CITY OF SYDNEY

11 December 2025

At 5.00 pm

Central Sydney Planning Committee

Agenda

1. Disclosures of Interest
2. Confirmation of Minutes
3. Matters Arising from the Minutes
4. Development Application: 10-16 Bay Street, Ultimo - D/2025/276
5. Public Exhibition - Planning Proposal - 580 George Street, Sydney - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment
6. Post Exhibition - Planning Proposal - Oxford Street LGBTIQA+ Heritage Items (Stage 1) - Sydney Local Environmental Plan 2012 Amendment
7. Post Exhibition - Planning Proposal - Chinatown Heritage Items - Sydney Local Environmental Plan 2012 Amendment
8. Summary of Applications to be Reported to the Central Sydney Planning Committee

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As part of our democratic process, the City invites members of the community to speak directly to committee members during Central Sydney Planning Committee meetings about items on the agenda.

Webcast

In accordance with the *City of Sydney Code of Meeting Practice,* Central Sydney Planning Committee meetings are recorded and webcast live on the City of Sydney website at www.cityofsydney.nsw.gov.au.

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Guidelines

To enable the committee to hear a wide range of views and concerns within the limited time available, we encourage people interested in speaking at the Central Sydney Planning Committee to:

1. Register to speak by calling Secretariat on 9265 9702 or emailing secretariat@cityofsydney.nsw.gov.au before 10.00am on the day of the meeting.
2. Check the recommendation in the committee report before speaking, as it may address your concerns so that you just need to indicate your support for the recommendation.
3. Note that there is a three minute time limit for each speaker (with a warning bell at two minutes) and prepare your presentation to cover your major points within that time.
4. Avoid repeating what previous speakers have said and focus on issues and information that the committee may not already know.
5. If there is a large number of people interested in the same item as you, try to nominate three representatives to speak on your behalf and to indicate how many people they are representing.

At the start of each Central Sydney Planning Committee meeting, the Chair may reorder agenda items so that those items with speakers can be dealt with first.

Central Sydney Planning Committee reports are available at www.cityofsydney.nsw.gov.au

Item 1.

Disclosures of Interest

Pursuant to the provisions of the City of Sydney Code of Meeting Practice and the City of Sydney Code of Conduct, Members of the Central Sydney Planning Committee are required to disclose and manage both pecuniary and non-pecuniary interests in any matter on the agenda for this meeting.

In both cases, the nature of the interest must be disclosed.

This includes receipt of reportable political donations over the previous four years.

Item 2.

Confirmation of Minutes

Minutes of the following meeting of the Central Sydney Planning Committee are submitted for confirmation:

Meeting of 23 October 2025

Item 3.

Matters arising from the Minutes

Matters arising from the minutes of the Central Sydney Planning Committee of 23 October 2025.

Item 4.

Development Application: 10-16 Bay Street, Ultimo - D/2025/276

File Number: D/2025/276

Summary

Date of Submission:	4 April 2025 Amended plans submitted on 15 September and 2 October 2025
Applicant:	Council of the City of Sydney
Architect/Designer:	Candalepas Associates
Developer:	Council of the City of Sydney
Owner:	Council of the City of Sydney
Planning Consultant:	Urbis
Heritage Consultant:	Urbis
Cost of Works:	$66,855,658.10
Zoning:	The proposed development is defined as a Depot which is permissible with consent in the MU1 Mixed-Use zone.
Proposal Summary:	The application seeks consent for a Concept and Stage 1 Development Application (DA) pursuant to Section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the redevelopment of the City of Sydney Bay Street Depot. The Concept DA seeks to guide the redevelopment of the Bay Street Depot to continue operation as a Depot and includes the following key elements: • A 4-storey building envelope to a height of 16.1m at Bay Street East Depot (BSED) which can accommodate a gross floor area (GFA) of approximately 16,222m² and a Floor Space Ratio (FSR) of 1.5:1.

- Heavy vehicle access provided from William Henry Street and general vehicle access provided from Macarthur Street.

- A deep soil zone comprising a soil stabilisation grid which can accommodate vehicle parking within northwest portion of the site.

- A Design Excellence Strategy which outlines the framework for the Competitive Design Alternatives Process to deliver the highest standard of architectural design.

- A Preliminary Public Art Strategy which outlines the framework for the inclusion of public art within the redeveloped Depot.

A competitive design process will be undertaken following the Concept and Stage 1 DA approval and prior to the submission of a Stage 2 DA for the BSED building.

Under the SLEP 2012, a bonus of up to 10% building height or FSR is achievable where design excellence is demonstrated through a competitive design process. The proposed building envelope reflects a reference scheme that exceeds the 15m SLEP height control by 1.1m at the northern portion of the site. Allocation of the design excellence bonus will be explored through the competitive design process and documented in the Stage 2 DA.

