ARCHAEOLOGICAL ASSESSMENT

FORMER CHUBB FACTORY SITE
WATERLOO

Prepared on Behalf of St Hilliers Pty Ltd

Wendy Thorp
Cultural Resources Management
ARCHAEOLOGICAL ASSESSMENT

FORMER CHUBB FACTORY SITE
WATERLOO

July 1999

Prepared on Behalf of St Hilliers Pty Ltd

Wendy Thorp
Cultural Resources Management
CONTENTS OF THE REPORT

1.0 PRECIS OF THE REPORT .......................... 1
1.1 The Work ........................................ 1
1.2 The History ..................................... 1
1.3 The Archaeological Resource ..................... 2
1.4 Cultural Significance ............................ 3
1.5 The Development ................................ 3
1.6 Management ...................................... 4

2.0 THE INVESTIGATION .............................. 5
2.1 The Study Area and Subject ..................... 5
2.2 Status of the Site ................................ 6
2.3 Methodology .................................... 6
2.4 Objectives and Tasks ........................... 6
2.5 Authorship, Client and Acknowledgements ....... 7

3.0 HISTORICAL CONTEXT ......................... 8
3.1 The Pre-European Environment & Aboriginal Occupation ... 9
3.2 The Mount Lachlan Estate ...................... 11
3.3 Holdsworth McPherson and Co. ................. 14
3.4 E.A. Sloman and Others ........................ 14
3.5 Luke Murras Pty Ltd ............................ 15
3.6 The Chubb Company .............................. 16

4.0 THE ARCHAEOLOGICAL RESOURCE ............ 18
4.1 Summary Site Development ..................... 18
4.2 Topography and Site Geography ............... 19
4.3 Structures and Services ........................ 19
4.4 Geo-technical Evidence ....................... 19
4.5 Visible Evidence ................................ 19
4.6 Potential Archaeological Resource .......... 20

5.0 CULTURAL SIGNIFICANCE ..................... 21
5.1 Evaluation Criteria ............................ 21
5.2 Assessment of Significance .................... 22
5.3 Statement of Significance ...................... 23

6.0 MANAGEMENT .................................. 24
6.1 The Development Proposal and Its Impact ...... 24
6.2 Statutory Considerations ...................... 24
6.3 Financial Commitment ......................... 25
6.4 Archaeological Requirements .................. 25
6.5 Recommendations .............................. 26

7.0 DOCUMENTATION ................................ 27
7.1 Endnotes ....................................... 27
7.2 Bibliography ................................... 31
SECTION 1.0

PRECIS OF THE REPORT

1.1 The Work

The subject of this report is the archaeological resource which may be contained within the land bound by Elizabeth, Bourke, Powell and Short Streets, Waterloo. The objective of the work has been to determine the existence, extent, nature, integrity and significance of this resource and to provide recommendations for its future management.

1.2 The History

The study area was part of the Waterloo Swamps environmental system which was characterised by sand dunes, Banksia scrub, streams and swamp. A large stream ran along part of the northern boundary of the study area. Although a rich source of food for the original owners, members of the Guringai, Eora or Cadigal tribes, it precluded significant European settlement until the twentieth century. The study area was encompassed in a grant of 185 acres made to J.T. Hall in 1825. This land was sold to Daniel Cooper and William Hutchinson in 1829. Apart from one track there is no evidence of any improvements made to the property at this time. The land, the Mount Lachlan Estate, was subdivided into twenty-seven lots and the leases were sold to these allotments. The study area was included within Lot 1. The only evidence of occupation within the study area during the nineteenth century is of two brick houses constructed between 1880 and 1885 on the Bourke Street frontage close to the intersection with Short Street. These homes remained until 1904 when they were demolished to be replaced by a row of weatherboard cottages which were occupied until 1986 at which time they too were demolished.

The first industrial development of the remainder of the site occurred in 1914 when an allotment between the site of the present Luke Murra building and the Elizabeth Street premises of the Chubb factory was purchased and developed by the firm of Holdsworth McPherson and Company, marble workers. This building and/or its yard no longer remains on the site. The property was sold to the Chubb company in 1932 and the site was cleared to make way for extensions to their premises which until then only occupied the Elizabeth Street frontage.

In 1915 the engineering firm of Luke Murra purchased the site adjoining the eastern boundary of Holdsworth McPherson's property and constructed a large industrial building over the entire allotment.

The allotment at the intersection of Elizabeth and Powell Streets was first occupied as a yard by the machinery manufacturing firm of E. A. Sloman. It remained so until c. 1923 or a few years later. The land at the intersection of Elizabeth and Short Streets
is said to have been occupied by a few temporary structures prior to the construction of the first Chubb factory on this site in 1921.

In 1932 the Chubb company extended its premises to the east over the site of the former stone-yard of Holdsworth McPherson. In 1949 the company acquired the former Luke Murras building. During the 1950s-1970s the Chubb company expanded over the remainder of the site between the Luke Murras building and Arras Lane. By 1981 it had purchased all of the cottages along Bourke Street and in 1984 these were demolished to make way for another factory. This new structure occupied only the southern part of the street front, the remainder was used for car-parking. In the same year Chubb merged with a second company and both were acquired by a third. The new owner caused the dispersal of the Waterloo site in 1998.

1.3 The Archaeological Resource

The potential archaeological resource of this site may encompass:

- some evidence of the pre-existing environment in the form of residual soils and micro-flora
- minimal likelihood for unearthing Aboriginal relics
- some evidence of the methods used to clear and level the site during the nineteenth century principally in changes and additions, such as charcoal, to the residual soil profile
- little or no evidence of European occupation prior to the later nineteenth century
- little or no evidence of the two nineteenth century cottages erected on the Bourke Street frontage. This land has been twice redeveloped since the demolition of these buildings
- some evidence of the weatherboard cottages which occupied the Bourke Street frontage in those areas not redeveloped after the demolition of the houses in the 1980s
- evidence of the Holdsworth McPherson stone masons’ yard in the form of levelled surfaces and artefacts. There is insufficient evidence to determine whether there is likely to be structural evidence that derives from this period of occupation. The material is likely to be disturbed to some degree by the construction of the Chubb factory over this site
- evidence of the E.A Sloman use of the site (approximately the north-west corner) in the form of levelled surfaces and artefacts. There is unlikely to be structural evidence associated with this occupation. The material is likely to be disturbed to some degree by the construction of the Chubb factory over this site
possible evidence of "temporary structures" which occupied the south-western corner of the Chubb site. If present the evidence is likely to be disturbed to some degree by the impact caused by the construction of the Chubb factory.

