph's Branch of the H.A.C.B.S., has enjoyed as a centre for dancing, concerts, and meeting purposes, made it imperative to proceed with another portion of the complete design. Tenders were called for the additions by Messrs. Cavanagh and Cavanagh, architects, and the tender submitted by Mr. V. E. Stewart, contractor, was accepted and the work started last week. The addition will consist of an enclosed balcony, laid with crow's ash flooring, specially prepared for dancing. This will increase the present dancing floor space to accommodate 500 dancers. The existing accommodation provides for a dancing floor 84ft. by 38ft., with ladies and gentlemen's cloak rooms and kitchenette on first floor, and the ground floor contains rooms for committee meetings, and for card, table tennis, and other games held in conjunction with the social evenings, and has accommodation for 200 persons. The complete design provides for a further addition of a large stage and gallery, and it is expected that the patronage of the hall will warrant this completion within the near future.

THE NEW HIBERNIAN HALL AT WOOLLOONGABRA, SOUTH BRISBANE.



APPENDIX C

North Star Constructions Make Safe Report

MAKE SAFE REPORT



Front View Of Property

CLAIM DETAILS

To:	McLarens	Report Date:	14/10/2024
Att:	Tom Murphy	Job Number:	SEQ11585
Email:	tom.murphy@mcclarens.com	Insurer Reference:	TBA
Ph:	0733675900	Customer Name:	The Lussh
Mob:	0447662736	Site Address:	5 Hubert Street WOOLLOONGABBA QLD 4102

INCIDENT DETAILS & MAKE SAFE REPAIRS COMPLETED

On September 25, 2024, a fire broke out at The Lussh Wedding Venue, located in the Woolloongabba precinct, causing significant damage to the property. In response, NthStar was engaged to conduct a makesafe to secure the site. This involved preventing unauthorized access to the front of the venue, as well as addressing potential safety hazards, including broken glass and debris. As part of the makesafe process, we secured the front of the building by boarding up the upper-level windows, installing temporary fencing, and placing banner mesh to create a visual barrier on the bottom level.

These measures were taken not only to safeguard the property but also to deter potential looters and unauthorized access. In addition to these efforts, we were requested to carry out asbestos sampling throughout the entire property. The findings of the asbestos testing will be attached to this report for further review. At this time, no additional work has been requested, and the temporary fencing remains on hire. We are prepared to assist with any future needs as they arise.

Makesafe entry lock code is 9816 and then lockbox code is MATE for key access to front door.

RESULTANT DAMAGE SOW

The property is potentially facing a total loss due to the extensive damage sustained. Unfortunately, we were unable to gain full physical access to the rear section of the property, which limits our direct assessment of the damage in that area. As a result, we are relying on aerial drone footage to make preliminary observations. The drone images provide a general view of the condition of the

rear of the property, but without internal access, a more detailed inspection and assessment of the damage, including structural integrity, remains pending.

Further investigation will be required to accurately determine the full extent of the damage and confirm whether a total loss declaration is appropriate. We recommend arranging a follow-up inspection once safe access to the rear of the property can be secured, ensuring a comprehensive assessment of all affected areas for specialists to provide and determine further extent of damage.

Disclaimer:

1. The information provided above in this report have been based on our estimators observations and opinion from their experience in the building industry.
2. NthStar Constructions Pty Ltd does not take responsibility for unforeseen damage which may exist when conducting repairs. Any additional works required outside of original quotation will be subject to variations.
3. This report shall not be used for or by any other than who it is addressed to unless authorised by a NthStar Constructions Pty Ltd representative.
4. The quotation attached with this report is valid for 30 days from date of issue.

PHOTOGRAPHS:



ID: 1

Image Type: make safe

Description: Location of lockbox to enter the site



ID: 2

Image Type: make safe

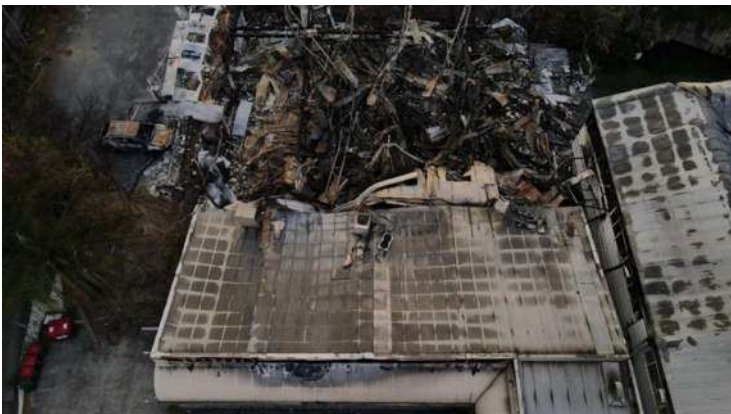
Description: Lock To Enter Site - 9816 is Code



ID: 3

Image Type: make safe

Description: Lock To Enter Building - MATE is the Code



ID: 4

Image Type: Drone

Description: Drone Image of Damage



ID: 5

Image Type: Drone

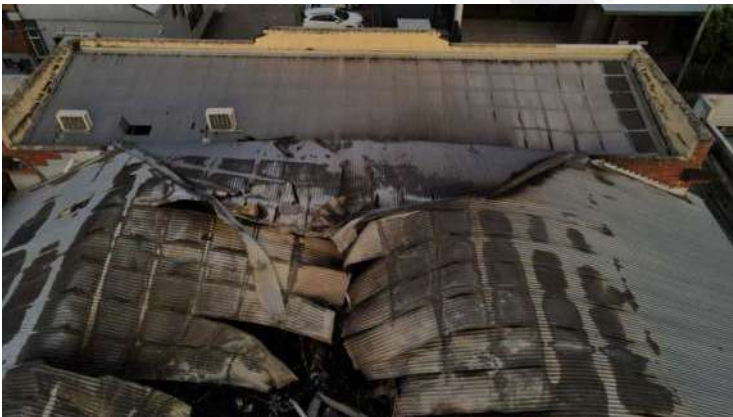
Description: Drone Image of Damage



ID: 6

Image Type: Drone

Description: Drone Image of Damage



ID: 7

Image Type: Drone

Description: Drone Image of Damage



ID: 8

Image Type: Drone

Description: Drone Image of Damage



ID: 9

Image Type: Drone

Description: Drone Image of Damage



ID: 10

Image Type: Drone

Description: Drone Image of Damage



ID: 11

Image Type: Drone

Description: Drone Image of Damage



ID: 12

Image Type:

Description: Window boarded up from inside to prevent access



ID: 13

Image Type:

Description: Window boarded up from inside to prevent access



ID: 14

Image Type:

Description: Internal area cleaned and removed for safe access to different locations



ID: 15

Image Type:

Description: Front view of the property with makesafe completed

APPENDIX D

**Photos taken from time of inspection
15.10.2024**