A Design Excellence Strategy has been prepared for the site and is submitted with this DA. The design excellence strategy outlines the process and methodology for the proponent to implement a competitive design process for the redevelopment of the site in accordance with the City of Sydney Competitive Design Policy 2012.

The Concept DA is proposed to be staged as follows:

- Stage 1 - Detailed works to the Bay Street West Depot site to comprise of demolition, alterations and additions to fencing, provision of deep soil zones and temporary parking to accommodate the Stage 2 works.

- Stage 2 - Redevelopment of the BSED in accordance with the Concept Approval.

- Stage 3 - Public Domain works.

The DA seeks consent for Stage 1 detailed works relevant to the northwestern portion of the site consisting of:

- Demolition of the Electricians workshop, Central Administration building and fuel store and awning structure.
- Partial removal of existing fence connected to the Electricians Workshop building.
- Construction of a new fence to match the existing fence along the northwest property boundary corner.
- Implementation of a deep soil zone comprising a soil stabilisation grid in place of the demolished buildings.
- Provision of 26 temporary car parking spaces within the soil stabilisation grid. This temporary use is required to maintain Depot operations while the new building is developed under a future Stage 2 DA. Once construction is complete, the area will revert to its intended function as a landscaped deep soil zone.

Notification

The application was notified for a period of 28 days between 16 April and 15 May 2025, with 9 submissions received. The key issues raised relate to the location of the depot, amenity impacts, bulk, scale and character, noise, pollution and construction, overdevelopment, design excellence, and property value.

Assessment

Following an assessment of the proposed development by Council Officers and an External Planning Consultant, requests for additional information and amendments were sent to the applicant on 17 June 2025 and 22 July 2025.

The applicant provided additional information and a response to the requests on 15 September and 2 October 2025.

The amended proposal, subject to conditions, adequately addresses the relevant issues and those raised, as detailed in this report.

The application is referred to the Central Sydney Planning Committee (CSPC) for determination as the proposal is "major development" for the purposes of the City of Sydney Act 1988.

	The owner and applicant for the development is the Council of the City of Sydney. As such the application is a Council-related development application.The assessment process has therefore been managed in accordance with Council's adopted conflict of interest policy as required by the Act and Section 66A of the Environmental Planning and Assessment Regulation 2021. This includes the independent assessment of the application by an external consultant and determination by the CSPC. The DA was also exhibited for 28 days, thereby satisfying Schedule 1 Clause 9B of the Environmental Planning and Assessment Act 1979.
Summary Recommendation:	The development application is recommended for approval, subject to conditions.
Development Controls:	City of Sydney Act 1988 Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2021 SEPP (Resilience and Hazards) 2021 SEPP (Transport and Infrastructure 2021 SEPP (Biodiversity and Conservation) 2021 SEPP (Sustainable Buildings) 2022 Sydney Local Environmental Plan 2012 Sydney Development Control Plan 2012
Attachments:	**Attachment A.** Independent Assessment Report **Attachment B.** Recommended Conditions of Consent **Attachment C.** Selected Drawings **Attachment D.** Design Excellence Strategy **Attachment E.** Landscape Strategy **Attachment F.** Submissions

Recommendation

It is resolved that consent be granted to Development Application Number D/2025/276 subject to the conditions set out in Attachment B to the subject report.

Reasons for Recommendation

The application is recommended for approval for the following reasons:

(A) The proposal satisfies the objectives of the Environmental Planning and Assessment Act 1979 in that, subject to the imposition of appropriate conditions as recommended, it achieves the objectives of the planning controls for the site for the reasons outlined in the report to the Central Sydney Planning Committee.

(B) The proposal generally satisfies the objectives and provisions of the Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.

(C) The proposal is consistent with the objectives of the MU1 Mixed-Use zone.

(D) The proposed development has acceptable impacts on the heritage significance of the heritage items within the development site. The development is in accordance with the aims and objectives for heritage conservation provided in Clause 5.10 of the Sydney Local Environmental Plan 2012.

(E) Subject to compliance with the Design Excellence Strategy, dated November 2025, prepared by Chief Operations Office City of Sydney on behalf of the City of Sydney and the undertaking of a competitive design process, and compliance with the recommended conditions of consent, the development is considered to exhibit design excellence, consistent with the provisions of Clause 6.21C of the Sydney Local Environmental Plan 2012.

(F) The proposed development is unlikely to result in any significant adverse environmental or amenity impacts on surrounding properties, the public domain, and the broader locality, subject to conditions.

(G) The public interest is served by the approval of the proposal, as amendments to the development application have addressed the matters raised by the City and the community, subject to recommended conditions imposed relating to remediation, heritage conservation, design excellence, and site access.