The most sensitive areas of the site lie under the Chubb factory building of the 1920s-1930s and along the northern portion of the Bourke Street frontage. The archaeological evidence in these places is likely to have been compromised by the impact of the construction programme for the first and second phases of construction for the Chubb factory and by the more comprehensive demolition on Bourke Street during the 1980s.

1.4 Cultural Significance

The historical associations of this site begin with the earliest period of European settlement in the district although, like most of Waterloo, it was not settled for residential purposes until the later years of the nineteenth century and early part of the twentieth century and then quite sparsely. At that time, also, there were a few small industrial concerns on part of the site. None of these homes or businesses had any particular significance for the area but they are representative of the scale, density and composition of occupation in Waterloo during the later nineteenth century and early twentieth century.

The principal historical association of the study area is with the industrial development of the Chubb Company and, to a lesser extent, the Luke Murras company. These associations are still comprehensively expressed in the above ground fabric of this site, its buildings and relics, and this, as well as the associations with the products of the Chubb Company, is the principal technological significance of this place.

Archaeological evidence would be representative of its type and of the time and area from which it derives but is unlikely to add much detail to that which is already known from archival sources other than confirming those references. Its scientific value is likely to be compromised in varying degrees by the impact of later construction work over these sites.

The potential archaeological resource of the Chubb factory site at Waterloo is assessed to have low cultural significance.

1.5 The Development

The site is to be adaptively re-used for commercial and residential purposes within the envelope of the existing factory. There is some requirement for excavation for pad footing, drainage and a detention basin. Some of this work has already been carried out. The impact of this work will be to disturb some of the archaeological profile but a substantial component will remain in situ.
1.6 Management

On the basis of the evidence and analysis contained in this assessment it is recommended that:

- **with respect to potential historic relics** application is made for an Excavation Permit from the Heritage Council of NSW with requirements for monitoring of the remaining excavation and recording of archaeological features as necessary, curation of relics and documentation of the programme.

- **with respect to potential relics of pre-historic occupation** the identification at any time during the excavation of evidence of Aboriginal occupation will require notification to be made to the National Parks and Wildlife Service. The relics must be made safe and retained in situ until advice for their proper management is provided by the NPWS.
SECTION 2.0

THE INVESTIGATION

2.1 The Study Area and Subject

The subject of this investigation is the land contained within the block bound by Elizabeth Street (to the west), Bourke Street (to the east), Short Street (to the south) and Powell Street (to the north) at Waterloo. It is located within the Parish of Alexandria, County of Cumberland in the Local Government Area of South Sydney.

The site contains several buildings and a lane as follows:

- the Luke Murras Building (1915)
- first Chubb Company factory building (1921-23)
- electricity sub-station No. 110 still owned and maintained by Sydney Electricity (c.1924)
- an extension to the Chubb factory between in and the Luke Murras building (1932)
- several other factory buildings to the east of the Luke Murras building (1950s-198s)
- Aras Lane former thoroughfare now incorporated within the buildings (1904).

The land encompasses DP 245339 (Aras Lane), Lot 1 DP 740653 (the consolidated Chubb factory title), LTO Book 1166 No. 354 (Luke Murras Building) and Lots 1-12 of DP 1154. In this report this land is referred to as "the study area".

This report broadly encompasses the European "heritage" values of the study area with respect to a possible archaeological resource. Heritage values are understood to mean the appreciation and value placed upon the resource by contemporary society in terms of the criteria expressed in the Burra Charter and formalised by the Heritage Office of NSW. Archaeological evidence, "relics", is defined by the Heritage Act of NSW to be physical evidence (structures, features, soils, deposits and portable artefacts) that provide evidence of the development of NSW, of non-Aboriginal origin and fifty or more years in age. Aboriginal relics are provided protection by the National Parks and Wildlife Act of NSW.
2.2 Status of the Site

The study area has been identified in the Heritage Inventory for South Sydney as one of cultural significance for its above ground structures. The site has not been identified as one of archaeological potential. No investigation or assessment has been made of the place for this purpose.

The Chubb factory, Luke Murras Building and other structures on the site have been the subject of a Conservation Plan and Heritage Impact Assessment (Tropman and Tropman Architects for St Hilliers Pty Ltd 1998). This document is currently being reviewed.

Some work has taken place on the study area including the excavation of several trenches and a pit. This work was undertaken prior to the owners and managers of the site being made aware of the requirement for an archaeological assessment. All work has ceased on the site pending the completion of this assessment and, if necessary, application for an Excavation Permit.

2.3 Methodology

This report has been prepared in accordance with the principles established by the Heritage Office of NSW expressed in its publication "Archaeological Assessment Guidelines" (Department of Urban Affairs and Planning, 1996).

2.4 Objectives and Tasks

The principal objectives of the work have been to identify whether there is an archaeological issue to be addressed prior to or during the course of redevelopment. The report identifies what may be retained in the ground as an archaeological resource, the significance of that material and the most appropriate means of managing during the course of future development. To this end the following tasks have been undertaken:

- primary and secondary historical research sufficient to determine the physical development of the site taking into account that material already presented in the Draft Conservation Plan;

- review of the physical evidence;

- determination of the probable archaeological resource;

- an evaluation of cultural significance with reference to standard criteria;

- recommendations for management strategies;

- complete documentation of the programme to standards acceptable to Council and the Heritage Office of NSW.
2.5 Authorship, Client and Acknowledgements

This report has been written and researched by Wendy Thorp to meet the requirements of South Sydney Council and the NSW Heritage Act. It has been prepared on behalf of St Hilliers Pty Ltd. The work draws on both primary and secondary sources. A complete bibliography is included at Section 7.2 of this report. Particular mention is made of the historical research undertaken by Prof. Ken Cable for the Conservation Plan. Section 3.6 of the present report draws much from this earlier analysis.

