

Historical Archaeological Assessment

*64–66 Lavender Steet and 3–7
Middlemiss Street, Lavender Bay*

March 2026

Prepared for: Central Element



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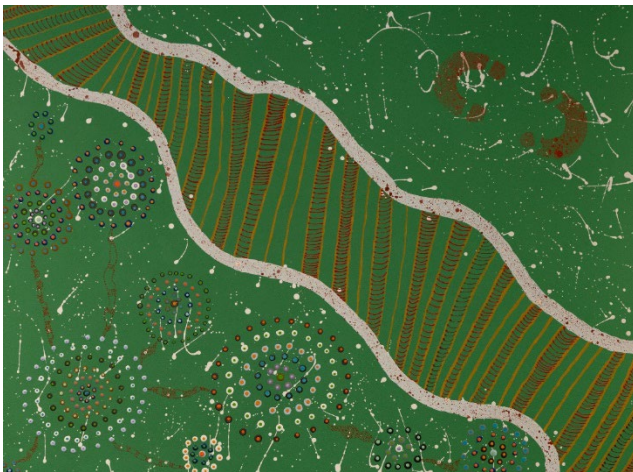
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Cover Page Image: Brisbane House (G.V.F. Mann, op cit. p. 90)

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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P0066717_64-66 Lavender Steet and 3-7 Middlemiss Street,
Lavender Bay_HAA

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SEARs Declaration

Table 1: SEARs Declaration

Declaration		
Qualified Professional Name	Ivana Vetta, Jaki Kennedy, Monica Gregg, Natalie Taylor	
Qualified Professional Qualifications	Ivana Vetta, BA (Adv) (Hons), PhD Jaki Kennedy, BA (Hons I) Archaeology Monica Gregg, BA Archaeology (Hons), M Urban and Cultural Heritage, GradCert Archaeology Natalie Taylor, BA Archaeology (Hons I), B (Media and Communications)	
The undersigned declares that this Historical Archaeological Assessment has been prepared in response to the following SEARs requirements issued for the Project on 30 June 2025 (EIS) and 2 July 2025 (Rezoning Report) for SSD-86797708:		
SEARs item no.	SEARs Issue and Assessment Requirement	Relevant Section of this Report that addresses SEARs Requirement
21	Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	The present report provides the Archaeological Assessment for the site.
Signed		
Dated	25 March 2026	

Executive Summary

Urbis has been engaged by Central Element ('the proponent') to conduct a Historical Archaeological Assessment (HAA) of 64-66 Lavender Street and 3-7 Middlemiss Street, Lavender Bay ('the subject site'). The subject site falls within the local government area (LGA) administered by North Sydney Council and is located approximately 5.5 km north of the Sydney Central Business District.

The HAA has been undertaken as an investigation of historical archaeological potential within the subject site, and to investigate the likelihood that the proposed works would impact potential archaeological resources. The proposal is for a residential development comprising a 32 and 23-storey residential flat building including 3% designated affordable housing consisting of approximately a total of 160 dwellings. This report has been prepared as supporting documentation to a State Significant Development Application (SSD-86797708).

This HAA has concluded the following:

- The historical development and use of the site is broadly categorised according to the following phases:
 - Phase 1: Early European use and James Milson's Cottage (1800-1826)
 - Phase 2: Brisbane House (1826-c.1920)
 - Phase 3: Recent Residential Development (c.1920-Present)
- A summary of the archaeological potential and significance for each phase is provided below:
 - Phase 1: Early European use and James Milson's cottage (c.1800-1826): Archaeological remains from this phase are unlikely to survive in an intact or legible condition due to later disturbance, and as a result there is **low archaeological potential** for this phase. Expected archaeological resources from Phase 1 may include the structural remains and building footings of Milson's early cottage. However, any intact and interpretable evidence would be rare in the context of colonial Sydney and could contribute valuable information about early colonial cottage construction, land use and domestic life. Such remains would be of potential **State significance**.
 - Phase 2: Brisbane House (1826-c.1920): There is **low to moderate potential** for archaeological remains associated with Brisbane House, including structural elements and former surfaces. Anticipated archaeological resources would likely relate to the front of Brisbane House and its gardens including stone footings, structural remains and former floor surfaces of the front half of Brisbane House, brick lined drains, landscaping elements, former orchards, paved surfaces and ephemeral evidence of the gardens. Any intact remains would be of **local significance**, reflecting the site's long-term occupation by the Milson family and later educational use. Well-preserved evidence relating to the early construction and occupation of Brisbane House may also have **potential State significance** as rare physical evidence of an early settler's estate residence.
- **Impact Assessment:** The proposed works for the new residential development includes the construction of a 32 and 23-storey residential flat building with five levels of basement parking across the entire site. This development involves bulk excavation of the entire site and would therefore impact any local and potentially State significant relics that exist within the site. As such an Archaeological Research Design is required as a mitigation measure to pursue a positive heritage outcome and maintain compliance with the Heritage Act 1977, which protects these relics.

In view of the above conclusions, Urbis makes the following recommendations:

Recommendation 1 – Submission of Historical Archaeological Assessment

The present Historical Archaeological Impact Assessment should be included in the Submissions Report for (SSDA 86797708).

Recommendation 2 – Archaeological Research Design and Excavation Methodology

An Archaeological Research Design and Excavation Methodology (ARD&EM) should be prepared to manage archaeological resources of local significance and potential State significance. The ARD&EM must be prepared by a suitably qualified archaeologist to develop a methodology for the investigation and management of potential State and locally significant resources across the subject site. This may include methodologies for testing, monitoring or salvage excavation and recommendations for site interpretation.

Recommendation 3 – Program of Archaeological Investigation

As the proposed development will likely impact on local and potentially State significant remains if they survive, it is recommended that a program of archaeological investigation takes place during demolition and bulk excavation as guided by the Archaeological Research Design and Excavation Methodology.

1

Introduction

1 Introduction

Urbis has been engaged by Central Element ('the proponent') to conduct a Historical Archaeological Assessment (HAA) of 64–66 Lavender Street and 3–7 Middlemiss Street, Lavender Bay ('the subject site') (Figure 1 and Figure 2).

This report has been prepared as supporting documentation to a State Significant Development Application (SSDA). The purpose of the HAA is to investigate the historical archaeological potential within the subject site and the likelihood that the proposed works would impact potential archaeological resources. The current report presents the results of the HAA.

The proposal is for a residential development comprising a 32 and 23-storey residential flat building, five levels of basement parking and utility and service augmentation as required.

1.1 Subject site

The subject site encompasses five properties, comprising of an area approximately 2293 m² in size. The cadastral details of the properties included in the subject site are presented in **Table 2**. The subject site is located in the local government area (LGA) administered by North Sydney Council and is located approximately 5.5 km north of the Sydney Central Business District. The subject site currently comprises of an urban residential area, with residential buildings located on each of the five properties.

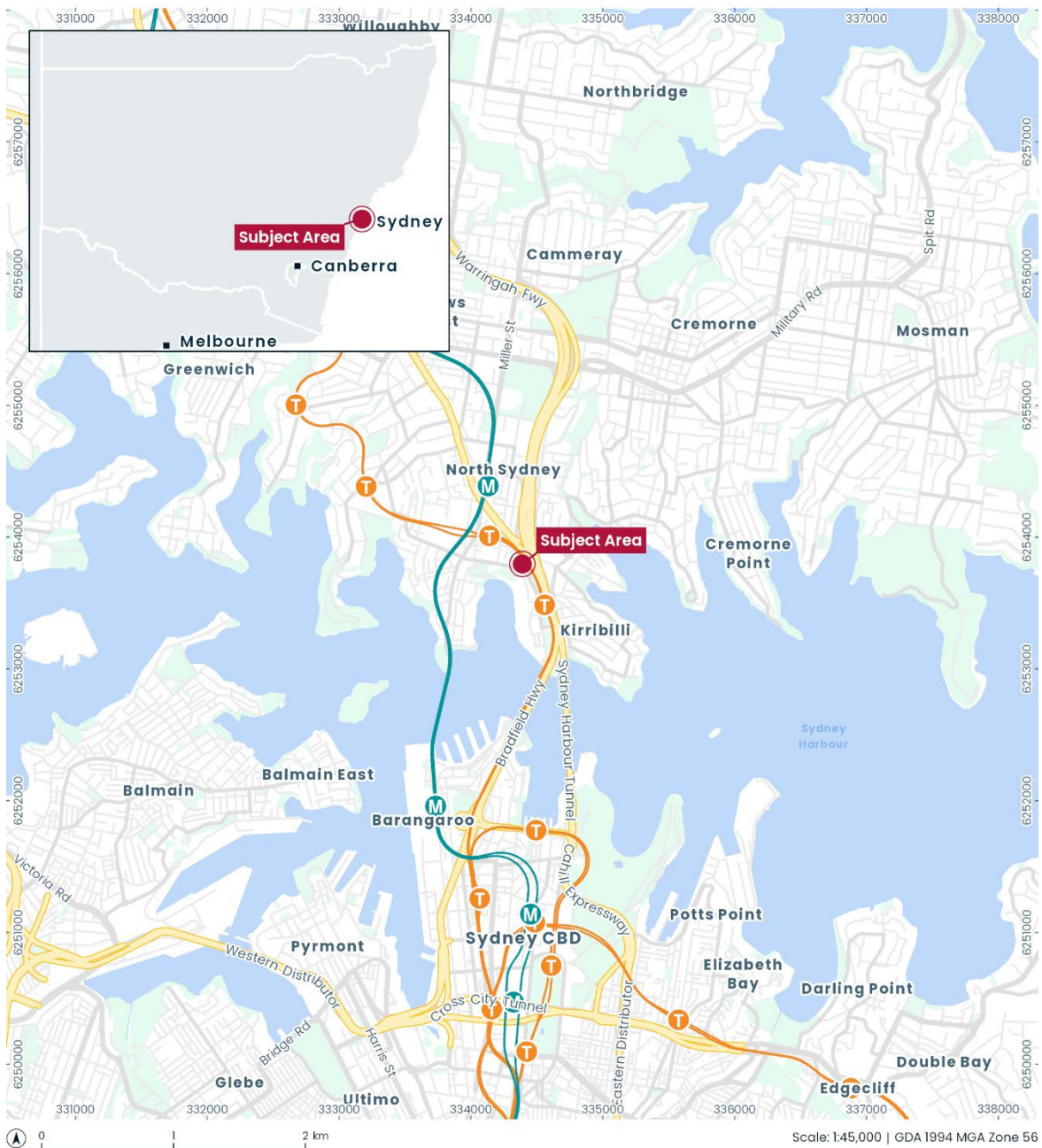
The subject site is bounded by Lavender Street to the South, Middlemiss Street to the north, a residential dwelling to the east and Arthur Lane to the west.

Table 2: Cadastral details of the study area.

LGA	Lot/Plan	Address
North Sydney	SP538	7 Middlemiss Street, Lavender Bay
North Sydney	SP52429	5 Middlemiss Street, Lavender Bay
North Sydney	SP52428	3 Middlemiss Street, Lavender Bay
North Sydney	4//DP19368	64 Lavender Street, Lavender Bay
North Sydney	SP70601	66 Lavender Street, Lavender Bay

Regional Location

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64-66 Lavender Street and 3-7 Middlemiss Street, Lavender Bay
North Sydney Council
Central Element

Project No: P0066717

Project Manager: Jaki Kennedy

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- Subject Area
- M— Metro Station & Line
- T— Train Station & Line

Figure 1 – Regional location of the subject site



Scale: 1:750 | GDA 1994 MGA Zone 56

64-66 Lavender Street and 3-7 Middlemiss Street, Lavender Bay
North Sydney Council
Central Element
 Project No: P0066717
 Project Manager: Jaki Kennedy

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 Nearmap Australia Pty Ltd. Mar 2026.

- Subject Area
- Lot Boundaries
- T— Train Station and Line

Figure 2 – Location of the subject site.

1.2 Methodology

The HAA has been undertaken in accordance with the principles and guidelines of *The Burra Charter*, *The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS Incorporated, 2013) ('Burra Charter') and as described in the following publications:

- *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Archaeological Assessments* (Heritage Office and Department of Urban Affairs and Planning, 1996).
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch of the Department of Planning, 2009).
- *Historical Archaeology Code of Practice* (Heritage Office of the Department of Planning, 2006).

The HAA included the following:

- Searches of statutory and non-statutory heritage listings (Section 2).
- Historical research on the subject site including analysis of historic mapping and imagery (Section 3).
- Analysis of relevant archaeological assessments (Section 4.1).
- Assessment of archaeological potential (Section 4.5).
- Assessment of archaeological significance (Section 5).
- Archaeological impact assessment (Section 6).
- Provision of recommendations for the management of archaeological relics (Section 7).

1.3 Authorship

The present report has been prepared by Monica Gregg (Consultant) and Natalie Taylor (Consultant) with review and quality control undertaken by Jaki Kennedy (Associate Director) and Ivana Vetta (Director).

Ivana Vetta holds a Bachelor of Arts Advanced (Honours) and PhD (Archaeology) from the University of Sydney.

Jaki Kennedy holds a Bachelor of Arts (Honours – First Class in Archaeology) from the University of Sydney.

Monica Gregg holds a Bachelor of Arts (Ancient World Studies) and a Master of Urban and Cultural Heritage from the University of Melbourne. She also holds a Graduate Certificate in Archaeology from Latrobe University, Melbourne.

Natalie Taylor holds a Bachelor of Arts (Archaeology – Honours I) and Bachelor of Advanced Studies (Media and Communications) from the University of Sydney.

Limitations

The HAA was undertaken to investigate historical archaeological heritage within the subject site. It does not consider Aboriginal archaeological remains or built heritage items.

This HAA was limited to desktop assessment only, no visual inspection was conducted as part of this assessment.

2

Statutory Context

2 Statutory Context

2.1 National Legislation

Environment Protection and Biodiversity Conservation Act 1999

In 2004, a new Commonwealth heritage management system was introduced under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The National Heritage List (NHL) was established to protect places that have outstanding value to the nation. The Commonwealth Heritage List (CHL) was established to protect items and places owned or managed by Commonwealth agencies. The Australian Government Department of Climate Change, Energy, the Environment and Water (DCCEEW) is responsible for the implementation of national policy, programs and legislation to protect and conserve Australia's environment and heritage and to promote Australian arts and culture. Approval from the Minister is required for controlled actions which will have a significant impact on items and places included on the NHL or CHL.

Commonwealth Heritage List

The (CHL) was established by the EPBC Act to protect Indigenous, historic, and natural heritage places owned or controlled by the Australian Government. The CHL and EPBC Act contain provisions for the management and protection of listed places under Commonwealth ownership or control. There are no items on the Commonwealth Heritage List within the study area. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

The subject site does not contain, any items which are listed on the CHL.

National Heritage List

The National Heritage List (NHL) was established by the EPBC Act to protect places of significant natural or cultural heritage value at a National level. The EPBC Act requires NHL places to be managed in accordance with the National Heritage Management Principles. Under sections 15B and 15C of the EPBC Act, a referral must be made to the Department of the Environment and Energy for actions that are likely to have a significant impact on National Heritage listed properties. There are no items listed on the National Heritage List within the study area. As such, the heritage provisions of this act do not apply, and project works for the Proposal would not require referral to the Minister.