GRAHAM JAHN AM

Chief Planner / Executive Director City Planning, Development and Transport

Attachment A

Independent Assessment Report

Development Application: 10-16 Bay Street, Ultimo - D/2025/276

File Number: D/2025/276

Summary

Date of Submission:	4 April 2025 Amended drawings and supporting documentation submitted on 15 September 2025, 2 October 2025 and 13 November 2025.
Applicant:	The Council of the City of Sydney
Architect/Designer:	Candalepas Associates
Developer:	The Council of the City of Sydney
Owner:	The Council of the City of Sydney
Planning Consultant:	Urbis
Heritage Consultant:	Urbis
Cost of Works:	$66,855,658.10
Zoning:	MU1 Mixed Use The proposed development is defined as a Depot which is permissible with consent in the MU1 Mixed Use zone.
Proposal Summary:	The application seeks consent for a Concept and Stage 1 Development Application (DA) pursuant to Section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the redevelopment of the City of Sydney Bay Street Depot.

The Concept DA seeks to guide the redevelopment of the Bay Street Depot to continue operation as a Depot and includes the following key elements:

- A 4-storey building envelope to a height of 16.1m at Bay Street East Depot (BSED) which can accommodate a gross floor area (GFA) of approximately 16,222m² and a Floor Space Ratio (FSR) of 1.5:1.

- Heavy vehicle access provided from William Henry Street and general vehicle access provided from Macarthur Street.

- A deep soil zone comprising a soil stabilisation grid which can accommodate vehicle parking within northwest portion of the site.

- A Design Excellence Strategy which outlines the framework for the Competitive Design Alternatives Process to deliver the highest standard of architectural design.

- A Preliminary Public Art Strategy which outlines the framework for the inclusion of public art within the redeveloped Depot.

A competitive design process will be undertaken following the Concept and Stage 1 DA approval and prior to the submission of a Stage 2 DA for the BSED building.

Under the SLEP 2012, a bonus of up to 10% building height or FSR is achievable where design excellence is demonstrated through a competitive design process. The proposed building envelope reflects a reference scheme that exceeds the 15m SLEP height control by 1.1m at the northern portion of the site. Allocation of the design excellence bonus will be explored through the competitive design process and documented in the Stage 2 DA.

A Design Excellence Strategy has been prepared for the site and is submitted with this DA. The design excellence strategy outlines the process and methodology for the proponent to implement a competitive design process for the redevelopment of the site in accordance with the City of Sydney Competitive Design Policy 2012

The Concept DA is proposed to be staged as follows:

- Stage 1 - Detailed works to the Bay Street West Depot site to comprise of demolition, alterations and additions to fencing, provision of deep soil zones and temporary parking to accommodate the Stage 2 works.

- Stage 2 - Redevelopment of the BSED in accordance with the Concept Approval.

- Stage 3 - Public Domain works.

The DA seeks consent for Stage 1 detailed works relevant to the northwestern portion of the site consisting of:

- Demolition of the Electricians workshop, Central Administration building and fuel store and awning structure.

- Partial removal of existing fence connected to the Electricians Workshop building.

- Construction of a new fence to match the existing fence along the northwest property boundary corner.

- Implementation of a deep soil zone comprising a soil stabilisation grid in place of the demolished buildings.

- Provision of 26 temporary car parking spaces within the soil stabilisation grid. This temporary use is required to maintain Depot operations while the new building is developed under a future Stage 2 DA. Once construction is complete, the area will revert to its intended function as a landscaped deep soil zone.

Notification

The application was notified for a period of 28 days between 16 April and 15 May 2025, with 9 submissions received. The key issues raised relate to the location of the depot, amenity impacts, bulk, scale and character, noise, pollution and construction, overdevelopment, design excellence and property value.

Assessment

Following an assessment of the proposed development by Council Officers and Independent External Planning Consultant, requests for additional information and amendments were sent to the applicant on 17 June 2025, 22 July 2025 and 5 November 2025.

The applicant provided additional information and a response to the requests on 15 September, 2 October 2025 and 13 November 2025.

The amended proposal, subject to conditions, adequately addresses the relevant issues and those raised, as detailed in this report.

	The application is referred to the Central Sydney Planning Committee (CSPC) for determination as the proposal is "major development" for the purposes of the City of Sydney Act 1988. The owner and applicant for the development is the Council of the City of Sydney. The assessment process has therefore been managed in accordance with Council's adopted conflict of interest policy as required by the Act and Section 66A of the Environmental Planning and Assessment Regulation 2021. This includes the independent assessment of the application by an external consultant and determination by the CSPC. The DA was also exhibited for 28 days, thereby satisfying Schedule 1 Clause 9B of the Environmental Planning and Assessment Act 1979.
Summary Recommendation:	The development application is recommended for approval, subject to conditions.
Development Controls:	City of Sydney Act 1988 Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2021 SEPP (Resilience and Hazards) 2021 SEPP (Transport and Infrastructure) 2021 SEPP (Biodiversity and Conservation) 2021 SEPP (Sustainable Buildings) 2022 Sydney Local Environmental Plan 2012 Sydney Development Control Plan 2012
Attachments	B. Recommended Conditions of Consent C. Selected Drawings D. Design Excellence Strategy E. Landscape Strategy F. Submissions

Recommendation

It is resolved that consent be granted to Development Application Number D/2025/276 subject to the conditions set out in Attachment B to the subject report.