The author would like to thank Mr Rob Brown (Dawson Brown Architecture), Mr John Poulton (South Sydney Council), Mr Martin Carney and Ms Pam Jeffrey for their assistance and advice.
SECTION 3.0

HISTORICAL EVIDENCE

The study area has been alienated for European occupation since the 1820s but there is no archival evidence of development or improvement until the mid 1880s. This was typical of the Waterloo area which, during the nineteenth century, was sparsely settled mainly with market gardens and some industrial sites that required large volumes of water. This was due to the environment which largely comprised swamp and sand dunes. Some residential development occurred on the study area in the 1880s and again in 1904. Its principal profile, however, has been as an industrial site dating from 1914.

This section presents evidence derived from both primary and secondary archival sources. It is used to describe the evolution and occupation of the study area. This narrative provides the basis for assessing what may be retained in the ground as archaeological evidence of that development as well as providing a context for determining the significance of that resource.

The evidence is presented in sections which provide a chronological narrative of development. These are:

- The Pre-European Environment and Aboriginal Occupation
- The Mount Lachlan Estate - Subdivision and Residential Occupation
- Holdsworth McPherson and Co.
- E. A. Sloman and Others
- Luke Murras Pty Ltd.
- The Chubb Company

Endnotes and a full bibliography are presented in Section 7.0 of this report.
3.1 The Pre-European Environment and Aboriginal Occupation

Prior to European settlement the southern part of Sydney, from Moore Park to Roseberry, was covered with dune sand that stretched across to the coast. Banksia scrub, a low shrubby vegetation, covered the dunes in the poorly drained areas. A plentiful supply of ground water ran through the area (1). Governor Phillip described it in 1788 as, "a kind of heath, poor, sandy and full of swamps" (2). This semi-aquatic environment was part of the system known as the Waterloo Swamp which largely occupied the eastern side of the Botany Road. On the other side was the Sheas Creek Swamp. The Waterloo Swamp contributed to the eco-system that commenced with the Lachlan Swamps at Centennial Park and ran all the way to the Botany Swamps. Water from here was used to supply Sydney's second and third water reserves.

The original owners of the land which encompasses the study area are likely to have been members of the Aboriginal tribal group the Guringai although Ross suggests that this area may have been the traditional home of the Eora or Cadigal (3). The environment of the land to the south of the settlement at Sydney Cove provided both food and raw materials for the members of the tribe including edible roots and tubers such as *Eleocharis sphacelata*, *Phragmites australis* and *Triglochin procera*. In the heath and shrub land on the dunes were sharp-leaved plants with small edible fruits. Native Cherry, Currant Bush and Devils Twine all produced edible fruits. Others produced nectar; the botanist George Caley described Aborigines collecting the heads of Banksia flowers, steeping them in water and then drinking this infusion (4).

Numerous native paths crossed this expanse of sand and swamp.

In 1789 a severe disease, most likely small pox, killed at least fifty per cent of of the Aborigines living in the vicinity of the settlement of Sydney Cove. The impact of this disaster was to dislocate or destroy much of the traditional life-style (5). Aboriginal peoples moved away from the main town for several years and while the less settled areas towards Waterloo may have provided a safer refuge than the more intensively occupied districts closer to the town there are decreasing reports of native occupation in the southern districts at the beginning of the nineteenth century.

The large volumes of water trapped by the ponds and swamps caused the majority of this land to be unsuitable for most European purposes other than those industries which relied on quantities of water. Enterprises such as milling, wool-washing, fell-mongering and tanning all found places on the edge of the swamp. Two great bodies of water were formed from damming the Waterloo Swamp namely the Great Waterloo Dam and the Lower or Little Waterloo Dam. As well, there was the Quatre Bras Dam. The Little Waterloo Dam was located to the east of the study area across the line of Elizabeth Street. Later nineteenth century plans show that the northern boundary of the study area was defined by a watercourse which flowed along part of the present alignment of Powell Street. This stream was bridged at Elizabeth Street and then flowed into the Little Waterloo Dam. From the alignment of Powell Street the stream flowed north towards the area of the present McEvoy street (6). There is no archival evidence to show that any industrial activity was carried out on the study area during the nineteenth century.

Wendy Thorp for St Hilliers Pty Ltd
The only road through the area for some considerable time was the Botany Road. It was reported that Major Druitt had completed this road, from Sydney to the Waterloo Mills, in 1821. Travellers along this road recorded their impressions of the environment as they passed through it. In 1829, 1833 and 1834 Thomas Woore visited the swamps and in 1869 he recorded his impressions of the area and the changes which had occurred in it during this time. Woore's statements give a vivid impression of the aquatic world that once existed in the area of Waterloo.

During his early visits, collecting aquatic plants which grew there in considerable variety on the liquid surface, he and his companion went all over the swamp that they could traverse but "it was very difficult to travel, and in many places it was impossible to do so from the semi-liquid state "(7). By 1869, though, Woore had observed great change; "the aquatic plants have entirely disappeared...and an equestrian can now ride with safety over any part of which was originally a fluid mass..."(8).

In fact large parts of Waterloo and the adjoining suburbs were still swamp-land at the end of the nineteenth century. At the near-by site of the former Victoria Racecourse, just to the south-east of the study area, its original owner Sir Joynton Smith described the site in the later years of the nineteenth century;

"...a scene of desolation. In the middle distance was the most dreary swamp, almost wholly under water. Nothing more hopeless ever addressed the eye of unimaginative man. But a roseate glow suffused the still waters and the dank reeds... "(9).

The limited European use of this land until the twentieth century was a direct result of these environmental conditions.
Waterloo in the later nineteenth century showing conditions of swamp and sand (study area indicated)
(Source: Lands Department Parish Plan)
3.2 The Mount Lachlan Estate - Subdivision and Residential Occupation

The study area is included in one of the first European grants in the district that of the Mt Lachlan Estate. This encompassed 185 acres of land granted to John Thomas Campbell by Sir Thomas Brisbane on 30 June 1825 (1). The estate encompassed all the land now bound by south Dowling Street to the east, Phillip and Crescent Streets to the north, Allen Street, Short Street and Odea Avenue to the south and a line between Pitt and George Streets to the west. It is best shown on Peter Bemi's plan of the Parish of Alexandria in 1841 (2). There is no evidence to show that Campbell undertook any particular improvements on his estate, and certainly not on or near the study area, during his period of ownership. A plan of this land in c. 1830 shows only an informal track in this area approximately following the line of Bourke Street (3).

