


Heritage Inventory Sheet

Item Name	Electrical Substation		
Recommended Name	Electricity Substation		
Site Image			
Address	285 Merrylands Road, Merrylands NSW 2160		
Lot/Section/DP	-	-	Part SP 69008
Current LEP ID	I209 (Cumberland LEP)		
Former LEP ID	I68 (Holroyd LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Utilities - Electricity	

Curtilage Map



Revised curtilage recommended- refer below.

Statement of Significance

The Electricity Substation is of local significance for its historic, aesthetic and rarity values. Built in 1928, the substation has historic significance as a structure purpose-built to provide electricity infrastructure to the local community. It is technically significance as a now redundant technology for the generation and distribution of electricity and retains some aesthetic significance as an intact example of the standardised types of suburban electricity substation constructed in the 1920s. This substation is also rare as one of a small group of remaining intact industrial infrastructure and is a good representative examples of Electricity Substation facilities that were established widely throughout Sydney as a result of increased electricity needs.

Criteria Assessment

a) Historic	The item has historic significance as a purpose-built structure providing electricity infrastructure services to the local community.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	Although, the item is an element of a now redundant technology for the generation and distribution of electricity, the item has some aesthetic significance as an intact example of the standardised types of suburban electricity substation constructed in the 1920s.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item forms a small collection of remaining substation structures in the wider community.
g) Representativeness	The item is representative of Electricity Substation facilities that were established widely throughout Sydney as the electricity network expanded, and population growth increased electricity needs.

Physical Description

The Electricity Substation on the corner of a large residential lot on Merrylands Road and Treves Street is a brick building with a single wide opening on its principle façade to Treves Street. The door is fitted with a modern steel roller door. It has a gabled roof with the gable end rendered with “Electrical Supply” and “1928” in relief. The corner pilasters are expressed with a soldier course of brick as the capital. There is a 4-pane, double-sash casement window on the north elevation. The roof has terracotta tiled cladding.

There is a small paved driveway leading to the entrance opening of the structure which has a yellow bollard set into it. A public concrete footpath that runs along Treves Street separates the structure from the road.

There is an extensive amount of leaf litter deposited on the roof to the north site, which appears to have damaged the guttering. The substation is set within a heavily developed area, with multi-storey developments encroaching the structure on most sides. Rubbish is being dumped on the site around the building.

Overall, the structure is in a fair condition due damage to guttering and the extent of rubbish dumped on the site.

Condition	Good	Fair	Poor
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Alterations and Additions

- Modern roller door to the entrance opening*
- Colorbond and steel security fencing*

As the building retains its overall form and structure it has high integrity.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1928
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Merrylands is located within the Parish of St John, County of Cumberland. In an undated map of the parish (likely circa 1835), the area that would later become Merrylands was divided into land granted to Richard Atkins, John Bowman, John Watts, and E. Lombley from as early as 1793. The main roads marked would later become known as Parramatta Road to the east and Woodville Road to the south. Liberty Plains was marked to the south-east of the area, which includes some areas of the later Merrylands locality.

Merrylands was named after the English home of politician and explorer Arthur Todd Holroyd who acquired land in the area in 1855. The area of Merrylands grew into an intensive agricultural settlement by 1850s and remained sparsely populated until the 1880s.

With the opening of the railway station in 1878, land surrounding the area was subdivided for housing and small farms. Brick and pottery production became a prominent industry in the area, and brickyards operated to supply local demand. Moderate estates were advertised in the 1880s, using the proximity to the station as a selling point. By this time, the pottery and brick making industry was flourishing and larger facilities were constructed, such as Goodlet and Smith Brickworks.

The subject property is located on 100 acres originally granted to Richard Atkins in 1793. In 1805, the land was conveyed to Edward Lamb, and then John Bowman in 1812. It remained with the Bowman

Family until 1875, when it was conveyed to Andrew Sutherland Low. The land remained with the Low family until 1912, when it was sold to John Miller and Neil McAuley, at which point it started being subdivided.

The Holroyd local government commenced supplying electricity to its municipality in 1923. The local authority purchased its supply in bulk from the Sydney Municipal Council at 5.5kV. The substation located in Auburn (No. 167) was the former bulk supply receiving station. The number of substations constructed in the Sydney region exploded from the late 1920s, with dozens of substations being constructed to cope with the expanding demand. While in the early years of network construction many substations had unique characteristics and were sited in response to a particular need, from the late 1920s standardised designs were generally used and expansion was based on a need to establish and expand the electricity grid rather than in response to localised or site-specific issues. The one located along corner of Merrylands Road and Treves Street is one of many built during this period to service the expanding population of the district and shares a similar design, size, and construction were provided in the former Holroyd municipality during the 1920s.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).		
5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Explore opportunities for adaptive reuse so that its presence within the community and its condition is maintained.
- The land surrounding the electricity substation has been redeveloped for the inclusion of a medium density residential apartment block. The heritage curtilage should be revised as shown in the figure below for the Cumberland LEP. Should the revised curtilage be adopted, this listing sheet does not reflect the current Lot/DP which will need to be altered.



Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Electrical Substation	I201
Heritage Study	Electrical Substation	I201
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	Graham Brooks and Associates Pty Ltd	1998	Holroyd Heritage Inventory Review
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

Other References

- Karskens, G. 1991. *Holroyd - A Social History of Western Sydney*. Sydney: University NSW Press.

- NSW OEH 2007, *Electricity Substation No. 167*, retrieved 29 March 2019, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5060568>

- Pennington, J. 2012. *Electricity Substations of the Sydney Municipal Council and other local authorities*. Sydney: James Pennington.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Electricity substation as it is situated on Merrylands Road.



Electricity substation showing medium-density development to the south.



Front façade and southern elevations of substation.



Substation showing development to the north.



Front façade of Electricity substation.