Reasons for Recommendation

The application is recommended for approval for the following reasons:

(A) The proposal satisfies the objectives of the Environmental Planning and Assessment Act 1979 in that, subject to the imposition of appropriate conditions as recommended, it achieves the objectives of the planning controls for the site for the reasons outlined in the report to the Central Sydney Planning Committee.

(B) The proposal generally satisfies the objectives and provisions of the Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.

(C) The proposal is consistent with the objectives of the MU1 Mixed Use zone.

(D) The proposed development has acceptable impacts on the heritage significance of the heritage items within the development site. The development is in accordance with the aims and objectives for heritage conservation provided in Clause 5.10 of the Sydney Local Environmental Plan 2012.

(E) Subject to compliance with the Design Excellence Strategy, dated November 2025, prepared by Chief Operations Office City of Sydney on behalf of the City of Sydney and the undertaking of a competitive design process, and compliance with the recommended conditions of consent, the development is considered to exhibit design excellence, consistent with the provisions of Clause 6.21C of the Sydney Local Environmental Plan 2012.

(F) The proposed development is unlikely to result in any significant adverse environmental or amenity impacts on surrounding properties, the public domain, and the broader locality, subject to conditions.

(G) The public interest is served by the approval of the proposal, as amendments to the development application have addressed the matters raised by the City and the community, subject to recommended conditions imposed relating to remediation, heritage conservation, design excellence and site access.

Background

The Site and Surrounding Development

1. The site has a legal description of Lot 1 and 2 DP87619, Lot 1 DP81399 and Lot 1 DP89317, known as 10-16 Bay Street, Ultimo.

2. It is irregular in shape with area of approximately 19,989sqm. The site comprises an entire street block and is bound by William Henry Street to the north, Wattle Street to the east, MacArthur Street to the south and Bay Street to the west. The site has a generally flat topography.

3. The site is currently occupied by a depot operated by the City of Sydney. The entire depot site currently accommodates various buildings including office, storage, car parking and two local heritage items. The existing depot site operates 24 hours a day, 7 days a week and accommodates three key operational areas for the City of Sydney including:

    - Cleansing and waste services
    - Civil infrastructure maintenance services
    - Vehicle storage and fleet services.

4. Vehicular access to the site is provided from Bay Street and the vehicle exit point is located along William Henry Street. There are further vehicle entry/exit points (roller doors) located along Macarthur Street; however, these are not main access points and are used for occasional deliveries only.

5. The site contains a locally listed heritage item under the Sydney Local Environmental Plan 2012 (SLEP 2012) being I2277 - Bay Street Depot former stables and factory building including interiors and Bay Street garages and street wall.

6. The site is located within the Blackwattle catchment's main flow path and is subject to overland flooding during minor and major flood events.

7. A 6-metre-wide Sydney Water Easement (identified as J154065) runs north-south through the depot site in alignment with Blackwattle Lane. The easement splits the site into two land parcels, referred to as Bay Street East Depot and Bay Street West Depot in this application.

8. The surrounding area is characterised by a mixture of land uses, consisting of public open space, commercial and residential land uses. Specifically, the surrounding area consists of:

    - North - Wentworth Park is located to the north of the site which features a large open space and mature street trees and plantings. Further north is the Wentworth Park Sporting Complex, Sydney Fish Markets and Blackwattle Bay.
    - East - Victorian and Federation warehouses that accommodate commercial tenancies which form part of the MU1 Mixed Use zone.
    - South - a mix of residential development including apartments, some with ground floor retail and three-storey terrace housing. Commercial development and Mountain Street Reserve is also located south of the site.

- West - residential development comprising a mix of apartment buildings varying in size. Commercial tenancies are located at street level on the northwestern side of the site.