This estate was sold by Campbell to Daniel Cooper and William Hutchinson in 1829 for 1000 pounds (4). Most of Waterloo and the surrounding suburbs remained in the hands of the Cooper family until the twentieth century. Land was very rarely sold although long-term leases could be purchased from the family. The Mt Lachlan Estate was subdivided into twenty-seven lots and the leases to these allotments were then put up for sale (5). The study area was included within Lot 1.

The subdivision plan shows the lot to have been leased but there is no evidence that any particular use or improvement was made of the study area for most of the nineteenth century. The area lies outside the scope of most metropolitan surveys of the nineteenth century and so, it is almost impossible to determine with certainty the presence or absence of activity on land in Waterloo until the very closing years of the century. At best only inferences may be drawn from the use of land which is documented in this period further to the north.

The environment largely dictated the use of this still largely swamp and dune land. It was largely unfit for agriculture except some market gardening and almost impossible to create any substantial subdivision for residential purposes. The presence of such large volumes of water encouraged the establishment of industries such as tanneries, slaughterhouses, fell-mongering and the like and this industrial profile was aided by the Noxious Industries Act of 1848 which required all industries which created "offensive" by-products to move beyond the city limits. Waterloo and its immediate neighbours became the home to a sparse settlement of small industrial concerns and market gardens and it remained this way until the very later part of the nineteenth century when the first substantial residential subdivision was made at Zetland.

In 1887 the Waterloo-Botany area ceased to be Sydney's source of water. In 1894-6 Sheas Creek was made into the present canal Alexandra Canal. These two events marked the end of the place as an isolated area of swamps and dams. Levelling and drainage produced good solid land for building and the road system was improved and extended. The decision of the absentee Cooper family to sell land finally opened it up for residential development at a time when the city was experiencing a property and economic boom during the 1880s.
Suburbs described Waterloo at that time as being the most rapidly advancing suburb in the city (6).

The only detailed survey of the study area was made in 1893. It shows a profile for the study area and its immediate environs consistent with that of the better documented areas of the southern part of the city. At a considerable distance to the north, beyond the study area in the area of McEvoy Street, was a soap works, stables and one other unspecified development. Neither Short Street nor Powell Street had been formed; the watercourse flowing into the Little Waterloo Dam still ran along the future alignment of this street.

The entire study area is vacant with the exception of two houses which had been built between 1880 and 1885 (7) at a point just with the study area, where Short Street intersects with Bourke Street. Slightly to the north of these two fenced residences was an area marked "plantation". The Rate Books for Waterloo describe these buildings as a "brick cottage", rated at an annual value of eighteen pounds, and a "brick house" rated annually at thirty-one pounds. The owner of the property at that time was Richard O'Connor (8). These two residences appear to have remained on the site until they were demolished to make way for a row of terraces in 1903 (9). The most consistent occupant was James Glenn, a carpenter.

At the beginning of the twentieth century the Bourke Street frontage of the study area adjoined the northern section of the residential area of the Zetland Estate. Apart from the two brick cottages on the study area this vacant land afforded the potential to continue the expansion accommodating the needs of the many people requiring housing near to their places of work.

In 1904 the land was still the property of the Cooper family. In that year a lease was created between the Cooper family and Frederick Green, Leonard Malon and George Hudson for the land which is now defined by Bourke Street, Powell Street, Short Street (at that time a lane at this point) and Aras Lane (10). Immediately the older cottages were demolished and a row of twelve weatherboard cottages with narrow yards and out-houses to each was constructed on this land. A night-soil lane (Aras Lane) was formed along the back of the properties. Variously sold and tenanted many times each these houses remained on the site until they were demolished in 1986. They are shown on a plan of 1919 to be identical with the only variations occurring in the out-buildings (11). They were popularly known as "Hudsons terraces".

Hudson died in 1907 and the leasehold passed to his wife and one other, John Hunter (12). In 1918 the property was purchased by Mrs Hudson and Hunter from the Cooper family for 1500 pounds (13). In the following year the property was valued at four thousand pounds (14). During the 1930s -1950s the various cottages were sold to individual owners. At about the same time the Chubb company, which occupied the remainder of the site, began to purchase the individual allotments, beginning with Lot 8 in 1958, to consolidate their ownership of the entire block (15).

The industrialisation of the block had commenced in the immediate pre-WWI period the southern area of Sydney became an important outlet for expansion of industry
from its older sites in Redfern building on the industrial profile established in the later part of the nineteenth century and taking advantage of the progressively reclaimed land from the swamps. Electricity also had been brought to the area in the new century. A sub-station was constructed on a parcel of land resumed for the purpose near the intersection of Powell Street and Aras Lane in c. 1924.
3.3 Holdsworth McPherson and Co.

The land between Elizabeth Street, Powell and Short Streets and Arras Lane appears to have remained vacant well into the first decades of the new century. The first sale of land was a single allotment now sited on Powell Street between the site of the future Luke Murra Building and Chubb premises on Elizabeth street and probably extending across to the northern side of the street although, at that time, Powell Street had not been formed. This land was sold from the Cooper family to William Taylor McPherson in November 1914 (1). McPherson made use of his purchase apparently almost immediately. The Waterloo Rate Book of 1920 records his property on Powell Street to have an improved capital value of 3800 pounds (2). Holdsworth McPherson and Co. were stone masons, specifically manufacturers of marble goods.

McPherson died in 1922 and his property was transferred to Alfred and Arthur Hawley, merchants of London, who were also partners in Holdsworth McPherson and Co. (3). The Hawley's formally transferred the property back again to Holdsworth McPherson and Co. in 1927 (4). The factory continued to grow in value; in 1930 its improved capital value was 6750 pounds (5).

Sands Directory lists the premises of this company from the mid-1920s as being on the northern side of the street but certainly they were in possession of the land adjoining the Chubb factory. With the introduction of Powell Street it may have split the working yard and storage into two parcels.