The subject site does not contain, any items which are listed on the NHL.

2.1.1 State Legislation

New South Wales Heritage Act 1977

The NSW Heritage Act 1977 (the *Heritage Act*) provides protection to items of environmental heritage in NSW. Heritage items protected under the *Heritage Act* include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, social, aesthetic, scientific, archaeological, architectural, cultural or natural values.

State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the *Heritage Act* against any activities that may damage an item or affect its heritage significance. Under Section 57(1) of the *Heritage Act*, Heritage Council approval is required to move, damage, or destroy a 'relic' listed in the SHR, or to excavate or disturb land which is listed on the SHR and there is reasonable knowledge or likelihood of relics being disturbed.

Section 4 of the *Heritage Act* defines a 'relic' as:

Any deposit, object or material evidence

(a) which relates to the settlement of the area that comprises New South Wales, not being an Aboriginal settlement, and;

(b) is of State or local heritage significance.

Under Section 139(1) of the *Heritage Act*, an excavation permit is required to disturb or excavate land “knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit”. Under legislative changes in 2022, a Section 139(4) may be sought for certain exempt activities which result in ground disturbance not resulting in the removal of Local or State significant relics. A Section 139(4) requires assessment by a suitably qualified archaeologist but does not require approval from Heritage NSW.

The *Heritage Act* requires government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the *Heritage Act*, Government agencies must keep a register which includes all local and State listed items or items which may be subject to an interim heritage order that are owned, occupied or managed by that Government body. Under Section 170A of the *Heritage Act* all government agencies must also ensure that items entered on its register are maintained with due diligence in accordance with State Owned Heritage Management Principles.

The current HAA has been undertaken to determine the likelihood of any local or State archaeological resources being retained within the subject site.

State Heritage Register

The NSW State Heritage Register is an official list of places and objects with heritage significance to NSW. Managed under the *Heritage Act 1977*, it protects historic buildings, archaeological sites, landscapes and relics to ensure they are legally protected and appropriately managed for future generations.

Items of significance to the State of NSW are listed on the NSW State Heritage Register (SHR) under Section 60 of the *Heritage Act 1977*.

The subject site is not listed as a State heritage item under the *Heritage Act 1977*.

Section 170 Heritage and Conservation Register

The *Heritage Act* also requires government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the *Heritage Act 1977*, Government agencies must keep a register which includes all local and State listed items or items which may be subject to an interim heritage order that are owned, occupied or managed by that Government body. Under Section 170A of the *Heritage Act* all government agencies must also ensure that items entered on its register are maintained with due diligence in accordance with State Owned Heritage Management Principles.

The subject site does not contain any sites which are listed on a S.170 Register.

Environmental Planning and Assessment Act 1979

Local Environmental Plans (LEPs) are made under the *Environmental Planning and Assessment Act 1979* (EP&A Act).

North Sydney Local Environment Plan 2013

The *Environmental Planning and Assessment Act 1979* (EP&A Act) requires each LGA to produce a Local Environment Plan (LEP). The LEP identifies items and areas of local heritage significance and outlines development consent requirements.

The subject site falls within the North Sydney and is subject to the North Sydney LEP 2013. Under Section 5.10, Clause 2 of the North Sydney LEP 2013, development consent is required when:

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed.

Under Section 5.10, Clause 7 it is specified that:

(the) consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

Schedule 5 of this LEP identifies Environmental Heritage, with Part 1 detailing Heritage Items, Part 2 outlining Heritage Conservation Areas and Part 3 listing Archaeological Sites. The study site is not listed as an item.

2.2 Non-Statutory Implements

North Sydney Development Control Plan 2025

The EP&A Act requires each LGA to produce a Development Control Plan (DCP). Not all LGAs provide specific development controls to protect historical archaeological resources.

The subject site is encompassed by the North Sydney DCP 2025. Section 3 of Part C of the DCP outlines the following objections and provisions regarding non-Aboriginal archaeology:

Objectives

O1 Acknowledge the importance of archaeology as part of North Sydney's heritage resources.

O2 Minimise potential for interference with archaeological heritage as a result of development by encouraging relics to be preserved in-situ.

Provisions

P1 Minimise the depth and extent of any excavation and locate new work away from areas known to contain archaeological relics.

P2 Minimise disturbance along foreshore areas where there is a high likelihood of relics. This includes excavation and exposure of subsoil areas for swimming pools, jetties or boat sheds.

P3 Locate structures to minimise changes to the natural landform.

P4 Minimise disturbance to below ground and sub-floor areas by careful siting of new work to conserve potential archaeology.

P5 Ensure reversibility of changes (as relevant).

The National Trust Register

The National Trust Register is a non-statutory inventory of heritage places compiled by the National Trust of Australia. It includes buildings, sites, landscapes, and objects considered to be of cultural, historical, architectural, or social significance. While listings on the National Trust Register do not carry legal protection, they reflect expert and community recognition of a place's heritage value and can inform planning decisions and heritage assessments. For historical archaeological assessments, the register provides valuable contextual information, particularly for sites that may not be listed on statutory registers but are still recognised for their contribution to local or national history.

The subject site is not included on the National Trust Register. The subject site does fall in the extended curtilage of the National Trust's Sydney Harbour Landscape Conservation Area.

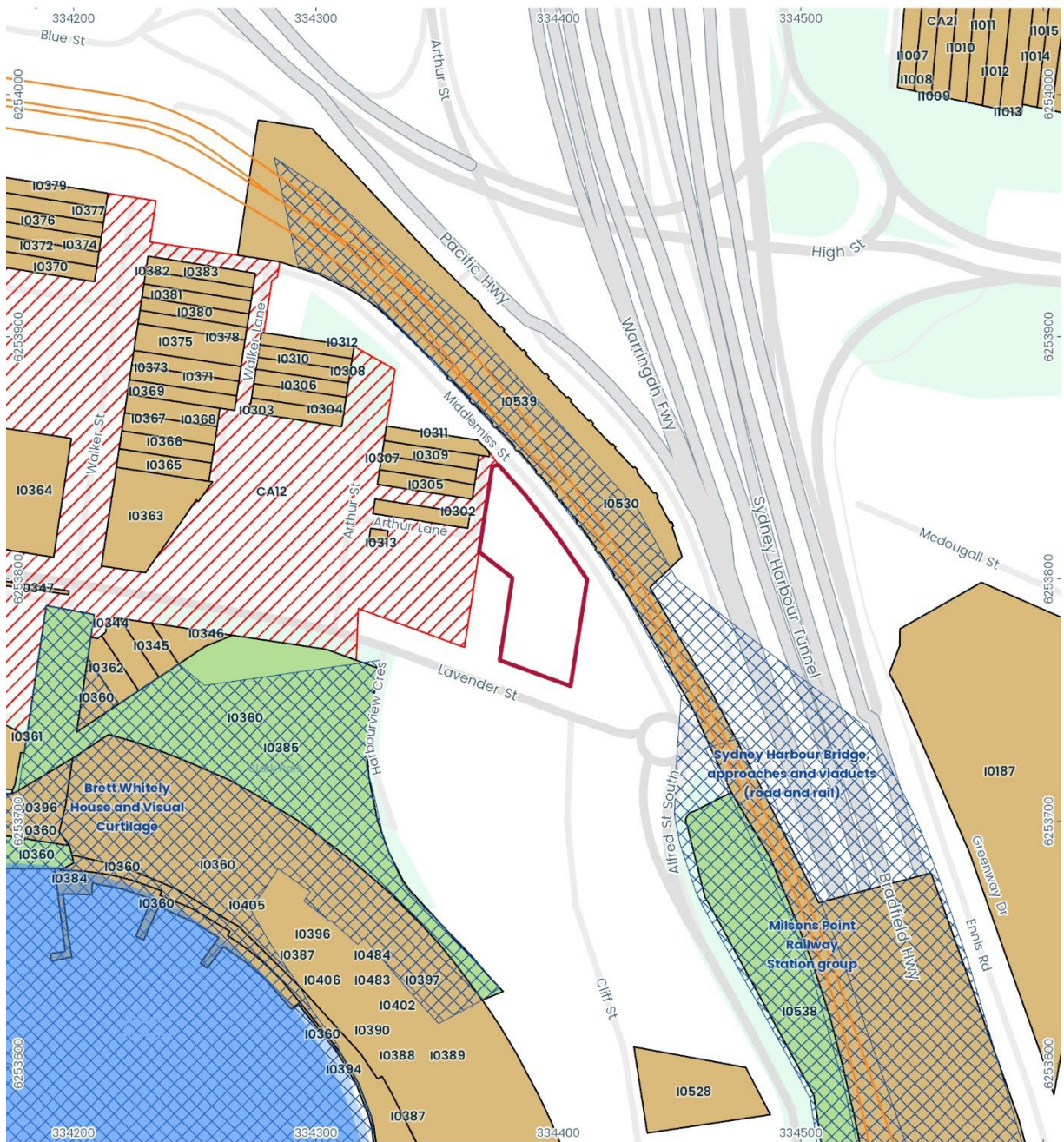
2.3 Summary of Heritage Context

The statutory context of the subject site is summarised as follows:

- In view of the protections afforded to heritage items by the EPBC Act, Heritage Act, North Sydney LEP 2013 and North Sydney DCP 2025, the current HAA has been undertaken to determine the likelihood of historical archaeological remains being retained within the subject site.
- There are no registered places within the subject site.

Historical Heritage Items

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64-66 Lavender Street and 3-7 Middlemiss Street, Lavender Bay
North Sydney Council
Central Element
 Project No: P0066717
 Project Manager: Jaki Kennedy

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- Subject Area
- Hydrology
- Train Station & Line
- State Heritage Register

- Conservation Area - General
- Item - General
- Item - Landscape

Figure 3 – Heritage Items near the subject site.

3

Historical Context

3 Historical Context

The historical context of the subject site provides the basis for assessing what may be retained in the ground as archaeological evidence of past development. The following description is based on archival source material and provides an overview of the phases of site development, which includes the nature, character and distribution of historical land use and associated ground disturbance.

The historical context is discussed according to the following development and use phases:

- Phase 1: **Early European use and James Milson's Cottage (1800–1826)**
- Phase 2: **Brisbane House (1826–c.1920)**
- Phase 3: **Recent Residential Development (c.1920–Present)**

Detailed mapping of each phase is included in Section 3.3.

3.1 History of North Sydney & Lavender Bay

Aboriginal people have lived on the land now known as Lavender Bay for millennia. The area is known as Gooweabahree (also recorded as Quiberee), meaning “a spring of fresh water” in the Dharug language of the Cammeraygal of the Eora Nation.¹ Aboriginal people continued to live in the area after contact, with written records of colonists being invited to a corroboree at Gooweabahree.²

Colonisation of the North Sydney region began shortly after the arrival of the British in 1788. In 1789, the HMS Sirius was careened in a cove in North Sydney to undergo necessary repairs. A wharf, sawpit and forge were constructed in what is now recognised as Careening Cove to facilitate these works, becoming some of the first established buildings in the area. A few years later in 1794, early land grants of areas known as Kings Plains, the Field of Mars (what is now the area between St Leonards and Chatswood, and Ryde respectively) and an area of the North Shore, opposite Sydney Cove were given to soldiers, and a First Fleet convict, Samuel Lightfoot. Many of these grants were never taken up, their owners returning to England instead.

Several years later, in 1806, James Milson, who would later describe himself as a “servant and labourer” would arrive in the North Shore and be given land under an agreement of ‘permissive occupancy’.³ L.G. Thorne believed that Milson was granted a promissory grant by Governor King, which was later confirmed by Governor Brisbane, encompassing an area from what is now Milsons Point to Lavender Bay.⁴ Milson acquired large areas of land which he utilised for farming, marrying the daughter of a farmer's widow, Elizabeth Kilpack in 1810.⁵ Milson, who has been described as the “first real settler”, also tried his hand at quarrying sandstone for buildings and ballast for ships, also supplying spring water in casks to Sydney Town.⁶ Milson's lands were located opposite Sydney Cove, on the eastern side of what is now known as Lavender Bay, where the subject property is located.

¹ Attenbrow, 2010: 9; Sydney Morning Herald, 2003

² Attenbrow, 2010: 138

³ David MacMillan, ‘Milson, James (1783–1872)’, *The Australian Dictionary of National Biography*, (National Centre of Biography: Australian National University), first published 1967, Accessed 3rd September 2019.

⁴ L.G. Thorne, *A History of North Shore Sydney from 1788 to Today*

⁵ Ibid.

⁶ Sue Rosen, *Historical Outline Luna Park/Lavender Bay Heritage Study*, Sue Rosen Pty Ltd, 1991, p.18

The next major landholder to arrive in the area was William “Billy” Blue. Thought to be of Jamaican origins, he had been working as a chocolate maker and labourer in London.⁷ Blue reached Sydney in 1801 and would have a successful career as a waterman, establishing the first ferry service with row boats, and eventually being appointed as Harbour Watchman and Constable by Governor Macquarie in 1811.⁸ In 1817, Blue was granted 80 acres of land encompassing the western shore of Lavender Bay, an area demarked by what is now Union and Lavender Streets. Blue was known to have an eccentric personality leading to a colourful life on the North Shore (eventually having his position as Harbour Watchman and Constable revoked). He constructed his family home on his North Shore lands. His eldest son William would eventually build a road through his father’s estate connecting with Government Road, which was proclaimed as Blues Point Road in 1839.⁹ These early grants are noted in an undated early parish map of the Parish of Willoughby (Figure 4). This map shows the rocky terrain and uneven elevations which would lead James Milson to complain that the area was “nothing but rocks and stones”.¹⁰

At this time, the central portion of Lavender Bay had not been formally granted and was known as Hulk Bay, although local Indigenous people had referred to it as Gooweabahree (or Quiberee) Bay. The name was taken from the Hulk ship, Phoenix, which had been wrecked in the 1820s. Governor Brisbane had decided to utilise Phoenix as a prison hulk and thus it was moored in Lavender Bay 1826. The prison hulk remained in the bay throughout the 1820s and early 1830s before eventually being decommissioned in 1838.¹¹ The bay would come to be known as Lavender Bay remembering an early colonial settler, George Lavender.

George Lavender was born in England in 1785 and had worked on the Phoenix as a seaman and boatswain until 1833. He settled in Hulk Bay in 1834, marrying Blue’s daughter Susannah in the same year. The couple would live in a stone cottage near the bay with Lavender working as a licensed boatman. In December 1837 an “extraordinary fire” broke out in the North Shore, devouring the fences of several great estates.¹² Lavender’s house was “entirely consumed, together with the whole of his household furniture, wearing apparel and nearly fifty pounds in money...”.¹³ George and Susannah had been saving to become innkeepers and were suddenly penniless. Following the fire, Lavender eventually became the manager of the Old Commodore Inn, likely due to familial connections, as the Inn had been built by Susannah’s brother John in 1848. George would meet his untimely end three years later, shooting himself in an upstairs room of the Inn in 1851.¹⁴

Despite several land grants having been issued in the surrounding area, throughout the 1840s and 1850s Lavender Bay remained largely undeveloped. Previously, large farming estates and orchards had occupied the land, but by this stage several homes and merchant buildings began to appear around the area. This urban growth can be seen contemporary depictions of the area, which also show the contrast between the North Shore and the sprawling Sydney Cove at the time (Figure 5, Figure 6 and Figure 7). These images also suggest the sloping nature of the area with established walkways leading down to the bay.