9. A site visit was carried out on 30 June 2025.

10. Photos of the site and surrounds are provided below.

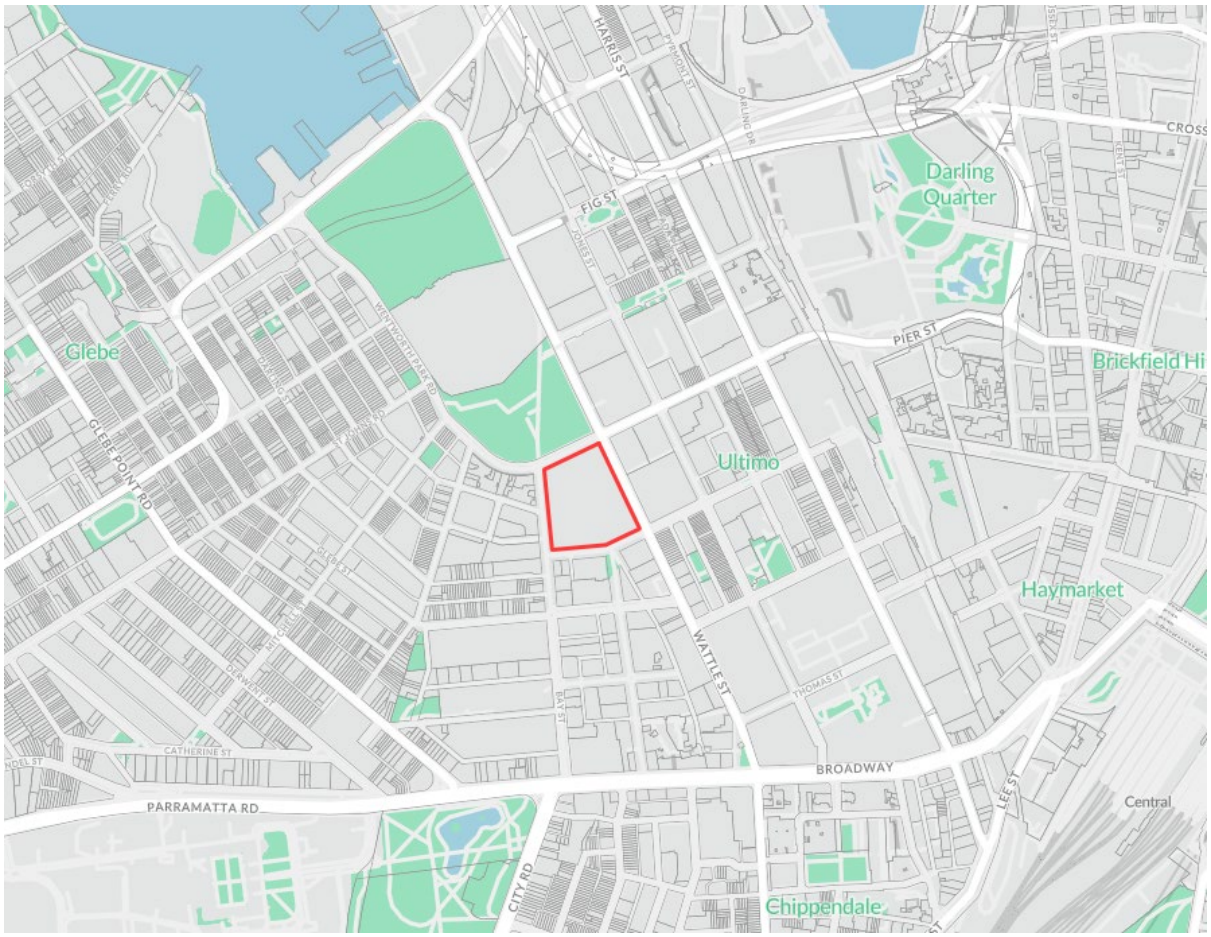


Figure 1: Location and Context of subject site



Figure 2: Aerial view of site and surrounds



Figure 3: Site frontage to William Henry Sreet



Figure 4: Site frontage to the intersection of William Henry Street and Wattle Street



Figure 5: Site frontage to the intersection of Wattle Street and Macarthur Street



Figure 6: Site frontage to Bay Street



Figure 7: Sydney Water easement running north to south through the site



Figure 8: View through the site looking east to existing buildings on opposite side of Wattle Street

History Relevant to the Development Application

Development Applications

11. The following applications are relevant to the site and current proposal:

- **D/2015/1724** – Development consent was granted on 5 May 2016 for upgrade works to Council's 'Bay Street Depot' including demolition of workshops and new substation and pump room on Bay Street and works to vehicular entry on William Henry Street. The site also has frontage to Wattle and Macarthur Streets.

- **D/2017/1405** – Development consent was granted on 14 November 2017 for internal alterations to Council's 'Bay Street Depot' including demolition of the existing mezzanine within the existing main Stable block, removal of internal partitioning, office and meal rooms, and internal reconfiguration of the Harness Workshop to provide new accessible and female amenities.

- **D/2018/886** – Development consent was granted on 14 September 2018 for alterations to Bay Street Depot including structural reinforcement works to existing parapet wall on Building F (Stables Building).

- **D/2018/1140** – Development consent was granted on 5 December 2018 for the demolition of garage building (building 15) and retain its footprint area to use for truck parking. The proposal also includes the addition of a steel portal frame structure to support the Bay Street wall.

- **D/2019/538** – Development consent was granted on 4 October 2019 for internal and external structural remediation works to former factory building (Local heritage item I2277).

- **D/2020/906** – Development consent was granted on 2 October 2020 for the replacement of existing roller shutter with fence – relevant to part of the site identified as local heritage item I2277 ‘Bay Street Depot former stables and factory buildings, including interiors and Bay Street garages street wall.'