In 1932 Keep McPherson Ltd (its name was changed from Holdsworth Mcpherson and Co. in 1927 when it went into liquidation) sold the Powell Street property to the Chubb company (6). The stone masons' buildings and/or yard were demolished after this purchase and a new structure was erected over the site to allow for the extension of the Chubb factory.

3.4 E.A. Sloman and Others

In 1920 the small allotment at the corner of Elizabeth Street and Powell Street was occupied by the firm of E.A. Sloman, machinery manufacturers (1). Prior to that year there is no directory listing for any occupant of the site. The land was said to have been occupied as a yard for this firm (2). The Council rates for this property in 1920 would support this identification; both the improved and unimproved values of the site was estimated at 720 pounds (3). It was purchased in 1920 by the Chubb company (4) but the firm of Sloman is still identified in the Sands Directory as being in occupation until 1927. It does not appear separately in Rate Book valuations but would not do so even if still in occupation because the owner of the property, the Chubb company, was only identified for the purposes of the rates. It is impossible on the basis of the present evidence to determine when E. A. Sloman quit the site although it would appear to have been prior to 1925 at which time the Rate evaluations indicate that the Chubb company had expanded their premises to this site.

Adjacent to this allotment, on the land at the intersection of Elizabeth and Short Streets, it is claimed that this property was occupied by “a few temporary structures"
when it was purchased by the Chubb company in 1920 (5). At that time it was valued as an unimproved property to the value of 1283 pounds (6). There is no indication in any archival source of what these might have been and who might have owned them.

3.5 Luke Murras Pty Ltd

The year after William McPherson purchased his land on the study area the block adjoining it to the east on Powell Street (which was not formed at that time) was sold from the Cooper estate to Luke Grieve Readford Murras of Sydney in 1915 (1). Murras was a founder of the firm of Luke Murras Pty Ltd, engineers and blacksmiths. This company had commenced operation at Marrickville and then moved to Bridge Road, Glebe. With the purchase of the land at Waterloo the firm moved its operations to the new site building there a large industrial structure from light-weight steel. It had one single huge roof span (2). It was valued at four thousand pounds in 1920 (3) and just on five thousand pounds in 1925. By 1930 the improved capital value was over 12,000 pounds.

This company continued to operate separately from the Chubb factory until the building was acquired by the latter in 1949 (4).
3.6 The Chubb Company

The Chubb family company was established in 1818 in Wolverhampton in the UK. They soon developed into a major firm being awarded a Royal Patent in 1847. By the 1880s they were beginning to export their security devices.

The company appointed agents in Sydney and Melbourne in 1884 and soon afterwards in South Africa. The Sydney Agency became known as Chubbs Australian Company in 1897. Their office was in Clarence Street and here they arranged for the sale, installation and maintenance of their products. The company prospered in the building boom of the early twentieth century and there was a move to establish an Australian factory to replace the complete reliance on imported goods.

The site chosen for this new factory was at Waterloo. The company acquired two lots in 1920, one then occupied by E. A. Sloman as a storage yard and the other with some "temporary" structures. The first part of the factory occupied the site at the corner of Elizabeth and Short Streets. The one-storey building provided for all the manufacturing and assembling. Construction on this building is said to have begun in 1921. In 1923 a second building was added to the site. This occupied the former Sloman yard and comprised a two-storey administration building on the Powell street corner. The combined value of the two buildings in 1925 was over ten thousand pounds (1).

In 1932 the company expanded its premises by the purchase and redevelopment of the former Holdsworth McPherson stone yards adjoining the eastern side of the Chubb premises (2). In 1934 the value of this new building was estimated to be over five thousand pounds (3).

The Chubb factory prospered during the inter-war years. It continued to import material but a substantial amount of manufacture took place at Waterloo. It became involved in wartime production during the second World War. In the post-war years Chubbs remained financially secure through a policy of diversification. This success was exemplified by the substantial expansion of the factory premises.

In 1949 the Chubb company acquired the Luke Murras Building. During the 1950s and 1960s the company continued to expand towards Aras Lane. In 1958 a development application was submitted to Council for a new building at a cost of 60,000 pounds and in the following year another application was made for alterations and additions to the premises at a cost of 7700 pounds (4). Another extension costing 24,000 pounds was made in 1960 (5).

Even greater expansion was planned and in 1961 a factory on the opposite side of Powell Street was bought by the company. Beginning in the later 1950s the Chubb company began too purchase the cottages on Bourke Street, one at a time beginning with Lot 8 in 1958. The final cottage on Lot 2 was purchased in 1981.

Throughout the 1960s and 1970s more facilities were added to the consolidated site including a single-storey building used for the manufacture of safes in 1965 (6) and
a canteen block in 1968. In 1972 Council approved a Building Application for alterations and additions to the office at a cost of $29,000 (7).

In 1984 plans were developed to construct another large factory building on the Bourke Street frontage over the sites of the twelve, early twentieth century cottages. The houses were demolished in anticipation of this development but Council restricted the new building to the southern end of the site. The remaining land was then used as a car park.

In 1984 the Chubb companies were merged with Racal Electronics. Eventually the two came into the possession of a third party, Williams. New policies eventually prompted the dispersal of the Waterloo site in 1998. Since that time the building has stood vacant with parts of the Luke Murras building providing casual tenancies. The site is currently owned by Sanrise Pty Ltd.
SECTION 4.0

THE ARCHAEOLOGICAL RESOURCE

4.1 Summary Site Development

The preceding section presented the evidence contained in a variety of archival records for the development and use of the study area. In summary this development is:

- no evidence of development prior to the mid-1880s
- construction of two brick houses on Bourke Street in 1880-1885 (demolished 1904)
- construction of twelve weatherboard cottages on Bourke Street (1904)
- establishment of Holdsworth McPhersons' marble yard (and works) on middle part of site (1914)
- construction of Luke Murras Building (1915)
- use of Elizabeth Street frontage, in part, by E.A. Sloman (machinery manufacturer) as a yard and some temporary structures (c. 1920)
- construction of the first part of Chubb factory (1921)
- construction of second part of Chubb factory (c.1923)
- construction of electricity sub-station No. 110 (c. 1924)
- extension of Chubb factory over Holdsworth McPhersons property (1932)
- acquisition of Luke Murras building (1949)
- refurbishment and extension of factory to Arras Lane (1950s - 1960s)
- demolition of cottages (1984)
The Chubb factory in 1948 with the terraces of 1904 still standing on Bourke Street

(Source: Sydney City Archives Metropolitan Survey Series 1948)
4.2 Topography and Site Geography

The study area is trapezium-shaped with the parallel sides being Short and Powell Streets. It has frontages of approximately 191 metres to Powell Street, 157 metres to Short Street, 76 metres to Elizabeth Street and 75 metres to Bourke Street. The site has a slight slope towards the south-west. Internally there are several changes in level between the factory floors particularly from the Chubb building to the Luke Murras building.