⁷ Margaret Park, ‘Blue, William (Billy) (1767–1834)’, *The Australian Dictionary of National Biography*, (National centre of Biography: Australian national University), 2005, Accessed 3rd September 2019.

⁸ Ibid.

⁹ Joan Lawrence, *Pictorial History Lavender Bay to The Spit*, (Kingclear: 1999)

¹⁰ Milson as quoted in Lawrence, *ibid*.

¹¹ Ibid.

¹² “Extraordinary Fire”, *The Australian*, Friday 1st December 1837, p.2

¹³ Ibid.

¹⁴ Lawrence, As Above. “Sydney News”, *The Goulburn Herald and County of Argyle Advertiser*, Saturday 1st March 1851.

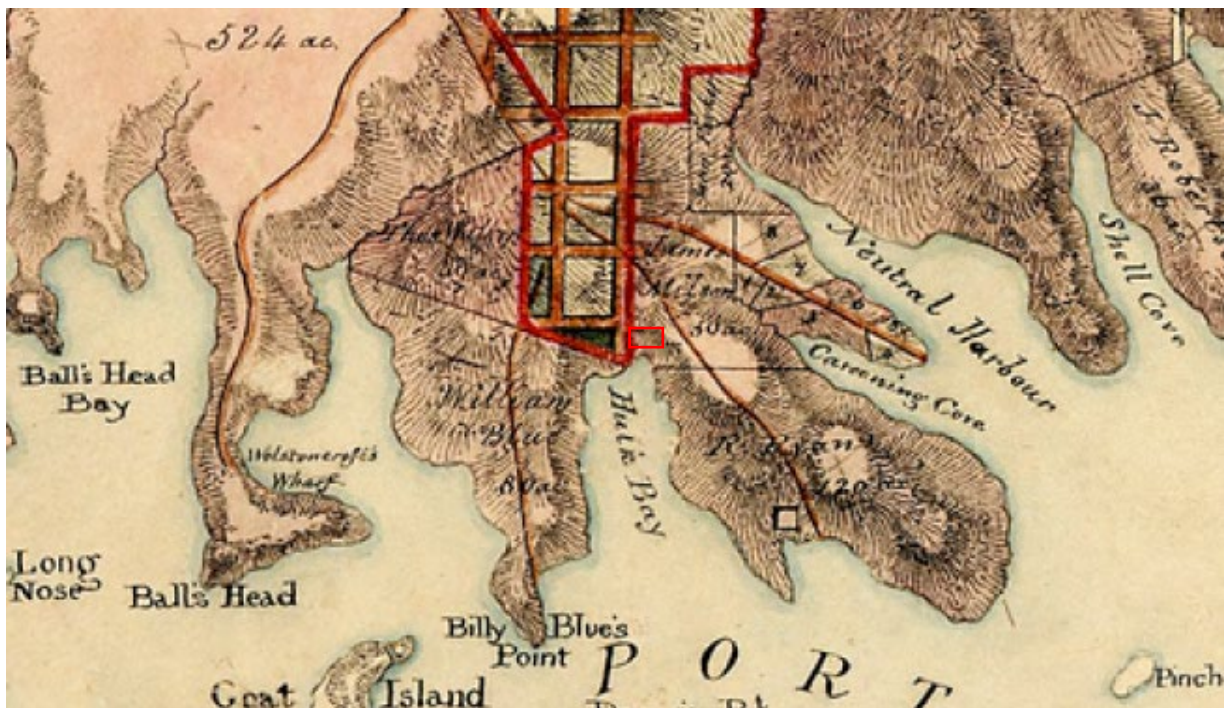


Figure 4 – Undated Parish Map Willoughby, A.O. Map No. 6205, the approximate location of the subject site is indicated in red. The area surrounding the subject site can be seen to consist of rocky terrain and natural slopes. Lavender Bay can be seen, identified as Hulk Bay.

Source: NSW LRS Lands and Water Conservation 140613.



Figure 5 – Detail, The City of Sydney, NSW from behind Lavender's Bay, North Shore, John Skinner Prout, c. 1844. The landscape of the bay is demonstrated here with rocky cliffs leading to the bay surrounded by tree plantings at the water's edge. The area of Lavender Bay appears to be undeveloped at this time.

Source: National Library of Australia, PIC Drawer 46 #S301.



Figure 6 – Detail, Sydney from Lavender Bay by C. Martens, c.1854. The beginnings of residential development can be seen near at the foot of the hill, near the water. However, Lavender Bay remains relatively undeveloped in contrast to Sydney across the harbour.

Source: National Library of Australia, PIC Solander Box C2 #U615 NK185.



Figure 7 – Detail, Trigonometrical Survey of Port Jackson, Surveyor General 1853. The approximate location of the subject site is indicated in red. The topography of the area is indicated, with slopes towards the water.

Source: State Library of NSW.



Figure 8 – City of Sydney from (near) St Leonards North Shore, Samuel Thomas Gill, Original Sketches, 1844-1866. C.1855. This image suggests that many of the trees and bush areas near the water had been cleared to support the expansion of the growing area.

Source: State Library of New South Wales PX*D383.

3.2 History of the Subject site

3.2.1.1 Phase 1: Early European use and James Milson's Cottage (1800–1825)

In 1800, the subject site was part of a land grant to Robert Ryan by Governor Hunter (Figure 6).¹⁵ Historical records are limited for this early period however they do not indicate direct site development at this time. The wider area was potentially retained for government use or undocumented leaseholds.

The site is then associated with James Milson after his arrival in Sydney in 1806.¹⁶ James Milson was born in 1783 in Lincolnshire, England.¹⁷ Milson arrived in Sydney in 1804 as a free settler on the *Albion*.¹⁸ Milson gained employment at the Field of Mars where he met his wife, Elizabeth Kilpack. In 1810 they married and had their eldest son, James Milson Jr in 1814.¹⁹ He established himself as a prominent farmer and businessman, owning land in Pennant Hills, Castle Hill and Hunters Hill.²⁰

It appears that while Milson did not receive a formal grant of the land encompassing the subject area until the 1839, he held 'permissive occupancy' of the land prior to this (see Section 3.1).²¹ The earliest date for when Milson leased the land is c.1810 from Siobhan Lavelle's archaeological investigation and research for 'Greencliffe' at 51–53 Kirribilli Avenue, Kirribilli.²² This report was not able to be accessed as part of this assessment so it is unclear what evidence was used to support this c.1810 lease date.

Milson built one of the first houses in what is known as present day Milsons Point and Lavender Bay located opposite Dawes Battery, the exact date of construction or layout of the cottage is unknown.²³ Historical research indicates this early cottage was built in the location of the later Brisbane House which extends into the subject site. The land surrounding the cottage appears to have been used by Milson for agricultural and pastoral activities as well as for sandstone quarrying.²⁴

In 1826, a bushfire broke out along Sydney's north shore, destroying the Milson's first cottage and family home as well as his land deeds for properties in Castle Hill, Hunters Hill and North Sydney.²⁵

¹⁵ Casey and Lowe Pty Ltd, 1995: 7; State Heritage Inventory, 2020

¹⁶ Park, 2008

¹⁷ David Macmillan, 'James Milson (1783–1872)', *The Australian Dictionary of National Biography*, (National centre of Biography: Australian national University), 2006, Accessed 17th March 2026.

¹⁸ "The Milsons, First Yachtsmen in Sydney Harbour", *Smiths Weekly*, Saturday 25th May 1935, p. 21.

¹⁹ Macmillan, *James Milson (1783–1872)*.

²⁰ Ibid.

²¹ Index to the Colonial Secretary's Papers, 1788–1825, [9/2740], p.20

²² Casey & Lowe Associates, *The Archaeological Investigation of 'Greencliffe' – 51–53 Kirribilli Avenue Kirribilli*, Report to Bruce Swalwell Architects, 1995, p. 7.

²³ Ibid

²⁴ Ibid.

²⁵ "Sydney's Points of Destiny", *The Sun*, Saturday 6th February 1932, p.7; "A Tree Grew at Milsons Point", *The Sydney Morning Herald*, Saturday 12 August 1950, p. 9.



Figure 9 – 1828 Extract of North Shore of Port Jackson showing the approximate location of the subject site within Robert Ryans original 120-acre grant.

Source: State Archives NSW, [Surveyor General NRS 13859, Maps and Plans 1782-1880, S.801 [SZ467]].

3.2.1.2 Phase 2: Brisbane House (1826–c.1920)

Following the fire of 1826, Milson struggled to regain all his land grants back for his land holdings, leading to a legal dispute with his neighbours Campbell and Ryan in North Sydney. A change in Government further protracted proceedings, resulting in Milson regaining only fifty acres of his original holdings in North Sydney.²⁶

Milson rebuilt on the former site of his original cottage in 1831, renaming the property to Brisbane House.²⁷ The house was constructed in a Georgian style consisting of two storeys and predominantly constructed from stone (Figure 11).

In 1839, Milson was granted the 50 acres described as being in the County of Cumberland, Parish of Willoughby from Careening Cove at the northeast corner of Ryans 120 acres to Hulk Bay and encompasses the present subject site (Figure 10).²⁸

Along with Brisbane House, Milson constructed a number of large houses in the area for his family, including *Grantham*, a large bungalow-style sandstone house (since demolished and now occupied by the Greenway Apartments in Kirribilli), Carabella Cottage, Wia Wia, Fern Lodge, Careena and The Hermitage.²⁹

Brisbane House was then gifted to his daughter Elizabeth Milson upon her marriage to Robert Hall in 1855, where they then resided.³⁰ Elizabeth was gifted five acres, one rood and thirty perches of land along with the house. The property was bounded to the west by a creek flowing into Hulk Bay and the road to the ferry to the east (Figure 12 and Figure 13). Elizabeth died in 1865 and the property remained within the Milson family.

²⁶ Mann, G.V.F, *op cit*, p. 6.

²⁷ "An Old Family", The Sydney Morning Herald, Wednesday 19 May 1926, p. 14; Mann, G.V.F, *op cit*. p.9.

²⁸ NSW LRS Serial 59– Page 41

²⁹ Dictionary of Sydney, *Milsons Point*, State Library of New South Wales 2021, Accessed 17th March 2026; Godden Mackay Pty Ltd, *op cit*. p.33.

³⁰ NSW LRS Vol 51– Folio 164

Milson moved out of the property and built *Elamang* on the shores of Neutral Bay, on land of the original grant, where he then resided until his death.³¹

Prior to the death of Elizabeth Milson in 1865, Brisbane House was advertised for lease in 1864.³² The house was described as containing:

"13 apartments, and has kitchen, laundry, coach-house, and stables, &c, in the rear; a pleasant garden and grounds and fine views of Sydney and the Harbour. It is within ten minutes from the ferry to the Circular Quay, from whence steamers ply every quarter of an hour."³³

An 1880s water Board block plan shows the extent of Brisbane House and a large outbuilding at the rear of the property (Figure 14).

The property was home to prominent gentlemen over this time, including Sir Alfred Stephen, Professor Badham, James Manning (Esquire) and Mr Tindale.³⁴

Brisbane House College for Young Ladies took up a lease moved into Brisbane House in 1886.³⁵ The location of the college at Brisbane house was described as (Figure 15):

"Amongst the best institutions of its class to be found in the colony... the house commands on of the finest views in Sydney, having Lavender Bay for its middle distance, backed by a glimpse of blue harbour, behind which again rises from the broken outline of our city... it would be hard to find any locality more suitable for its requirements."³⁶

In 1889, the college had 56 students aged between 18 and 20 teaching academics as well as teaching cultural and artistic subjects. Brisbane House during the college's tenure featured facilities such as a gymnasium and tennis lawn.³⁷ It is unknown exactly when the college vacated Brisbane House, however, the school appears to still be operating at the subject site in 1903.³⁸

The land began to be subdivided in 1900 and 1901, decreasing in size from the original five acres to four acres, two roods and thirty-seven and one quarter perches (1900) and further decreasing to three acres, two roods and thirty-seven and one quarter perches (1901) (Figure 16).³⁹

James Milson Jr passed away in 1903. Prior and following his death, Brisbane House was passed between members of the Milson family.⁴⁰ Brisbane House continued to be leased in this period, with rooms advertised for let between 1903 and 1912.⁴¹

From 1914, the house was purchased by Mr and Mrs James Malone, who lived at the property until c.1925.⁴²

³¹ "Old Sydney", Truth, Sunday 1 February 1903, p. 3.

³² "Advertising", Empire, Saturday 27th August 1864, p. 8.

³³ "Advertising", The Sydney Morning Herald, Monday 12 January 1885, p. 3.

³⁴ "'Shore' Land-Marks", The Sun, Wednesday 6 June 1923, p. 8; local history book

³⁵ "Our Educational Establishments", Illustrated Sydney News, Thursday 3rd October 1889, p.12

³⁶ Ibid.

³⁷ Ibid

³⁸ "Stitch, Stitch, Stitch", The Australian Star, Monday 28 December 1903, p. 6.

³⁹ NSW LRS Vol 1346 – Folio 8,

⁴⁰ NSW LRS PA11569

⁴¹ "Advertising", The Sydney Morning Herald, Thursday 9 April 1903, p. 12; "Advertising", The Sydney Morning Herald, Monday 8th January 1912, p. 11.

⁴² "Personal Notes", Freeman's Journal, Thursday 18 April 1918, p. 14; NSW LRS Vol 1352 – Fol. 133

The property continued to be decreased in size again in 1906, to three roods and six and half perches, encompassing Brisbane House as the road layouts changed in the early twentieth century (Figure 17 and Figure 18).



Figure 10 – Map of the Municipality of St Leonards East dating to 1859, showing the early land grants of Milson and Ryan. Approximate subject site is marked in red.

Source: State Library of NSW



Figure 11 – Image of Brisbane House.

Source: G.V.F. Mann, op cit. p. 90



Figure 12 – 1855 title map showing the 5-acre allotment gifted to Elizabeth Milson.

Source: NSW LRS Vol 51- Folio 164



Figure 13 – 1860 Map of St Leonards, parish of Willoughby, showing the approximate location of Brisbane House outlined in blue and the subject site in red.

Source: State Library of New South Wales



Figure 14 – 1890s Water Board block plan; North Sydney Sheet No. 10, showing the subject site in red and outline of Brisbane House in blue.