Amendments

12. Following a preliminary assessment of the proposed development by Council Officers, a request for additional information and amendments was sent to the applicant on 17 June 2025. The request sought additional information on the following items:

- Concept Envelope diagrams
- Flood Levels
- Demolition Plan
- Building Splays
- Potential Footpath widening to William Henry Street

13. Following a preliminary assessment of the proposed development by the Independent External Town Planner and Council Officers, a further request for additional information and amendments was sent to the applicant on 22 July 2025. The request sought additional information on the following items:

    - Urban Design
    - Design Excellence
    - Tree Management
    - Public Domain
    - Environmental Health
    - Heritage
    - Landscaping
    - Public Art
    - Public Submissions

14. Following an assessment of the additional information by Council Officers, a further request for additional information was sent to the applicant on 5 November 2025. The request sought additional information on acid sulfate soils management and flooding.

15. The applicant responded to the request on 15 September 2025, 2 October 2025 and 13 November 2025 submitting the following information:

    - Architectural Plans
    - Aboriginal Objects Assessment
    - Arborist Advice
    - Civil Plans
    - Landscape Plans
    - Design Excellence Strategy
    - Detailed Site Investigation (East)
    - Detailed Site Investigation (West)
    - Interim Site Audit Advice
    - Flooding, Stormwater Management Plan and Stormwater Quality Assessment
    - Geotechnical Advice
    - Heritage Response
    - Historical Archaeological Assessment

- Planning Statement - Response to Request for Further Information
- Public Art Strategy
- Traffic and Transport Assessment and Swept Paths
- Acid Suflate Soils Management Plan (ASSMP)
- Flood Emergency Response Plan

16. The additional information provided addressed issues raised by Council and included following amendments to the development:

- Setback of the Concept Building envelope increased by 1.5m along the western boundary to enable the widening of the William Henry Street footpath providing space for verge planting consistent with the street frontage further west.
- Incorporation of building splays into the concept envelope at key corners to reflect existing conditions and improve pedestrian safety and amenity. A 3.2-metre splay is provided at the corner of Wattle and Macarthur Streets, and a 3-metre splay at the corner of Wattle and William Henry Streets, consistent with the existing built form on the eastern portion of the site
- Introduction of an additional stage to the development comprising Stage 3 to deliver the public domain works associated with the 1.5-metre footpath widening along William Henry Street. These public domain works will be delivered following completion of the Concept Development on the Bay Street East Depot site (Stage 2).

Proposed Development

17. The application seeks consent for a Concept and Stage 1 Development Application (DA) pursuant to Section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the redevelopment of the City of Sydney Bay Street Depot at 10-16 Bay Street, Ultimo. Specifically, consent is sought for the following:

18. Concept DA

The Concept DA seeks to guide the redevelopment of the Bay Street Depot to continue operation as a Depot and includes the following key elements:

- A 4-storey building envelope to a height of 16.1m at Bay Street East Depot (BSED) which can accommodate a gross floor area (GFA) of approximately 16,222m² and a Floor Space Ratio (FSR) of 1.5:1.
- Heavy vehicle access provided from William Henry Street and general vehicle access provided from Macarthur Street.
- A deep soil zone comprising a soil stabilisation grid which can accommodate vehicle parking within northwest portion of the site.

- A Design Excellence Strategy which outlines the framework for the Competitive Design Alternatives Process to deliver the highest standard of architectural design.

- A Preliminary Public Art Strategy which outlines the framework for the inclusion of public art within the redeveloped Depot.

19. A competitive design process will be undertaken following the Concept and Stage 1 DA approval and prior to the submission of a Stage 2 DA for the BSED building.

    Under the SLEP 2012, a bonus of up to 10% building height or FSR is achievable where design excellence is demonstrated through a competitive design process. Pending the successful satisfaction of these provisions, it is the applicant's intention to utilise the bonus for additional height. The proposed building envelope reflects a reference scheme that exceeds the 15m SLEP height control by 1.1m at the northern portion of the site. Allocation of the design excellence bonus will be explored through the competitive design process and documented in the Stage 2 DA.

20. Clause 6.21D(1)(c) of the SLEP 2012 requires a design competition for any development which requires preparation of a site-specific development control plan under Clause 7.20. Clause 7.20(2)(b) of the SLEP 2012 requires the preparation of site specific DCP for sites greater than 5,000sqm.

    Section 4.23(2) of the EP&A Act allows a requirement to prepare a DCP to be satisfied by the making and approval of a concept development application. This DA seeks approval for a Concept Proposal and a competitive design process will be undertaken prior to the lodgement of a detailed DA

21. A Design Excellence Strategy has been prepared for the site and is submitted with this DA. The design excellence strategy outlines the process and methodology for the proponent to implement a competitive design process for the redevelopment of the site in accordance with the City of Sydney Competitive Design Policy 2012. Key features of the proposed Design Excellence Strategy are as follows:

    - Outlines the location and extent of the competitive design process and whether the competitive design process is seeking additional height or floor space.