4.3 Structures and Services

The study area is completely built over by the 1920s-1930s structures of the Chubb factory, the 1915 Luke Murras building and the extensions of the 1950s-1960s and 1984 from the Murras building to Bourke Street. The only vacant land is the remainder of the Bourke Street frontage which had previously been the site of several of the 1904 cottages. The Masterplan study identified a number of communications and service lines which surround the site (1). There are a number of connection points leading into the perimeter of the study area. The principal service within this block is a sewer which crosses from Powell Street to Short Street in the area of the former McPhersons Yard.

4.4 Geo-Technical Evidence

An environmental assessment has been made of this site. It identified up to 2.5 metres of fill over residual soils.

4.5 Visible Evidence

Prior to being notified of the requirement to undertake an archaeological assessment of this site some excavation was carried out in the area of the 1920s-1930s Chubb building. This excavation revealed accumulations of fill as well as what appear to be level surfaces possibly associated with industrial works. These levels are distinctive by their deep black colouring. The material removed from the excavation contains some quantities of artefacts principally metalwork and stone off-cuts particularly marble and granite. Very small quantities of cultural debris in the form of ceramics and glass may also be observed in this fill.

These features most likely derive from the use of the site as Sloman’s machinery yard and Holdsworth McPherson’s marble works. Certainly the stone off-cuts derive from the latter and the formed metalwork is quite plausibly from the former. These artefacts appear not to have come from any particular or discrete unit but appear to be part of a general pattern of waste which lies under the present factory deriving from the earlier uses. Possibly it has been spread about to assist in levelling the site for the use by the Chubb company. The levelled surfaces could belong to one or either or both of the former occupants’ yards. There is no evidence in any of the excavations of structural components.
4.6 Potential Archaeological Resource

On the basis of the evidence provided by archival and physical sources it has been concluded that the potential sub-surface archaeological resource of this site is likely to have the following profile:

- some evidence of the pre-existing environment in the form of residual soils and micro-flora
- minimal likelihood for unearthing Aboriginal relics
- some evidence of the methods used to clear and level the site during the nineteenth century principally in changes and additions, such as charcoal, to the residual soil profile
- little or no evidence of European occupation prior to the later nineteenth century
- little or no evidence of the two nineteenth century cottages erected on the Bourke Street frontage. This land has been twice redeveloped since the demolition of these buildings
- some evidence of the weatherboard cottages which occupied the Bourke Street frontage in those areas not redeveloped after the demolition of the houses in the 1980s
- evidence of Holdsworth McPherson stone masons’ yard in the form of levelled surfaces and artefacts. There is insufficient evidence to determine whether there is likely to be structural evidence that derives from this period of occupation. The material is likely to be disturbed to some degree by the construction of the Chubb factory over this site
- evidence of the E.A Sloman use of the site (approximately north-west corner) in the form of levelled surfaces and artefacts. There is unlikely to be structural evidence associated with this occupation. The material is likely to be disturbed to some degree by the construction of the Chubb factory over this site
- possible evidence of “temporary structures” which occupied the south-western corner of the Chubb site. If present the evidence is likely to be disturbed to some degree by the impact caused by the construction of the Chubb factory

The most sensitive areas of the site lie under the Chubb factory building of the 1920s-1930s and along the northern portion of the Bourke Street frontage. The archaeological evidence in these places is likely to have been compromised by the impact of the construction programme for the first and second phases of construction for the Chubb factory and by the more comprehensive demolition methods of the 1980s on Bourke Street.
Two views of excavation for tank showing stratigraphy of fill and, possibly, surfaces in the early Chubb building.

Wendy Thorp for St Hilliers Pty Ltd
Two views of excavation for a foundation for proposed new building within the early Chubb factory showing accumulation of fill containing portable relics, in this case, miscellaneous metalwork.

Wendy Thorp for St Hilliers Pty Ltd
SECTION 5.0

CULTURAL SIGNIFICANCE

5.1 Evaluation Criteria

"Heritage significance", "cultural significance" and "cultural value" are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of the item, its setting and relationship to other items, the response that the item stimulates in those who value it now and in the historical records which allow us to understand it in its own context. An assessment of what is significant is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or are found to document and illustrate aspects that have acquired a new recognition of importance.

Determining cultural value is at the basis of all planning for places of historic value. A clear determination of significance permits informed decisions for future planning that will ensure that the expressions of significance are retained, enhanced or at least are minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for and flexibility of any development.

An analysis of archival evidence provides the context for assessing significance. This analysis is presented in Section 3.0. An assessment of significance is made by applying standard evaluation criteria to the facts of the item's development and associations. These criteria are divided into two categories:

- **Nature of Significance**

- **Comparative Significance**

The four basic criteria used to assess the nature of an item's significance, for what reason it is significant, are those of Evolution and Associations (Historic), Creative and Technical Accomplishment (Aesthetic), Community Esteem (Social) and Research Potential (Scientific). Comparative significance, or the degree to which an item is significant, is assessed according to its value as a rare or representative element.

Items have value if they meet at least one of the nature of significance criteria and are good examples of either of the comparative criteria.
5.2 Assessment of Significance

5.2.1 Historic Significance

The historical associations of this site begin with the earliest periods of European settlement in the district. However, the principal historical association is with the industrial development of the Chubb Company and, to a lesser extent, the Luke Murras company. These associations are still comprehensively expressed in the above ground fabric of this site.