Source: Stanton Library

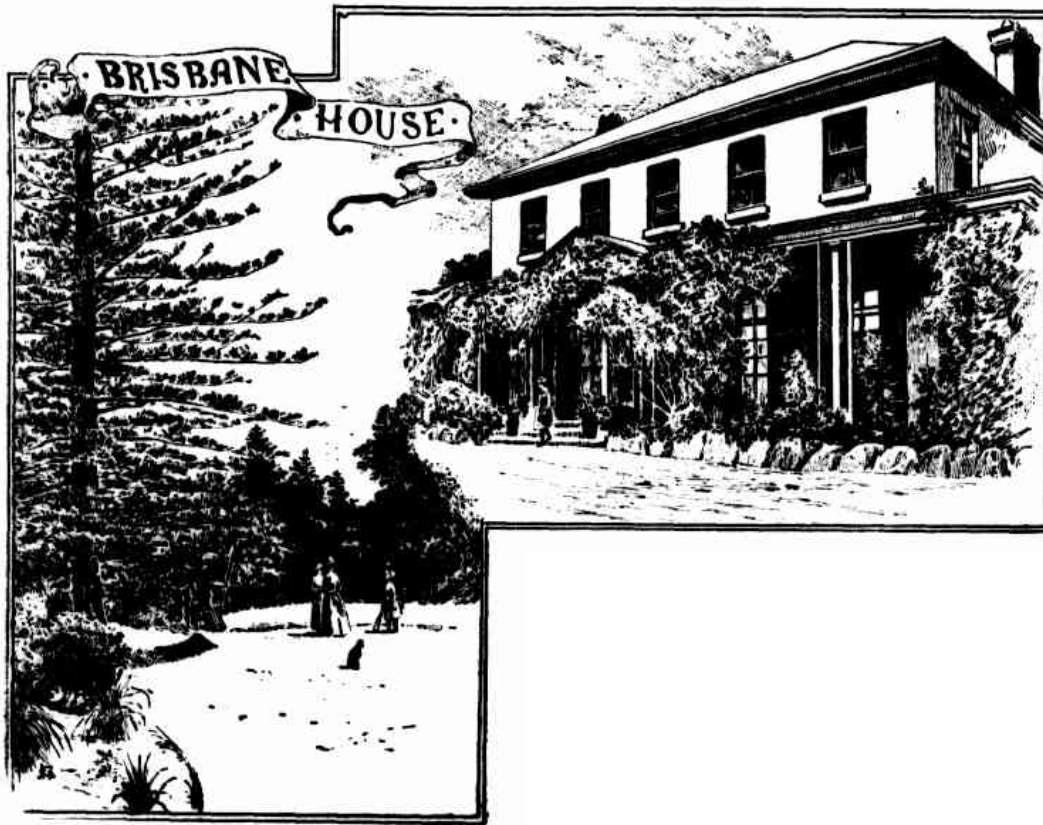


Figure 15 – Sketch of Brisbane House from 1889 (“Our Educational Establishments”, Illustrated Sydney News, Thursday 3rd October 1889, p.12)

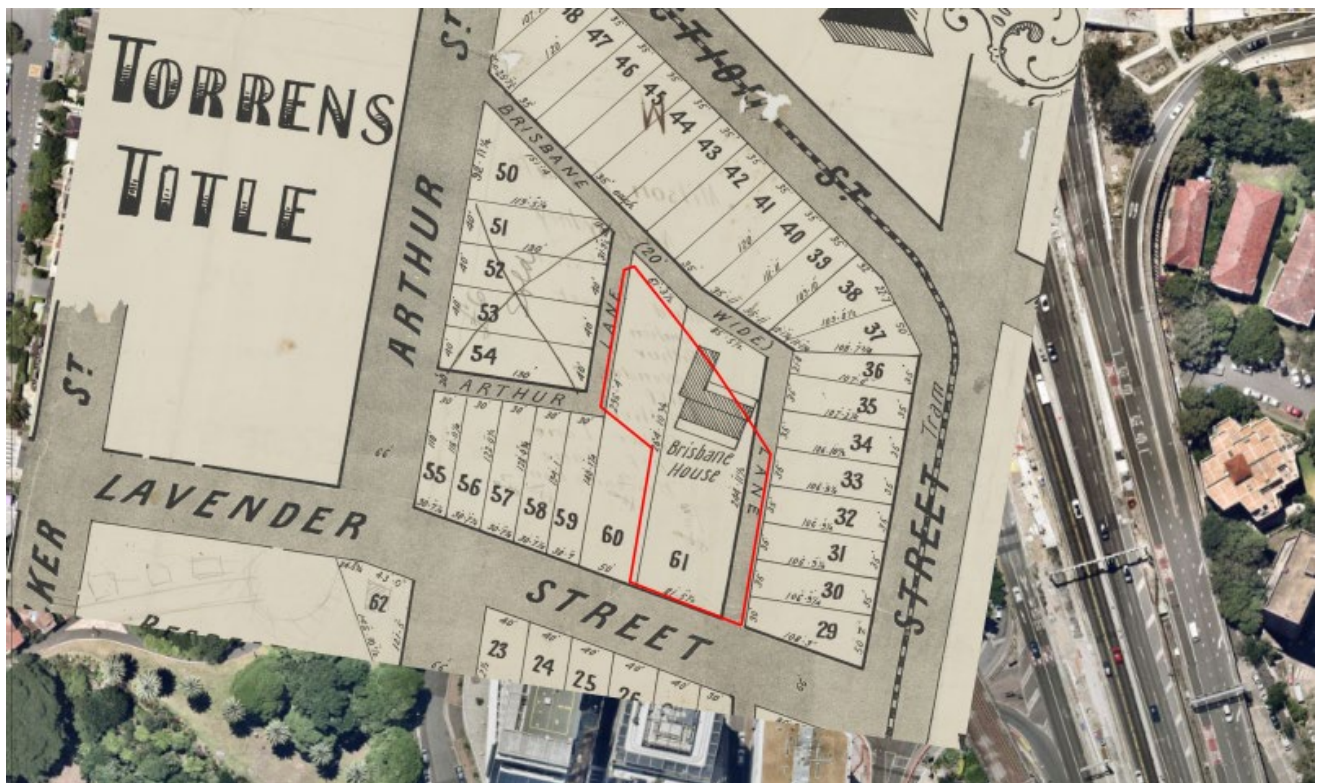


Figure 16 – Milsons Estate, 1900 land sales map showing the approximate location of the subject site.

Source: State Library of NSW



Figure 17 – 1903 crown plan of the subject site, showing the approximate location of Brisbane House.

Source: Crown plan N.43.2250

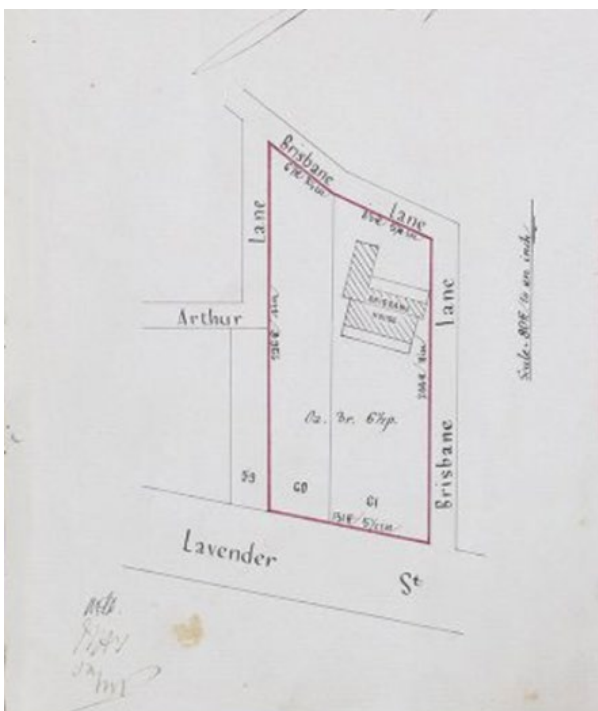


Figure 18 – Land title map showing the extent of Brisbane house until 1925.

Source: NSW LRS Vol 1352 – Fol. 133

3.2.1.3 Phase 3: Recent Residential Development c.1920 – Present

In 1923, Brisbane House was flagged for demolition, with the land required to construct the approaches to the Sydney Harbour Bridge.⁴³ Brisbane House, among other historic residences within North Sydney, were to “fall victim to the march of progress within the next year” as construction of the Harbour Bridge occurred.⁴⁴ It was recorded a total of 438 houses were resumed.⁴⁵ Construction on the bridge began in July of 1928, with the bridge approaches and excavation of train tunnels beginning in North Sydney.

In 1925 Brisbane House and the subject site was resumed by the Minister for Public Works and subsequently demolished.⁴⁶ By 1930, construction was well underway, with the subject site cleared to make way for the construction works (Figure 19). The Sydney harbour Bridge was officially opened by Labour Premier Jack Lang on the 19 March 1932.⁴⁷

Following the completion of the Sydney Harbour Bridge and road upgrades, the subject site was advertised for auction by the Commissioner for Main Roads, NSW and described as:

“Of special interest to flat specialists, speculative builders, investors and others... A subdivision of 6 allotments having frontages to Lavender Street and Middlemiss Street.”⁴⁸

The six allotments were purchased by builder William Keith Gale in 1941, one of which is not within the subject site.⁴⁹ By 1943, five double storey red brick apartments blocks were constructed on the previously cleared site within the subject site (Figure 20). The five apartment buildings remain standing today (Figure 21 and Figure 22).

⁴³ “Sydney Harbour Bridge Act, 1922”, Government Gazette of the State of New South Wales, Friday 4th May 1923, p. 2132.

⁴⁴ ““Shore” Land-Marks”, The Sun, Wednesday 6 June 1923, p. 8.

⁴⁵ GML Heritage, *Sydney Harbour Bridge: Conservation Management Plan*, Transport for NSW 2021, p.23.

⁴⁶ NSW LRS Vol. 5247 Fol. 92.

⁴⁷ GML Heritage, *op cit.* p. 47.

⁴⁸ “Advertising”, The Sydney Morning Herald, Saturday 18th January 1941, p. 19.

⁴⁹ NSW LRS Vol. 5247 Fol. 92.



Figure 19- Aerial view of the subject site in 1930, the subject site is approximately indicated in red. Construction activity related to the Sydney Harbour Bridge is evident. No structures are present on the subject site.

Source: Historic Aerial Photography (Geoscience Australia)

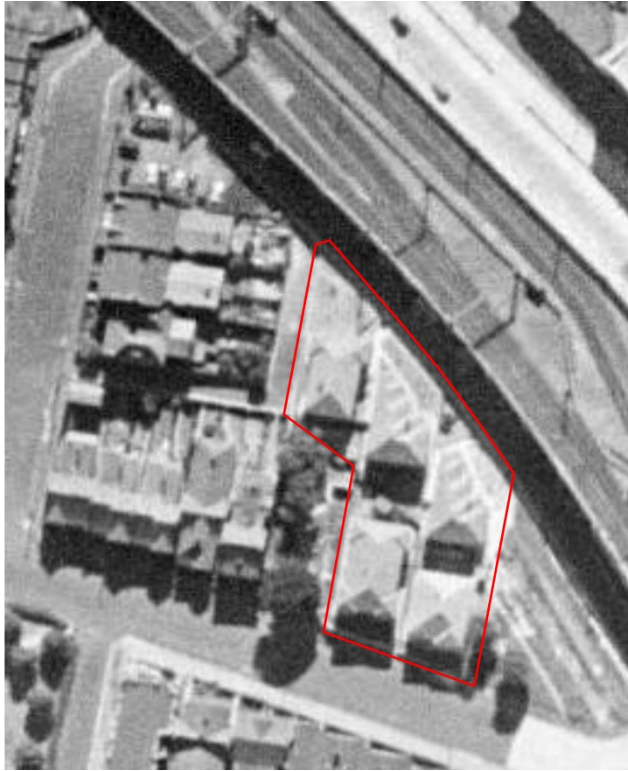


Figure 20 - Aerial view of the subject site in 1943, the subject site is approximately indicated in red. The highway, railway and approach to the Sydney Harbour Bridge have been completed and the five double storey brick apartments have been constructed.

Source: SixMaps.



Figure 21- Aerial view of the subject site in 1986, the subject site is approximately indicated in red. There has been no change to the layout or built structures on the subject site.

Source: Historic Aerial Photography (Geoscience Australia)



Figure 22- Aerial view of the subject site in 2025, the subject site is approximately indicated in red. There has been no change to the layout or built structures on the subject site.

Source: NearMap

3.3 Land Title Search

The following table outlines the progression of land title within the subject site.

Table 3. Land Title Information of the Subject Site.

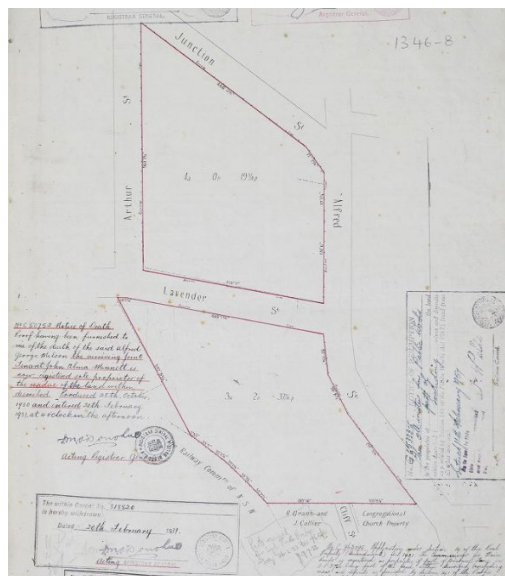
Date	Title Information	Reference
18 October 1839	Crown Grant To: James Milson 50 acres	Primary App. 11569
16 October 1855	Old System Deed From: James Milson To: Elizabeth Milson Five acres, one rood and thirty perches	Serial 51 Page 164



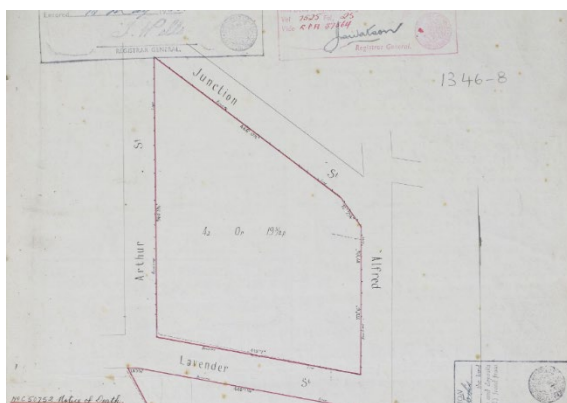
January 1889	Old System Deed From: James Milson To: Five acres, one rood and thirty perches	Vol 438 Fol 167
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3 April 1890	Old System Deed From: James Milson To: Alfred George Milson Five acres, one rood and thirty perches	Vol 437 Fol 64
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22 February 1901	Transfer From: John Dawson To: John Dawson Four acres, two roods and thirty-seven and one quarter perches	Vol. 1346 Fol. 8
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23 April 1901	Transfer From: John Dawson To: Peter Tyson and William Cope Three acres, two roods and thirty-seven and one quarter perches	Vol. 1346 Fol. 8
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10 May 1906