    - An 'invited' Competitive Design Alternatives Competition will be completed for the site in accordance with a Competitive Design Brief to be endorsed by the City of Sydney.

    - Three (3) competing architects will be invited to participate in the Competitive Design Process.

    - A developer's selection panel will be established comprising four (4) members to select the preferred scheme. Two (2) of the members to be nominated by the proponent and two (2) nominated by the City (City Planning Development & Transport) and who have no pecuniary interests in the development proposal or involvement in approval processes;

    - An independent observer appointed by the City of Sydney will observe the Competitive Design Process.

    - A Competitive Design Report verifying the Competitive Design Process will be prepared prior to or as part of the Detailed DA submission.

22. Plans and elevations of the concept DA are provided below.

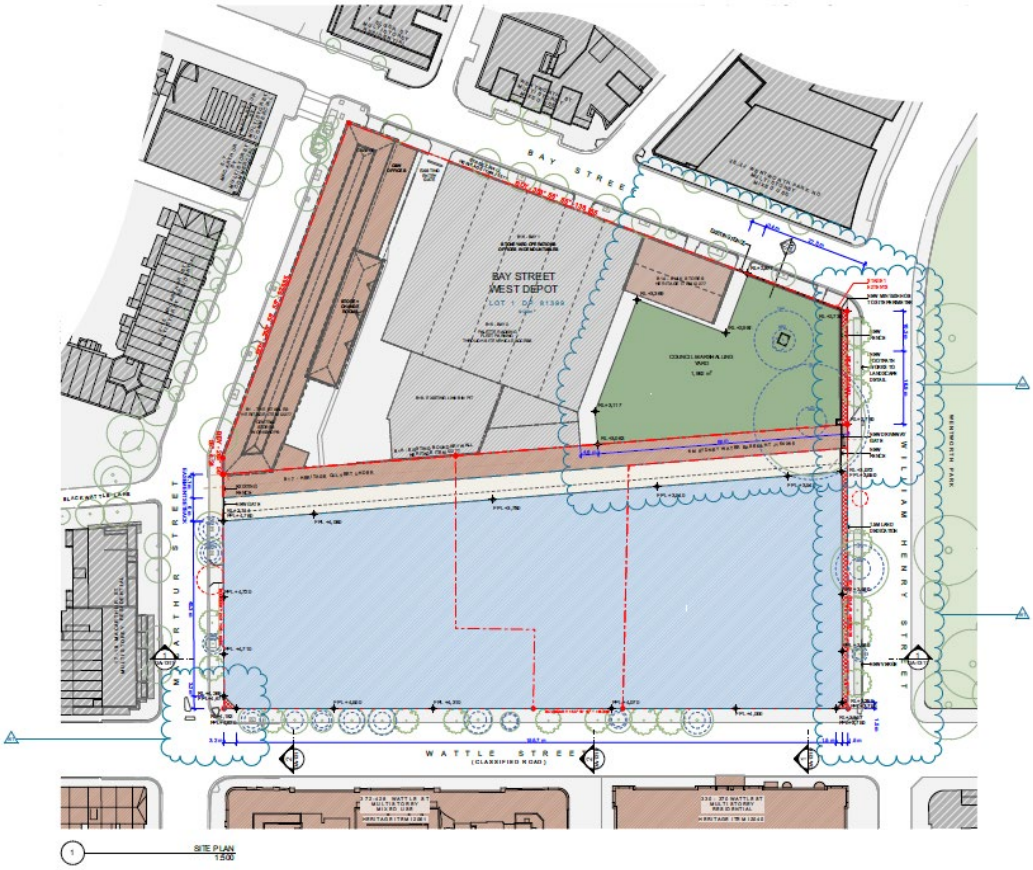


Figure 9: Proposed Concept Site Plan

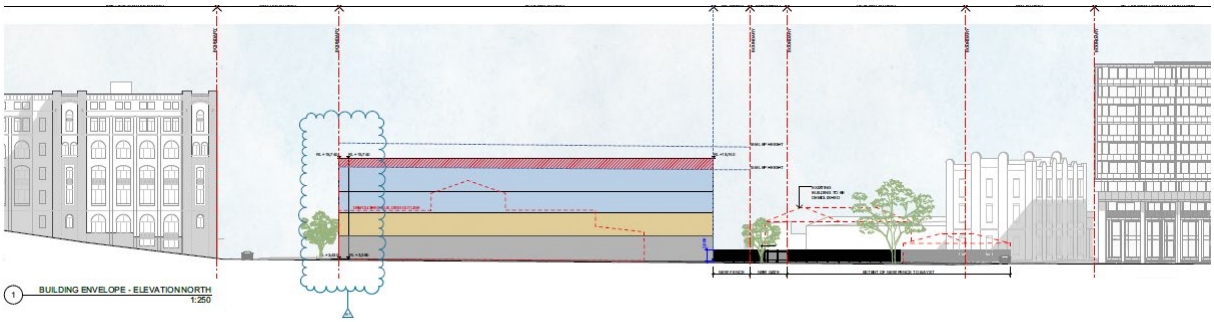


Figure 10: Proposed Concept Elevation with indicative 10% height increase hatched in red