Prior to this industrial development the site was occupied in part by two nineteenth century houses which were superseded by a row of cottages in 1903. Elsewhere these was a machinery yard and stonemasons' yard. None of these homes or businesses had any particular significance for the area but they are representative of the scale, density and composition of occupation in Waterloo during the later nineteenth century and early twentieth century.

5.2.2 Technological Significance

The technological significance of this site is principally contained in the industrial structures which remain on the site and the associations with the Chubb factory. Evidence of industrial process contained within the building would have significance.

5.2.3 Scientific Significance

There is likely to be an archaeological resource within the site that documents aspects of past occupation which may be identified from archival sources. It is unlikely to add much detail to that which is already known, other than confirming those archival references. It is likely to be compromised in varying degrees by the impact of later construction work over these sites.

5.2.3 Degree of Significance

The archaeological evidence contained within the study area would be representative of its type and of the time and area from which it derives.

The potential archaeological resource of the Chubb factory site in Waterloo is assessed to have low cultural significance.
5.3 Statement of Significance

The historical associations of this site begin with the earliest period of European settlement in the district although, like most of Waterloo, it was not settled for residential purposes until the later years of the nineteenth century and early part of the twentieth century and then quite sparsely. At that time, also, there were a few small industrial concerns on part of the site. None of these homes or businesses had any particular significance for the area but they are representative of the scale, density and composition of occupation in Waterloo during the later nineteenth century and early twentieth century.

The principal historical association of the study area is with the industrial development of the Chubb Company and, to a lesser extent, the Luke Murras company. These associations are still comprehensively expressed in the above ground fabric of this site, its buildings and relics, and this, as well as the associations with the products of the Chubb Company, is the principal technological significance of this site.

Archaeological evidence would be representative of its type and of the time and area from which it derives but is unlikely to add much detail to that which is already known from archival sources other than confirming those references. Its scientific value is likely to be compromised in varying degrees by the impact of later construction work over these sites.

The potential archaeological resource of the Chubb factory site at Waterloo is assessed to have low cultural significance.
SECTION 6.0

MANAGEMENT

6.1 The Development Proposal and Its Impact

This site is proposed for redevelopment which entails a mix of commercial and residential space within the envelope of the existing factory and maintaining most of the significant above ground fabric. The work entails some excavation as follows:

- trenches for concrete pad foundations of a new building to be erected within the envelope of the Chubb factory. This work entails two trenches 17500mm in length, 900mm wide and 600mm in depth. One trench 15000mm in length, 900mm wide and 600mm deep. One trench 6500mm long, 1500mm wide and 600mm deep.

- an excavation for a stormwater detention basin being 9000mm long, 5500mm wide and 1100mm deep.

- a number of trenches for stormwater pipes.

Some of these excavations have already taken place, in particular, that for the stormwater detention basin. These excavations have revealed the surfaces, fill and artefacts discussed earlier in this report. The impact of this work will be to disturb some of the archaeological profile but a substantial component will remain in situ.

6.2 Statutory Considerations

When "relics", as these are defined in the NSW Heritage Act, are identified within a site a number of legislative requirements are made of the owners/managers of that site who will be responsible for the disturbance of that resource. The Act requires that an Excavation Permit is sought from the Heritage Council of NSW.

Application for an Excavation Permit will be a requirement for this site. The application must:

- nominate an archaeologist who will be responsible for the investigation and documentation of archaeological evidence

- provide a document called a "research design", essentially a specification of works, which describes how the archaeological investigation will be carried out and the issues to be addressed by it

- identify a permanent repository for artefacts which are obtained from the site and for the records which are generated by the archaeological investigation.
An application for a Permit is made through the Heritage Office of NSW. It may take twenty-eight days to process and it requires a small fee. No excavation of any kind may take place on the site until the applicant is notified of the permit’s approval.

Aboriginal relics are afforded protection by the National Parks and Wildlife Act. The identification at any time during the excavation of this site of Aboriginal relics will require notification to be made to the National Parks and Wildlife Service. The relics must be made safe and retained in situ until advice for their proper management is provided by the NPWS.

6.3 Financial Commitment

The owners/managers in the planning for this work must make adequate financial commitment to the pre-planning stages of the investigation, the fees and disbursements associated with the on-site investigation, comprehensive curation of artefacts (cleaning, cataloguing and archival storage) and complete documentation of the programme.

6.4 Archaeological Requirements

This analysis has concluded that there is a European archaeological resource of low cultural significance contained within part of the site of the former Chubb factory at Waterloo. The most archaeologically sensitive areas are likely to be within the area of the 1920s-30s Chubb factory and along part of the Bourke Street frontage. It will be necessary for the remainder of the excavation planned for this site to be monitored for the purpose of identifying and recording any significant and substantial archaeological relics which may be revealed during the course of this work.

The principal objectives of the work should be:

- to provide an archival record of significant features recovered during investigation and, as far as possible, interpret them in light of the archival evidence now available for it.

The management of any remnant industrial relics within the above ground fabric should be the subject of policy recommendations within the revised conservation plan.
6.5 Recommendations

On the basis of the evidence and analysis contained in this assessment it is recommended that:

- with respect to potential historic relics application is made for an Excavation Permit from the Heritage Council of NSW with requirements for monitoring of the remaining excavation and recording of archaeological features as necessary, curation of relics and documentation of the programme.

- with respect to potential relics of pre-historic occupation the identification at any time during the excavation of evidence of Aboriginal occupation will require notification to be made to the National Parks and Wildlife Service. The relics must be made safe and retained in situ until advice for their proper management is provided by the NPWS.
7.1 Endnotes

Section 3.1


6. NSW Department of Lands, *Metropolitan Detail Series Waterloo Section C. 1893. ML M Ser 4 811. 17/1.*


Section 3.2

1. LTO Primary Application 21931

2. P.L. Bemi, *Plan of the Parish of Alexandria County of Cumberland* 1841, ML M2811.181/1841/1

3. Ambrose Hallen, *Surry Hills Allotments* 1830. ML M2 811.18191/1830/1


5. *Plan of the Neighbourhood and Roads from Sydney to the Estate Named Mount Lachlan A Grant from the Crown to J.T. Campbell Esq* 1829