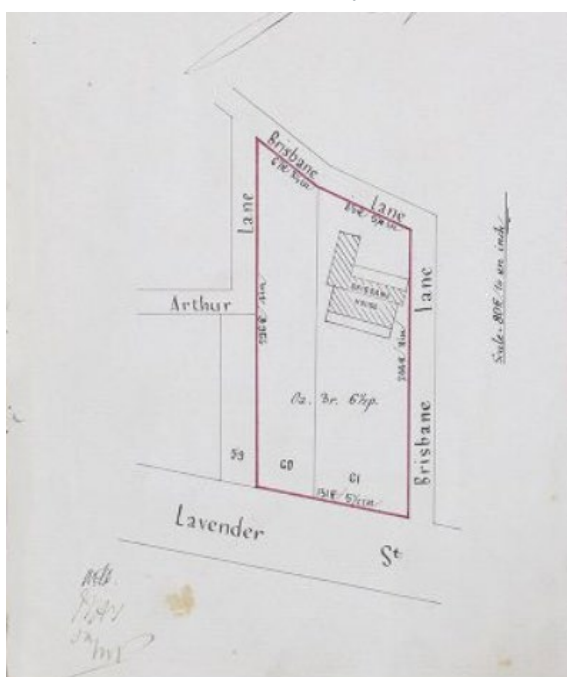
Transfer

Vol. 1352 Fol. 133

From: Alfred George Milson and John Alma Minnett

To: Peter Tyson and William Cope

Three roods and six and half perches



10 May 1906

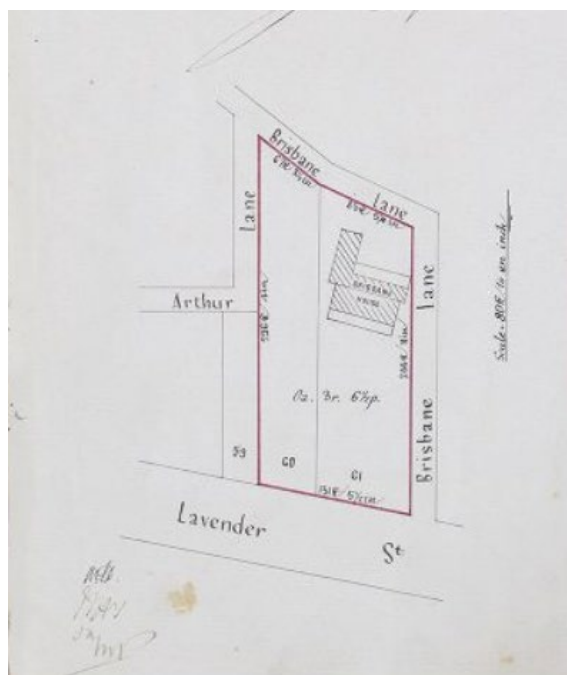
Transfer

Vol. 1352 Fol. 133

From: Peter Tyson

To: William Cope

Three roods and six and half perches



23 April 1906

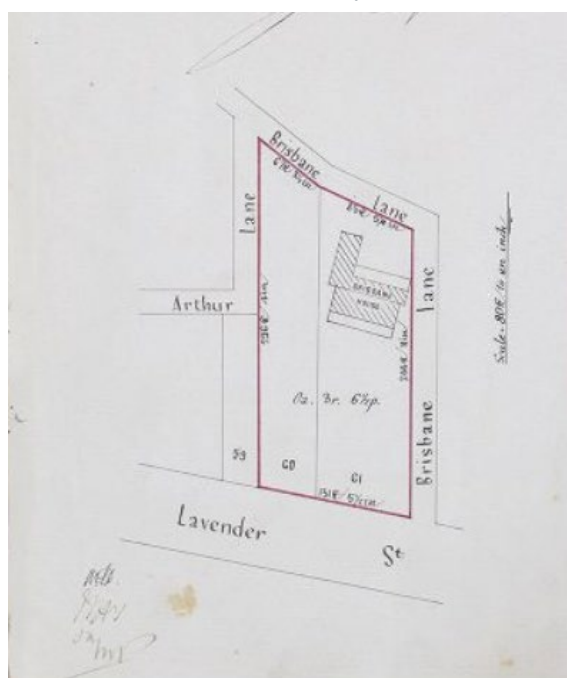
Transfer

Vol. 1352 Fol. 133

From: William Cope

To: Albert Prince Edward Tyson and William Cope

Three roods and six and half perches



25 August 1914

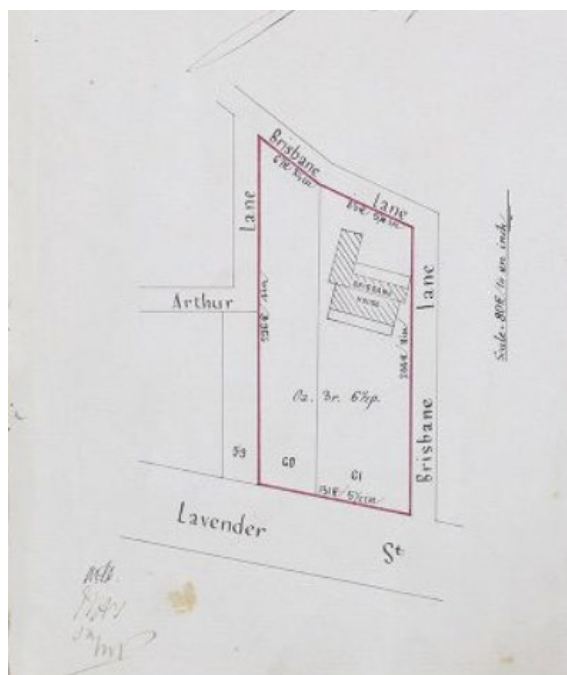
Transfer

Vol. 1352 Fol. 133

From: William Cope and Albert Prince Edward Tyson

To: Mary Elizabeth Malone

Three roods and six and half perches



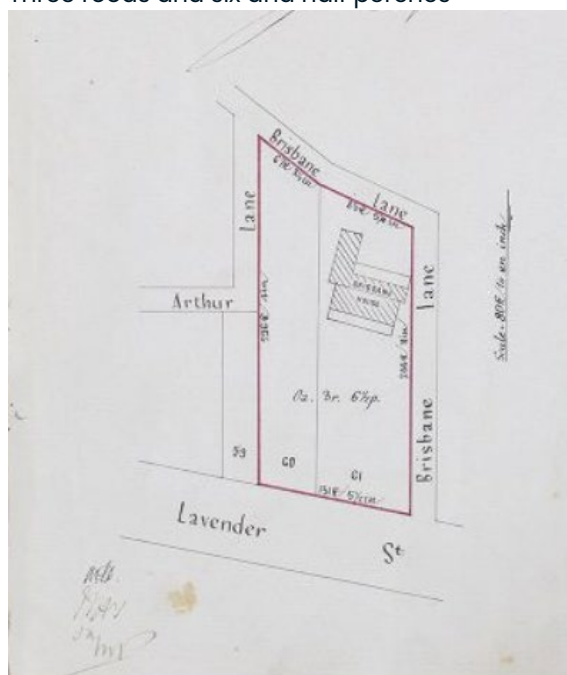
22 December 1925 Transfer

Vol. 1352 Fol. 133

From: Mary Elizabeth Malone

To: Minister for Public Works

Three roods and six and half perches



8 April 1936

Transfer

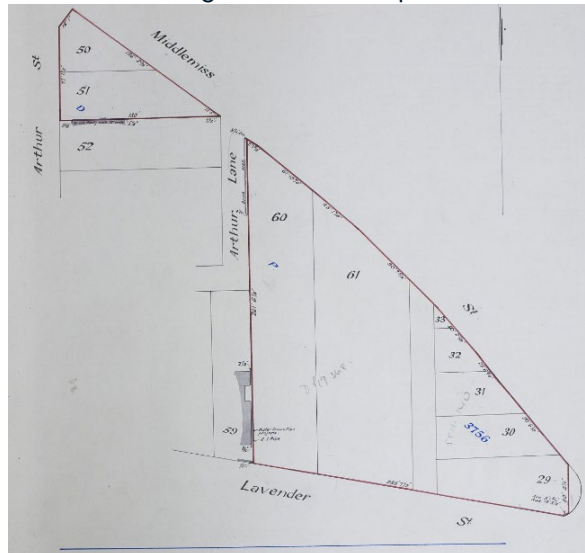
Vol. 5198 Fol. 111

From: Minister for Public Works

Vol. 1352 Fol. 133

To: The Commissioner for Main Roads

One acre and eighteen and half perches



11 July 1941

Transfer

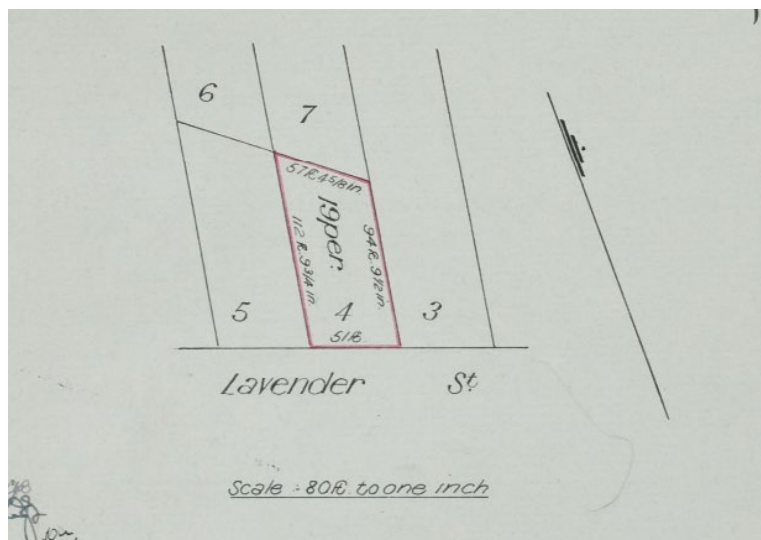
Vol. 5247 Fol. 92

From: The Commissioner for Main Roads

Vol. 5198 Fol. III

To: William Keith Gale (Builder)

19 Perches, Lot 4/19368



6 August 1941

Transfer

Vol. 5247 Fol. 92

From: William Keith Gale

To: Harry Isaac Meyers

19 Perches, Lot 4/19368

8 January 1948

Transfer

Vol. 5247 Fol. 92

From: Harry Isaac Meyers

To: Stella Esther Meyers

19 Perches, Lot 4/19368

17 February 1956

Transfer

Vol. 5247 Fol. 92

From: Stella Esther Meyers

To: Edwin Soloman Alexander Meyers (Medical Practitioner),
Harold Hamilton Moore and Geoffery George Hamilton Moore
(Solicitors)

Joint Tenants and Registered Proprietors

19 Perches, Lot 4/19368

3.4 Historical Development Summary

This section outlines the site-specific historical development of the study area, tracing key phases of land use, ownership, and physical alterations over time. The summary provides a contextual framework for understanding the site's archaeological potential. A chronological overview of these developments is presented in Table 4 based on analysis of historical cartographic sources and relevant documentary sources.

During the early period of colonisation (1788–1810s), the subject site remained undeveloped while the broader area followed the historical pattern of colonial development. It was in the 1820s that the subject site, under the ownership of James Milson that Brisbane Cottage was built. The precise form and location of this structure are unknown, as it was destroyed by bushfire. However, as Brisbane House was subsequently constructed over the early cottage and extends into the subject site, it is possible that the original cottage also extended into the area assessed for this report.

Following the bushfires of 1826, a substantial development occurs in the subject site. Milson constructs Brisbane House in 1831. Brisbane House is described as being a two-storey stone building, built in a Georgian architectural style sitting first within Milson's 50 acres of land holdings.

Development into the late 19th century saw the house remain in the ownership of the Milson family, however had changes in occupants and changes in land size. As the surrounding blocks were subject to development and subdivision, Brisbane House remained as the gardens and surrounding subdivisions encroached.

The late 19th century saw a Brisbane House College for Ladies occupy the subject site, which adapted the residential property to suit the needs of the school. Following the vacation of the school, Brisbane House returned to being a leased residential property until the 1920s.

The forthcoming construction of the Sydney Harbour Bridge outside the north boundary of the subject site, saw Brisbane House demolished. Following the conclusions of construction works, five two-story red brick apartment blocks were built in the 1940s on the subject site which remain to the present day.

Table 4. *Historical Development Summary*

Date	Development/Type	Description	Reference
c.1810 – 1826	Residential: James Milson’s Early Cottage (unknown construction and layout)	In c.1810, James Milson becomes associated with the subject area. Sometime before 1826 he constructs a cottage however the exact location and construction style and material is unknown. The cottage was destroyed in the 1826 bushfires.	Figure 9
1826 – c.1920	Residential / Stone: Brisbane House Two storey residential stone building	After the 1826 bushfire, James Milson constructed Brisbane House on his 50-acre allotment in Lavender Bay. The house was a sizeable two-storey stone residence. Brisbane house contained approximately 13 rooms with coach-house and stables at the rear of the property and extensive gardens and grounds.	Figure 12 to Figure 14
c. 1920–1945	Residential / Brick Five two storey red brick apartment buildings	Following the completion of construction works for the Sydney Harbour Bridge, five red-brick double storey apartment blocks were constructed on the property by 1943.	Figure 21 to Figure 22

4

Archaeological Context

4 Archaeological Context

4.1 Previous Archaeological Investigations

Previous archaeological investigations may provide information on the potential nature and distribution of archaeological resources in a given area. Searches of the NSW Heritage Online Library and the NSW Archaeology Online repository did not identify any previous archaeological reports within the subject site. In addition, no reports of relevance were identified for previous archaeological investigations in the immediate vicinity of the subject site.

4.2 Geotechnical Investigations

A geotechnical assessment of the site was completed by Rapid Geo.⁵⁰ A total of five locations were investigated as part of the assessment, four of which are located within the subject site (Figure 23).

Borehole (BH) BH01 and BH04, consisted of 0.25 m of silty sand topsoil overlaying sandstone. BH02 demonstrated that sandstone bedrock was directly under the asphalt hardstand with no topsoil. BH03 and BH05 contained fill, described as silty gravelly sand to 2 m and 0.9 m respectively overlaying sandstone.

Generally, geotechnical testing along the northern site boundary indicates shallow to nil soil cover, with sandstone bedrock occurring immediately beneath the hardstand. In the south of the site soils are encountered up to 2 metres overlying sandstone bedrock. This aligns with the topography of the land which is higher in the north and slopes down to the south. The higher bedrock in BH04 might be explained by the naturally undulating rocky forms that can be found on benched sideslopes such as this in the GyMEA soil landscape.

⁵⁰ Subash Baral, 2025. RG1358-GR-1-1: Geotechnical Investigation 64-66 Lavender Street Lavender Bay. Report to Central Element.