7. NSW Department of Lands, *Metropolitan Detail Series Waterloo Section C* 1893

8. Waterloo Rate Book, Bourke Street 1889 - 1896


10. LTO Primary Application 21931

11. Land Titles Office, *Plan of Subdivision of Land Comprised Within Certificate of Title Registered Volume 3266 Folio 166,1919*

12. LTO Primary Application 21931

13. Ibid.

14. Ibid.

15. LTO Certificate of Title Volume 4446 Folio 106
Archaeological Assessment: Former Chubb Factory, Waterloo

Section 3.3

1. LTO Book 1044 Number 344 (Deposited Deeds Packet 39047)
2. Waterloo Rate Book, Powell Street 1920 p. 29.
3. LTO Book 1314 Number 550 (Deposited Deeds Packet 39047)
4. LTO Book 1490 Number 585 (Deposited Deeds Packet 39047)
5. Waterloo Rate Book, Powell Street 1930 p. 20.
6. Book 1643 Number 539 Deposited Deeds Packet 39047)

Section 3.4

2. Tropman and Tropman Architects, Former Chubb Factory 830-838 Elizabeth Street Waterloo. Preliminary Conservation Plan and Heritage Impact Assessment, 6
3. Waterloo Rate Book, Elizabeth Street 1920, p. 29.
4. LTO Book 1304 No. 693.
5. Tropman and Tropman Architects, Former Chubb Factory 830-838 Elizabeth Street Waterloo. Preliminary Conservation Plan and Heritage Impact Assessment, 6
6. Waterloo Rate Book Elizabeth Street 1920, p.29

Section 3.5

1. LTO Book 1065 Number 480 (Deposited Deeds Packet 39047).
3. Waterloo Rate Book, Powell Street 1920 p. 29.
4. LTO Book 2199 Number 873 (Deposited Deeds Packet 39047)
Archaeological Assessment: Former Chubb Factory, Waterloo

Section 3.6

1. Waterloo Rate Book Elizabeth Street 1925, p. 34
2. LTO Book 1643 No. 539
3. Waterloo Rate Book Powell Street 1934, 24.
5. Council Development Application No.688/60
6. Council Development Application No.75/65
7. Council Building Application No.4/72

Section 4.3

LFA (Australia) Pty Ltd, *Draft Masterplan Report Former Chubb Site*, 7
7.2 Bibliography

7.2.1 Books, Reports and Monographs

Rosemary Annable
*South Sydney Heritage Study: Historical Report Roseberry, Zetland, Waterloo and Kensington.*

Doug Benson and Jocelyn Howell
*Taken for Granted the Bushland of Sydney and Its Suburbs*

Judith Eland
*South Sydney Shaping the Future*
South Sydney Schools. 1975.

LFA (Aust) Pty Ltd
*Draft Masterplan Report Former Chubb Site*
St Hilliers Pty Ltd. 1999.

NSW Legislative Assembly
*Report of the Commissioner Appointed to Inquire into the Supply of Water to Sydney and Suburbs. 1869*
Government Printer.

Sir Joynton Smith
*My Life Story*
Cornstalk Publishing Company. 1927.

Tropman and Tropman Architects
*Former Chubb Factory 830-838 Elizabeth Street Waterloo. Preliminary Conservation Plan and Heritage Impact Assessment*
St Hilliers Pty Ltd. 1998.
7.2.2 News, Journal Articles

Graeme Aplin
“People in an Alien Landscape: Early Sydney’s Environmental Context”
Sydney Before Macquarie A Difficult Infant (Ed. G. Aplin), 18-41

Ann Ross
“Tribal and Linguistic Boundaries: A Reassessment of the Evidence”
Sydney Before Macquarie A Difficult Infant (Ed. G. Aplin), 42 - 53

Notice of sale of Mt Lachlan Estate
The Australian 11 November 1829

7.2.3 Directories

Gibbs and Shallard
An Illustrated Guide to Sydney 1882

Sands and Kenny
City and Suburban Directory 1860 - 1932

7.2.4 Land, Title and Building Information

Land Titles Office
Certificate of Title Volume 3266 Folio 161, Volume 4844 Folio 150, Volume 4574 Folio 86, Volume 3395 Folio 161, Volume 4446 Folio 106

LTO Primary Application 21931

LTO Book F No. 801, 28-29 October 1829

LTO Book 1304 No. 693

LTO Book 1044 Number 344 (Deposited Deeds Packet 39047)

LTO Book 1314 Number 550 (Deposited Deeds Packet 39047)

LTO Book 1490 Number 585 (Deposited Deeds Packet 39047)

LTO Book 1643 Number 539 Deposited Deeds Packet 39047)

LTO Book 2199 Number 873 (Deposited Deeds Packet 39047)
Archaeological Assessment: Former Chubb Factory, Waterloo

Sydney City Council
Record of Building and Development Applications Chubb Factory
Sydney City Council Archives

Sydney City Council
Rate Books Waterloo Municipality (1889 - 1939)
Sydney City Council Archives

7.2.5 Maps and Plans

Ambrose Hallen
Surry Hills Allotments, Halls Grants as transferred not sold 1830
MI M2 811.1819/1830/1

Peter Lewis Bemi
Plan of the Parish of Alexandria County of Cumberland 1841
ML M2 811.181/1841/1

Plan of the Neighbourhood and Roads from Sydney to the Estate Named Mount Lachlan A Grant from the Crown to J.T. Campbell Esq 1829 (ML)

NSW Department of Lands
Metropolitan Detail Series Waterloo Section C. 1893
ML M Ser 4 811. 17/1

Land Titles Office
Plan of Subdivision of Land Comprised Within Certificate of Title Registered Volume 3266 Folio 166 .1919
Detail survey of the study area and environs in 1893. Short Street will be formed just below the position of the two houses on Bourke Street which were brick cottages erected between 1880 and 1885. The future alignment of Powell Street follows the beginning of the watercourse which is bridged at Elizabeth Street.

(Source: ML Metropolitan Detail Series Waterloo Sheet C, M Ser 4 811.17/1)
Former Chubb Site
830 - 838 Elizabeth Street - Waterloo

Masterplan Study

Aerial Photo

Figure 3

Principal divisions of the study area

Holdsworth McPherson Yard and Bourke Street frontage main archaeological areas