Figure 23 – Locations of the geotechnical testing locations

Source – Rapid Geo

4.3 Geology and Soils

4.3.1 Gymea Soil Landscape

The subject site is within the Gymea soil landscape (Figure 24). Gymea is an erosional soil landscape consisting of shallow to moderately deep soils found upon undulating to rolling rises and low hills on Hawkesbury Sandstone. It consists of a loose, coarse, sandy loam A horizon over clayey sand B horizon. A horizon soil is prone to erosion following clearance of stabilising vegetation. Rock outcrops are common.

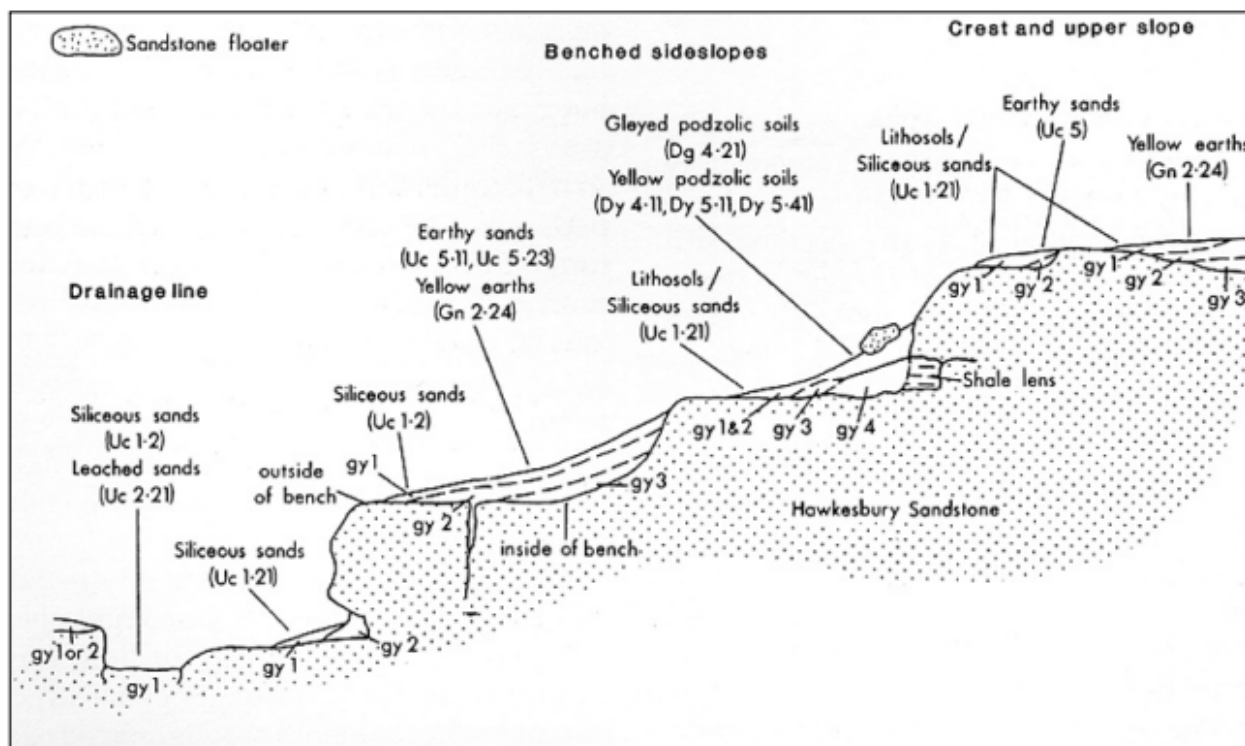


Figure 24 – Schematic cross section of the Gymea soil landscape.

Source: Espade NSW

4.4 Visual Inspection

A visual inspection of the site was not conducted as part of this assessment. A visual inspection was conducted by Artefact Heritage and Environment on 16 July and 13 August 2025 for the purposes of a Statement of Heritage Impact and an Aboriginal Cultural Heritage Assessment for the same proposal.⁵¹

As discussed in Section 3.2 (Phase 3: Residential Development [c.1920–Present]) the site currently comprises five apartment blocks. Google street view imagery of the site shows that Lavender Street steps down to the south following the natural topography of the area (Figure 25). The boundary wall at 64 and 66 Lavender Street sits well above street level, indicating that the buildings have been constructed on land that has been built up above the natural ground level (Figure 26).

⁵¹ Daniel Dompierre-Outridge, 2026. 3-7 Middlemiss Street and 64-66 Lavender Street: Statement of Heritage Impact. Report to Central Element; Neve Penklis, 2026. 3-7 Middlemiss Street & 64-66 Lavender Street, Lavender Bay: Aboriginal Cultural Heritage Assessment Report. Report to Central Element.

Along Middlemiss Street, on the northern boundary of the site, a boundary wall is present that provides raised access to the properties above street level (Figure 27 and Figure 28). This also indicates levelling and filling activities have occurred at the site to facilitate the current apartment blocks.

The visual inspections completed by Artefact Heritage and Environment noted the subject site to be occupied by five two-storey red brick flats, constructed in an Inter-War Building style.⁵² The apartment buildings do not have basements. However, there are numerous underground services across the site that may have caused ground disturbance.⁵³ Along with the apartment buildings there are smaller brick sheds, landscaped areas and paved surfaces within the site (Figure 29). Bedrock is visible along the Middlemiss Street frontage, indicating that the buildings sit on shallow soils in the northern part of the site, above street level (Figure 30).⁵⁴

⁵² Daniel Dompierre-Outridge, op cit. p. 25

⁵³ Neve Penklis, op cit. p. 32

⁵⁴ *ibid*



Figure 25 – View of Lavender Street from Cliff Street, facing south-west.

Source: Google Street View (Mar 2022).



Figure 26 – View of front of 64 and 66 Lavender Street showing boundary wall, facing north-west.

Source: Google Street View (Sep 2024).



Figure 27 – View of 7 Middlemiss Street showing boundary wall, facing south-west.

Source: Google Street View (Nov 2019)



Figure 28 – View of north-western corner of the site from Arthur Lane showing 7 Middlemiss Street, facing south-east.

Source: Google Street View (Mar 2021)



Figure 29 – Brick shed and paved surfaces within rear of 64 Lavender Street.

Source: Neve Penklis, 3-7 Middlemiss Street & 64-66 Lavender Street, Lavender Bay: Aboriginal Cultural Heritage Assessment Report. Report to Central Element, p. 33



Figure 30 – View from 3 Middlemiss looking towards 5 Middlemiss.

Source: Neve Penklis, 3-7 Middlemiss Street & 64-66 Lavender Street, Lavender Bay: Aboriginal Cultural Heritage Assessment Report. Report to Central Element, p. 33

4.5 Archaeological Potential

4.5.1 Framework for Assessment

The *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning, 1996) defines historical archaeological potential as:

The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research.

Archaeological research potential of a site is the extent to which further study of relics likely to be found is expected to contribute to improved knowledge about NSW history which is not demonstrated by other sites, archaeological resources or available historical evidence. The potential for archaeological relics to survive in a particular place is significantly affected by later activities that may have caused ground disturbance. These processes include the physical development of the site (for example, phases of building construction) and the activities that occurred there.

The archaeological potential of the subject site is assessed based on the background information presented in Section 3 and graded according to the following scheme:

- **Nil Potential:** the land use history demonstrates that high levels of ground disturbance have occurred that would have destroyed any archaeological remains; or archaeological excavation has already occurred and removed any potential resource.
- **Low Potential:** the land use history suggests limited development or use, or there is likely to be quite high impacts in these areas; however, deeper sub-surface features such as wells, cesspits and their artefact bearing deposits may survive.
- **Moderate Potential:** the land use history suggests limited phases of low to moderate development intensity, or there have been some impacts in the area. Some archaeological remains are likely to survive, including building footings and shallower remains, in addition to deeper sub-surface features.
- **High Potential:** substantially intact archaeological deposits could survive in these areas.

The potential for archaeological remains or 'relics' to survive in a particular place is significantly affected by land use activities that may have caused ground disturbance. These processes include the physical development of the site (e.g. phases of building construction) and the activities that occurred there. The following definitions are used to consider the levels of disturbance:

- **Low Disturbance:** the area or feature has been subject to activities that are likely to have had a minor effect on the integrity and survival of archaeological remains.
- **Moderate Disturbance:** the area or feature has been subject to activities that may have affected the integrity and survival of archaeological remains. While archaeological evidence may be present, they are likely to have been disturbed.
- **High Disturbance:** the area or feature has been subject to activities that would have had a major effect on the integrity and survival of archaeological remains. Archaeological evidence is likely to be significantly disturbed or destroyed.

The following assessment of archaeological potential of the present subject site has been undertaken based on the above framework.

4.5.2 Assessment of Land Use and Disturbance

This section assesses the historical and modern land use of the site, along with the extent and nature of any ground disturbance that may have impacted its archaeological potential. Evidence of historic development is most often removed or significantly disrupted when a site is affected by modern activity. Improvements to excavation machinery, building designs, and urban infrastructure throughout the 20th century enabled deep bulk excavation, the construction of taller and heavier buildings, and the widespread installation of subsurface services such as water, sewerage, and electrical systems. These activities have the potential to disturb or destroy archaeological remains, particularly where excavation extended below original ground levels. Understanding past and current land uses is therefore critical in evaluating whether subsurface archaeological evidence may have survived intact. Details specific to this site's historical land use and visible or documented ground disturbance are outlined in the Table 5 below, including an evaluation of whether these activities are likely to have compromised the site's archaeological integrity.

Table 5. Nature and level of disturbance in the study area.

Nature of Disturbance	Disturbance Level
Milson's Early Cottage: Prior to the construction of Milson's early cottage, the land was likely cleared of trees and scrub, the slope may have been partly truncated to create level development area for the cottage itself, or else quarried or used to collect water. These activities were the first British activity known for the site, therefore they may have impacted prior evidence of occupation from the Cammeraygal.	Low to moderate
1826 Bushfire: In 1826, a bushfire came through North Sydney and destroyed James Milson's original cottage. It is likely that any organic material and artefactual deposits were significantly impacted from this burning event. Little is known about the layout, building materials and of the original cottage. However, any wooden structural remains of the cottage are likely to have been completely burnt and disintegrated from the fire. Stone foundations may have cracked or become disfigured but could still remain in a partially interpretable condition, as with subsurface evidence.	Moderate
Brisbane House: Brisbane House was constructed 1831 as a two-storey residential stone building. Brisbane House contained approximately 13 rooms with coach-house and stables at the rear of the property and extensive gardens and grounds. The main impacts of this building would have been the construction of stone foundations and footings to support the house. If it was constructed above Milson's original cottage, this could partly both preserve or destroy it by either sealing deposits in certain areas or destroying them in areas of excavation like that needed for Brisbane House's footings.	Moderate
1940s Apartments: The current five double storey red brick apartments blocks were constructed by 1943 within the subject site. The apartment buildings do not include basement levels, so the primary impacts would have been limited to footings and foundations required to support the structures, or if additional site levelling occurred to truncate the natural rocky benched sideslope. As some apartments have been built up off the street level (see Section 4.4), this may have contributed to the preservation of Phase 1: Early European use and James Milson's Cottage (1800–1826) and Phase 2: Brisbane House (1826–c.1920) if the site was filled and subsequently built over rather than truncated.	Moderate to High
The installation of below-ground services as part of the development would have resulted in localised high impacts to the site due to excavation.	

4.5.3 Assessment of Archaeological Potential

This section assesses the archaeological potential of the study area based on the nature and level of historical development and disturbance. The table below presents an assessment of archaeological potential for each identified development phase within the study area. It considers the expected archaeological resource base and evaluates the likely integrity of any surviving evidence.

Each phase is then assigned a potential rating of Nil, Low, Moderate, or High, reflecting the likelihood of archaeological material being present. This rating is spatially represented in the accompanying Archaeological Potential Map, which illustrates areas of varying archaeological sensitivity across the study area.

Table 6. Assessment of Archaeological Potential

Date/Phase	Development/ Site Type	Expected Archaeological Resource	Archaeological Potential/ Integrity
Phase 1 (1800-1826)	James Milson's Early Cottage	Structural Remains - Brick or sandstone footings and foundations of the early cottage Undocumented Remains - Undocumented deep features and services (i.e. wells, drains, cesspits)	Low
Phase 2 (1826-c.1920)	Brisbane House	Structural Remains - Brick or sandstone footings/ foundations Undocumented Remains - Former floor surfaces (paving, tiles, floorboards) - Former services (including any occupation deposits within them) - Landscaping elements of front gardens Brisbane House (garden beds, paved surfaces) - Evidence of orcharding - Ephemeral evidence of front gardens of Brisbane House	Low to Moderate
Phase 3 (c.1920-Present)	Recent Residential Development	Extant, no expected historical archaeological resources.	Nil

4.5.4 Statement of Archaeological Potential

Three phases of historical development have been established for the subject site. Archaeological potential is outlined below and mapped in Figure 31.

The subject site holds **low potential** for archaeological resources relating to *Phase 1: Early European use and James Milson's Cottage (1800–1826)*. Expected archaeological resources from Phase 1 may include the structural remains and building footings of Milson's early cottage. While historical research suggests the early cottage was constructed in the same location as the later Brisbane House, its precise position remains unknown. As the subject site contains only part of Brisbane House, it cannot be confirmed that the footprint of the earlier building lies within the site. Additionally later disturbances, such as the bushfire and construction of Brisbane House and the 1940s apartments, would have impacted the integrity and condition of any early remains further reducing their interpretability. It is unlikely that intact and interpretable remains survive from Phase 1 (1800–1826), except perhaps in the form of deep subsurface rock-cut features like wells, cesspits or tanks. Other remains might be fragmentary.

There is **moderate potential** for archaeological resources associated with *Phase 2 (Brisbane House, 1826–c.1920)* within the Brisbane House building footprint, and **low potential** outside that footprint. This study allows for a 'buffer zone' of archaeological potential around the footprint of Brisbane House as its location varies on historical maps and this also accounts for James Milson's former early cottage which the location is unknown.

Brisbane House

From 1831 into the 1920s, the subject site contained at least the front half of Brisbane House, a 2-storey stone brick building. Rooms within the front of the house likely comprised common living areas and formal reception rooms oriented to take advantage of harbour views. Therefore, anticipated archaeological resources from this phase include evidence of rock levelling, stone footings or postholes in bedrock to support the former floor surfaces. The potential for underfloor deposits from Brisbane House within the subject site is unlikely. This is for two main reasons, firstly, by the 1830s Milson is wealthy enough to build Brisbane House and it is therefore expected to be similar to other middle or upper class homes – quality timbers and floor construction with no gaps between boards, no 'work' taking place in the household by its occupants (such as 'piecework' sewing), access to servants who clean rooms and access to floor coverings like rugs – all factors that limit the possibility that an underfloor deposit might ever accumulate. A lack of underfloor deposits in similar upper-class domestic contexts in Sydney from this time period has been demonstrated in other archaeological investigations.⁵⁵

Brisbane House Curtilage

Outside of the building footprint of Brisbane House, the subject site also holds potential for archaeology relating to the former front gardens. Archaeological resources present within the site relating to these gardens may include brick lined stormwater drains, landscaping elements, plantings, paved surfaces and ephemeral evidence of the gardens. Due to the position of the subject site overlooking the harbour it is less likely for the front gardens to contain outbuildings or less appealing services (i.e. cesspits) as this would have detracted from the view, these remains were likely clustered to the north at the rear of the property which was destroyed during construction of the approaches to the Sydney Harbour Bridge.

There is limited opportunity for occupation deposits to form in the ornamental front yards of wealthy households for similar reasons to their interiors – there is no work taking place there and its intention is to present a picturesque view to social peers, therefore it is kept clean. However, it is possible that low density

⁵⁵ AMAC, 2022: 100; AMAC 2019: 313;

artefact scatters may exist in the yard or have accumulated in undocumented stormwater drains, however drain deposits tend to drain and therefore the deposits created within them tend to be eroded levelling fill or soil run-off and episodic artefacts from yard scatter. While later phases of construction have caused impacts within the site, potential archaeological resources from this phase may still survive in a disturbed but interpretable form.

Phase 3: Recent Residential Development (c.1920–Present) comprises the most recent phase of development within the site. The five red brick apartments constructed in the 1940s remain extant within the site and are not considered an archaeological resource.



64-66 Lavender Street and 3-7 Middlemiss Street, Lavender Bay
North Sydney Council
Central Element
 Project No: P0066717
 Project Manager: Jaki Kennedy

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- Subject Area
- Lot Boundaries
- T Train Station and Line
- Moderate Potential
- Low Potential

Figure 31 –Archaeological Potential Map.

5

Significance Assessment

5 Significance Assessment

5.1 Framework for Assessment

The concept of archaeological significance is independent of archaeological potential. For example, there may be 'low potential' for certain relics to survive, but if they do, they may be assessed as being of (State) significance.

Archaeological significance has long been accepted as linked directly to archaeological (or scientific) research potential: a site or resource is said to be scientifically significant when its further study may be expected to help answer questions. Whilst the research potential of an archaeological site is an essential consideration, it is one of a number of potential heritage values which a site or 'relic' may possess. Recent changes to the *Heritage Act 1977* (Section 33(3) (a)) reflect this broader understanding of what constitutes archaeological significance by making it imperative that more than one criterion be considered.

The below assessment of archaeological significance considers the criteria, as outlined in the NSW Heritage Branch publication *Assessing Significance for Historical Archaeological Sites and 'Relics'*. Sections which are extracted verbatim from this document are italicized.

For the purposes of this assessment, significance is ranked as follows:

- **No Significance** – it is unlikely that any archaeological resources recovered will be attributed significance in accordance with the assessment criteria on a state or local level.
- **Local Significance** – it is likely that archaeological resources recovered will be significant on a local level in accordance with one or more of the assessment criteria.
- **State Significance** – it is likely that archaeological resources recovered will be significant on a state level in accordance with one or more of the assessment criteria.

The following Criteria are used to assess archaeological significance (from *Assessing Significance for Historical Archaeological Sites and Relics*, Heritage Branch NSW).

Table 7. Significance Criteria

Criterion Letter	Criterion	Definition
A	Historical Significance	An item is important in the course or pattern of the local area's cultural or natural history.
B	Associative Significance	An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.
C	Aesthetic or technical significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.
D	Social Significance	An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.
E	Research Potential	An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.
F	Rarity	An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.

5.2 Assessment of Significance

An assessment of archaeological significance associated with each phase of development of the subject site is provided in **Table 8** below.

Table 8. Assessment of Significance

Criterion	Discussion
A – Historical Significance	The subject site is of historical significance as the location of one of the earliest known residences on Sydney's North Shore (<i>Phase 1: Early European Use and James Milson's Cottage [1800–1826]</i>). James Milson's early cottage, constructed sometime between c.1810 and 1826, was owned and occupied by the prominent early settler James Milson. Following the bushfires of 1826, which destroyed much of the early farming and residential development on the North Shore, including Milson's original cottage, Milson constructed Brisbane House (<i>Phase 2: Brisbane House [1826–c.1920]</i>). Built in 1831 and demolished around 1925, Brisbane House remained associated with James Milson and his family for almost 100 years. At the time of its construction, there were only a handful of residences on the North Shore, including those of William Blue and George Lavender, reflecting a very early phase in Sydney's suburban development. Despite land grants being issued in the surrounding area, Lavender Bay remained largely undeveloped throughout the 1840s and 1850s. As a result, Brisbane House and a small number of substantial farming estates were prominent landmarks in the landscape. The Milson family occupied Brisbane House until around 1864, when Milson's daughter Elizabeth ceased residing there. Following her death, the house was leased to private occupants and later used as a Ladies' College, until its demolition around 1925. Brisbane House was continuously occupied for nearly a century and is representative of the success and prosperity achieved by James Milson as a free settler. The potential archaeological remains associated with Brisbane Cottage relate to the historic theme of towns, suburbs and villages, within the broader theme of building settlements, towns and cities. On the basis of the assessment above, the subject site demonstrates potential State significance due to its association with early colonial activities and its evidence of continuous domestic occupation in Sydney from the early 19th century through to the early 20th century.
B – Associative Significance	The site is associated with James Milson, a prominent settler who arrived in Sydney in 1806 and made a significant contribution to the early development of North Sydney. His legacy is reflected in the naming of the surrounding area as Milsons Point. The site is associated not only with Milson's early cottage c.1810–1826, but also with his second home, Brisbane House 1826–c.1920, which he constructed and occupied following the destruction of the earlier cottage in the 1826 bushfires. Brisbane House remained in Milson family ownership until its demolition in the 1920s, demonstrating long term association with the family. While James Milson has a strong association with the site as the primary residence of himself and his family, the site is unlikely to contain artefactual deposits that

clearly demonstrate this association. However, if archaeological evidence directly linked to the occupation of James Milson from the early 19th century were to be uncovered in an intact and interpretable condition, particularly for his early cottage, it may demonstrate potential State significance under this criterion.

C – Aesthetic Significance	Archaeological evidence relating to <i>Phase 1: Early European Use and James Milson's Cottage (c.1800–1826)</i>, such as structural remains of the early cottage, is unlikely to survive in an intact and interpretable condition that would demonstrate distinctive characteristics of early colonial cottage construction. Similarly, anticipated archaeological resources from <i>Phase 2: Brisbane House (1826–c.1920)</i>, including structural remains, floor surfaces, building footings and associated landscaping elements such as the front garden, are unlikely to survive in a condition that would hold aesthetic value.
D – Social Significance	The site has potential to contain archaeological remains associated with one of North Sydney's earliest residences, which was owned by the prominent settler James Milson, whose legacy is still recognised through the naming of Milsons Point. The site is also associated with Brisbane House, which was leased and used by Brisbane House College for Young Ladies from 1886 for several decades, adding an important educational and social layer to its history. On the basis of the assessment above, should archaeological resources relating to Phase 1 or Phase 2 be uncovered in an intact and interpretable condition, they would have the potential to demonstrate social significance at a potentially local level. Such remains would be likely to be valued by the Lavender Bay and broader North Sydney community, particularly by individuals and families with long-standing associations with the area and with its early residential and educational history.
E – Research potential	The anticipated archaeological remains from <i>Phase 1: Early European Use and James Milson's Cottage (c.1800–1826)</i> are unlikely to be highly legible, intact or easily interpretable. Subsequent disturbance is likely to have removed any associated occupation deposits, and it remains unconfirmed whether more substantial archaeological evidence, such as structural remains of the early cottage, are located within the subject site boundary. In the unlikely event that archaeological evidence attributable to Phase 1 were identified, such resources would hold potentially State significance, providing valuable information on early colonial settler occupation. There is moderate potential for archaeological remains associated with <i>Phase 2: Brisbane House (1826–c.1920)</i>. However, research potential may be limited to architectural remains, rather than occupation deposits, and the architectural form and external appearance of the building is already partly represented in the historical documentation. Although interior room layouts, adaptations over time and room functions could be better understood. Research potential may also be limited in that it is unlikely that the site contains substantial occupation deposits from Phase 2 capable of providing detailed insight into domestic life or the Milson family. If they exist, occupation deposits from the later years of Brisbane House's occupation, after the death of Milson's daughter and relating to later occupants such as the school, these may have local significance. Based on the above, the archaeological research potential of the site would be likely to meet the threshold for local significance but, if found in an intact form with occupation deposits, may be considered State significant.

F – Rarity

Archaeological remains from *Phase 1: Early European Use and James Milson's Cottage (c.1800–1826)* are expected to be limited, fragmentary and difficult to interpret, with later disturbance likely to have removed most associated occupation deposits. It remains unconfirmed whether more substantial archaeological evidence, such as structural remains of the early cottage, survives within the subject site boundary. Nevertheless, if archaeological evidence attributable to Phase 1 were identified, it would be rare within the context of colonial Sydney. Early domestic archaeological resources from the initial decades of European settlement, particularly those attributed to working class settlers, are scarce as that demographic was in its infancy at the time, but also because of subsequent development and landscape modification which erodes archaeological resources. Therefore any surviving evidence would provide an uncommon opportunity to enhance understanding of early settler domestic life, building practices and land use during this formative period of Sydney's history.

At the time of construction in 1831, Brisbane Cottage (Phase 2) was one of the few estate houses in the North Shore. Therefore, in the unlikely event that well-preserved and early archaeological evidence of Brisbane House was uncovered it too would represent a rare example of a early residence in this area.

If intact, and interpretable archaeological evidence relating to Phase 1 or Phase 2 were identified within the subject site, particularly with intact and informative occupation deposits, they may meet the threshold for State significance under this criterion.

G –
Representativeness

The site reflects long-term domestic occupation associated with James Milson and his family from the early years of the colony (c.1810) through to the 1920s. It has the capacity to illustrate continuity of residential use by a settler family, alongside changes in function over time, including the rebuilding of Brisbane Cottage following the bushfire and its later use as a ladies' school, which remained under Milson family ownership.

The transition from early 19th century estate home to school is somewhat typical in Sydney and is represented at this site. Similar patterns arise in the 1830s villas of Potts Point which were initially occupied by high status individuals, but as the 19th century progressed, the various socio-economic pressures saw the departure of these high status individuals but the lingering presence of their former large dwellings. Without a new crop of individual families or occupants to take their place, these large homes take on new lives and may become respectable schools for a short time and then descend into use as a boarding house.⁵⁶ In this pattern, fewer financial resources are available for the upkeep of the building and eventually it falls into disrepair and meets the early 20th century desire for renewal and modernity, at which point the 1830s dwelling is demolished and replaced. This pattern is clear in the site's history. The archaeology is not the best source of information to represent this trend, particularly as this site is disturbed, but the resource may provide further nuance.

Overall, it is unlikely that archaeological evidence within the subject site would be able to demonstrate these patterns. The subject site comprises only part of the former Brisbane Cottage footprint and subsequent disturbance is likely to have removed or compromised earlier archaeological deposits. As a result, the

⁵⁶ AMAC 2022, 21

archaeology at this site is likely to be fragmentary and a poor conduit for a sense of historical continuity or representation. The study site may only reach the threshold for local significance per this criterion.

5.3 Statement of Archaeological Significance

The subject site is historically significant for its association with early European settlement on Sydney's North Shore and with the colonial settler James Milson (Criteria A and B). The site encompasses the former location of Milson's early cottage (Phase 1: c.1800–1826), one of the earliest known residences in the area, and the later Brisbane House (Phase 2: 1826–c.1920), which remained in Milson family ownership and occupation for almost a century. Together, these phases reflect early colonial domestic occupation and the gradual suburban development of Lavender Bay and North Sydney. The site also shows a later period of educational use through Brisbane House College for Young Ladies.

Archaeological remains associated with *Phase 1: Early European Use and James Milson's Cottage (c.1800–1826)* are unlikely to survive in an intact or legible condition due to subsequent disturbance. However, in the unlikely event that intact and interpretable archaeological evidence were identified, such remains would be rare within the context of colonial Sydney and would have the potential to contribute valuable information about early colonial cottage construction, land use and domestic life (E and F). If intact and informative archaeological evidence survives from this phase it may demonstrate potential State significance under historical, associative, research potential and rarity criteria (Criteria A, B, E and F).

There is low to moderate potential for archaeological remains associated with Phase 2, primarily architectural remains of the house and evidence of its ornamental front yard. Occupation deposits are considered unlikely. Well-preserved remains from this phase may be of local social value, reflecting the site's long-term residential use by the Milson family and its later educational role within the community (Criterion D). If archaeological remains relating to the early construction and occupation of Brisbane House were uncovered in an intact and interpretable condition, they may also demonstrate potential State significance as such remains would represent rare physical evidence of settler's early estate house within the colony and could contribute to understanding early colonial domestic life and the daily life of the Milson family (Criteria A, B, E and F).

Generally, the site is considered potentially State significant.

6

Impact Assessment

6 Impact Assessment

The following is an assessment of the likely impact of the proposed works on potential archaeological resources within the subject site.

6.1 Proposed Development

The proposed development seeks approval for the rezoning of the site and development consent for the construction of a residential development.

The SSDA specifically involves the following works:

- Demolition of the existing buildings on site;
- Site excavation, and other preparatory site works;
- 32 and 23-storey residential flat building including 3% designated affordable housing consisting of approximately a total of 160 dwellings;
- Five levels of basement parking,
- Vehicular access from Lavender Street and loading access from Arthur Lane,
- A new public accessible open space, including through-site link and site landscaping and
- Site amalgamation,
- Utility and services augmentation as required.

Figure 32 to Figure 36 illustrate the proposed development plans.

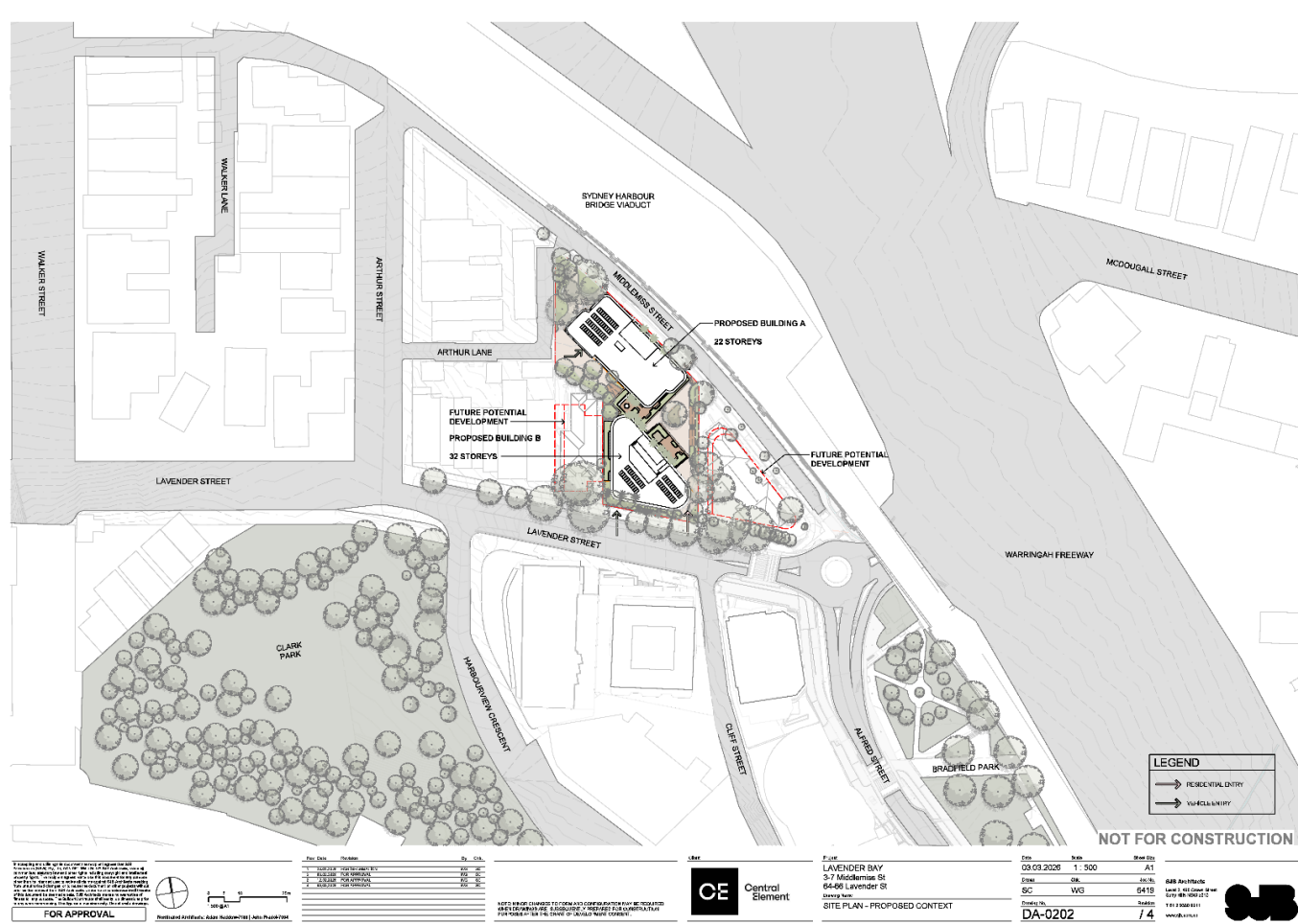


Figure 32 - Proposed site context plan, SJB Architects, 3 March 2026, DA-0202.

Source: Central Element

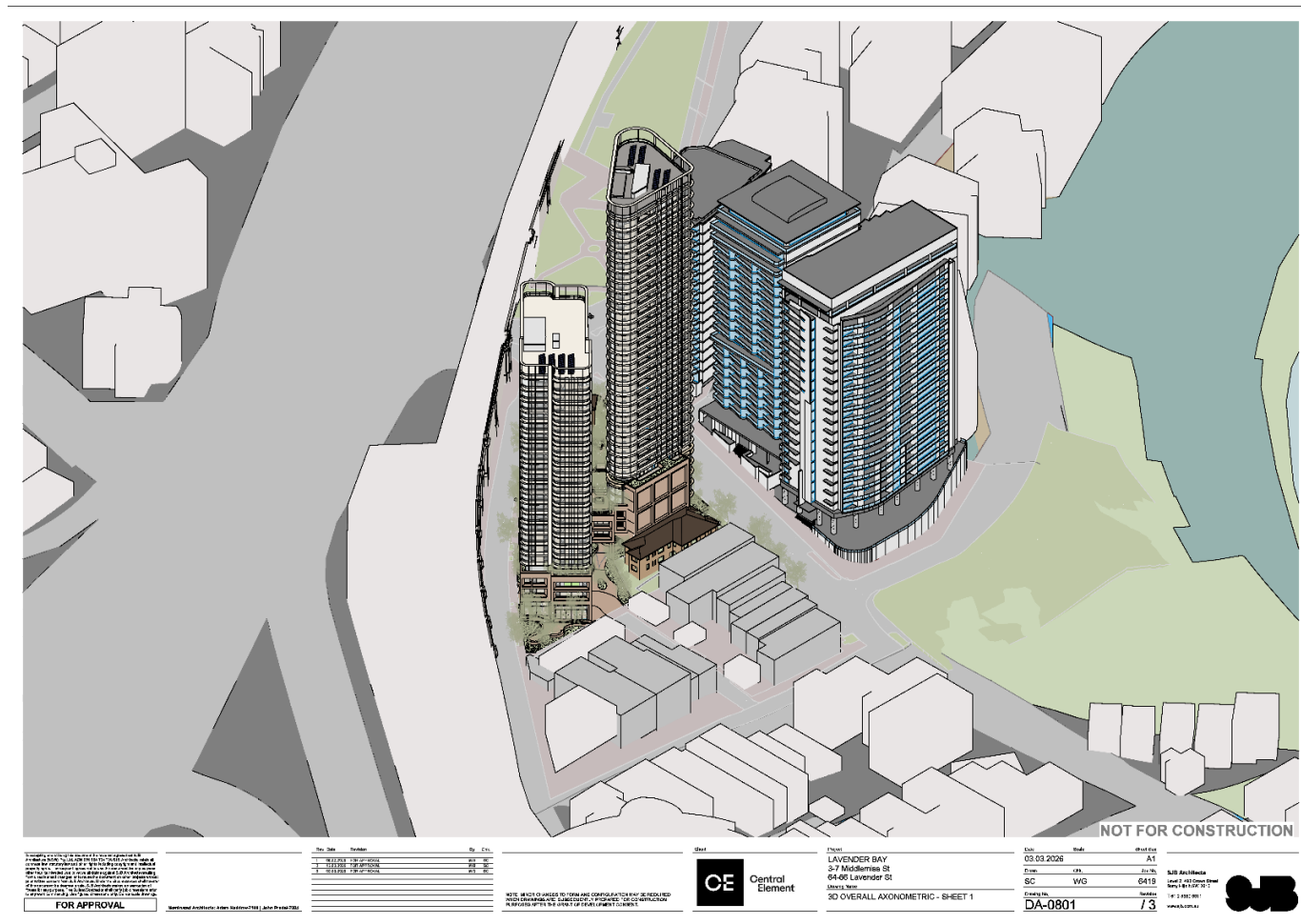


Figure 33 – 3D Overall Axonometric – Sheet 1, SJB Architects, 3 March 2026, DA-0801.

Source: Central Element

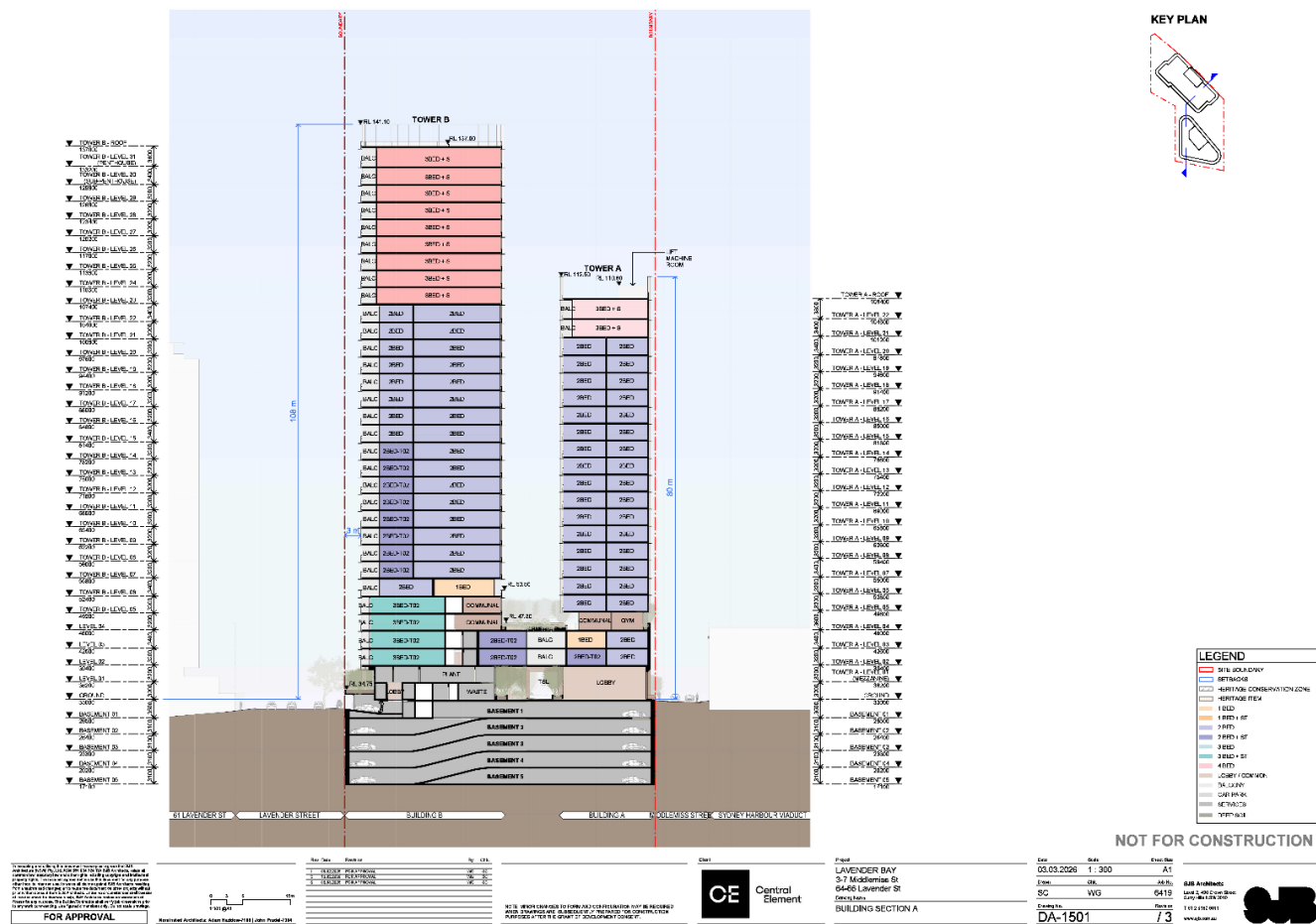


Figure 34 – Building Section A, SJB Architects, 3 March 2026, DA-1401.

Source: Central Element



Figure 36 – Floor Plan – Level 00 – Ground, SJB Architects, 3 March 2026, DA-1006.

Source: Central Element

6.2 Archaeological Impact Assessment

The development proposal would require bulk excavation for five basement levels across the entire study site (Figure 37). The proposal would entirely remove any archaeological evidence of James Milsons early cottage and the early European use of the site (Phase 1: 1800 – 1826) and Brisbane House (1826 – c.1920). As such, bulk excavation for the basement levels poses a high risk of impact to archaeological resources.

Therefore, the future proposed development, will impact surviving archaeological relics of local and potential State significance across the entire site. Relics are protected by the *Heritage Act 1977*, to achieve a positive heritage outcome, further archaeological work is necessary which will be informed by a Historical Archaeological Research Design and Excavation Methodology (HARD&EM) to mitigate these impacts and to pursue a positive heritage outcome.

An Archaeological Research Design may recommend a range of archaeological field activities to mitigate potential impacts, activities may include testing, monitoring, or salvage excavation. Prior to the commencement of any works at the site, a Historical Archaeological Research Design and Excavation Methodology (HARD&EM) must be prepared by a suitably qualified archaeologist to develop a methodology for the investigation and management of potentially State and locally significant resources across the site. The next stage of SSDA approval should also be contingent on the historical archaeological recommendations of this report.



64-66 Lavender Street and 3-7 Middlemiss Street, Lavender Bay
North Sydney Council
Central Element
 Project No: P0066717
 Project Manager: Jaki Kennedy

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- Subject Area
- Lot Boundaries
- T Train Station and Line
- Moderate Potential
- Low Potential

Scale: 1:750 | GDA 1994 MGA Zone 56

Figure 37 – Map of proposed impacts to areas of archaeological potential showing basement across the entire site.

Source: Urbis figure with Central Element Basement plan overlay included (SJB Architects, 3 March 2026)

P0066717_64-66 Lavender Steet and 3-7 Middlemiss Street,
 Lavender Bay_HAA

7

Conclusions & Recommendations

7 Conclusions & Recommendations

7.1 Conclusion

This HAA has concluded the following:

- The historical development and use of the site is broadly categorised according to the following phases:
 - Phase 1: Early European use and James Milson's Cottage (1800–1826)
 - Phase 2: Brisbane House (1826–c.1920)
 - Phase 3: Recent Residential Development (c.1920–Present)
- A summary of the archaeological potential and significance for each phase is provided below:
 - Phase 1: Early European use and James Milson's cottage (c.1800–1826): Archaeological remains from this phase are unlikely to survive in an intact or legible condition due to later disturbance, and as a result there is **low archaeological potential** for this phase. Expected archaeological resources from Phase 1 may include the structural remains and building footings of Milson's early cottage. However, any intact and interpretable evidence would be rare in the context of colonial Sydney and could contribute valuable information about early colonial cottage construction, land use and domestic life. Such remains would be of potential **State significance**.
 - Phase 2: Brisbane House (1826–c.1920): There is **low to moderate potential** for archaeological remains associated with Brisbane House, including structural elements and former surfaces. Anticipated archaeological resources would likely relate to the front of Brisbane House and its gardens including stone footings, structural remains and former floor surfaces of the front half of Brisbane House, brick lined drains, landscaping elements, former orchards, paved surfaces and ephemeral evidence of the gardens. Any intact remains would be of **local significance**, reflecting the site's long-term occupation by the Milson family and later educational use. Well-preserved evidence relating to the early construction and occupation of Brisbane House may also have **potential State significance** as rare physical evidence of an early colonial estate residence.
- **Impact Assessment:** The proposed works for the new residential development includes the construction of a 32 and 23-storey residential flat building with five levels of basement parking across the entire site. This development involves bulk excavation of the entire site and would therefore impact any local and potentially State significant relics that exist within the site. As such an Archaeological Research Design is required as a mitigation measure to pursue a positive heritage outcome and maintain compliance with the Heritage Act 1977, which protects these relics.

In view of the above conclusions, Urbis makes the following recommendations:

7.2 Recommendations

In view of the above conclusions, Urbis makes the following recommendations:

Recommendation 1 – Submission of Historical Archaeological Assessment

The present Historical Archaeological Impact Assessment should be included in the Submissions Report for (SSDA 86797708).

Recommendation 2 – Archaeological Research Design and Excavation Methodology

An Archaeological Research Design and Excavation Methodology (ARD&EM) should be prepared to manage archaeological resources of local significance and potential State significance. The ARD&EM must be prepared by a suitably qualified archaeologist to develop a methodology for the investigation and management of

potential State and locally significant resources across the subject site. This may include methodologies for testing, monitoring or salvage excavation and recommendations for site interpretation.

Recommendation 3 – Program of Archaeological Investigation

As the proposed development will likely impact on local and potentially State significant remains if they survive, it is recommended that a program of archaeological investigation takes place during demolition and bulk excavation as guided by the Archaeological Research Design and Excavation Methodology.

8

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8 References

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