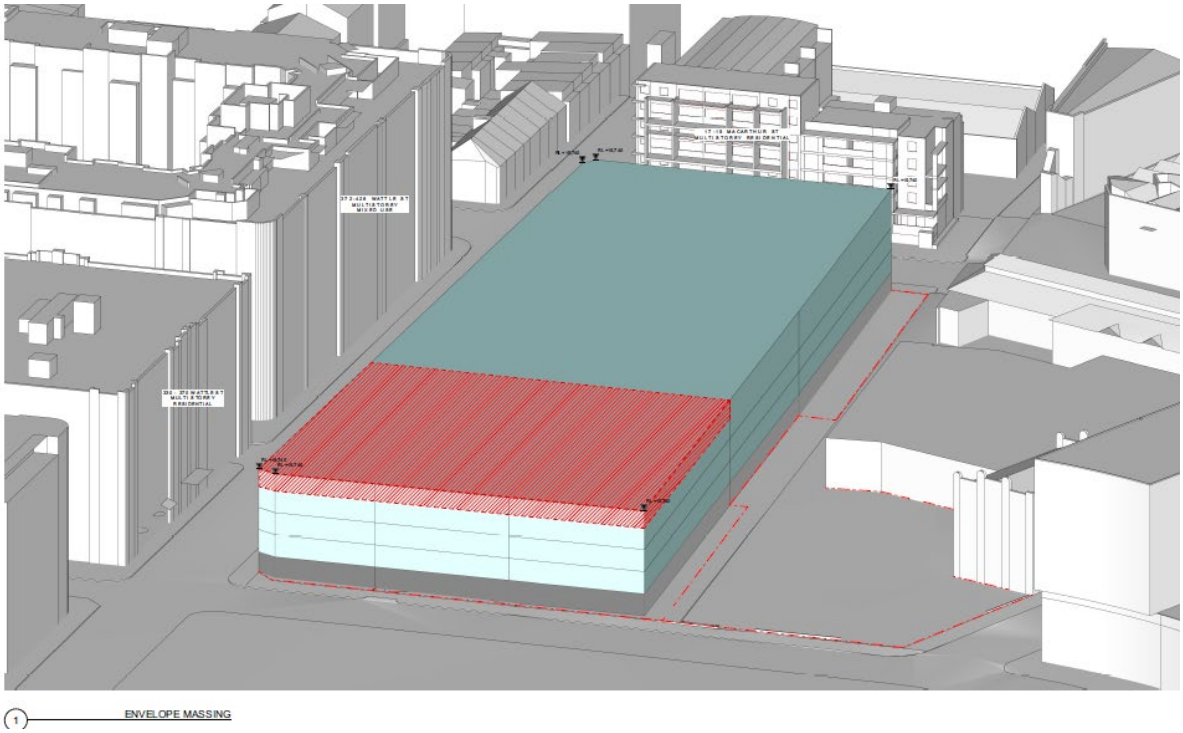


Figure 11: Proposed Concept Envelope Massing with indicative 10% height increase hatched in red

23. A Reference Scheme has been submitted with the application to demonstrate how a building can be established within the proposed envelope while maintaining reasonable impacts to the surrounding environment, achieving a practical floor plate that achieves the operational requirements of the Depot and enables a positive streetscape presentation.

24. The Concept DA is proposed to be staged as follows:

- Stage 1 - Detailed works to the Bay Street West Depot site to comprise of demolition, alterations and additions to fencing, provision of deep soil zones and temporary parking to accommodate the Stage 2 works.
- Stage 2 - Redevelopment of the BSED in accordance with the Concept Approval.
- Stage 3 - Public Domain works.

25. Stage 1 Detailed DA

The DA seeks consent for Stage 1 detailed works relevant to the northwestern portion of the site consisting of:

- Demolition of the Electricians workshop, Central Administration building and fuel store and awning structure.
- Partial removal of existing fence connected to the Electricians Workshop building.
- Construction of a new fence to match the existing fence along the northwest property boundary corner.

- Implementation of a deep soil zone comprising a soil stabilisation grid in place of the demolished buildings.

- Provision of 26 temporary car parking spaces within the soil stabilisation grid. This temporary use is required to maintain Depot operations while the new building is developed under a future Stage 2 DA. Once construction is complete, the area will revert to its intended function as a landscaped deep soil zone.

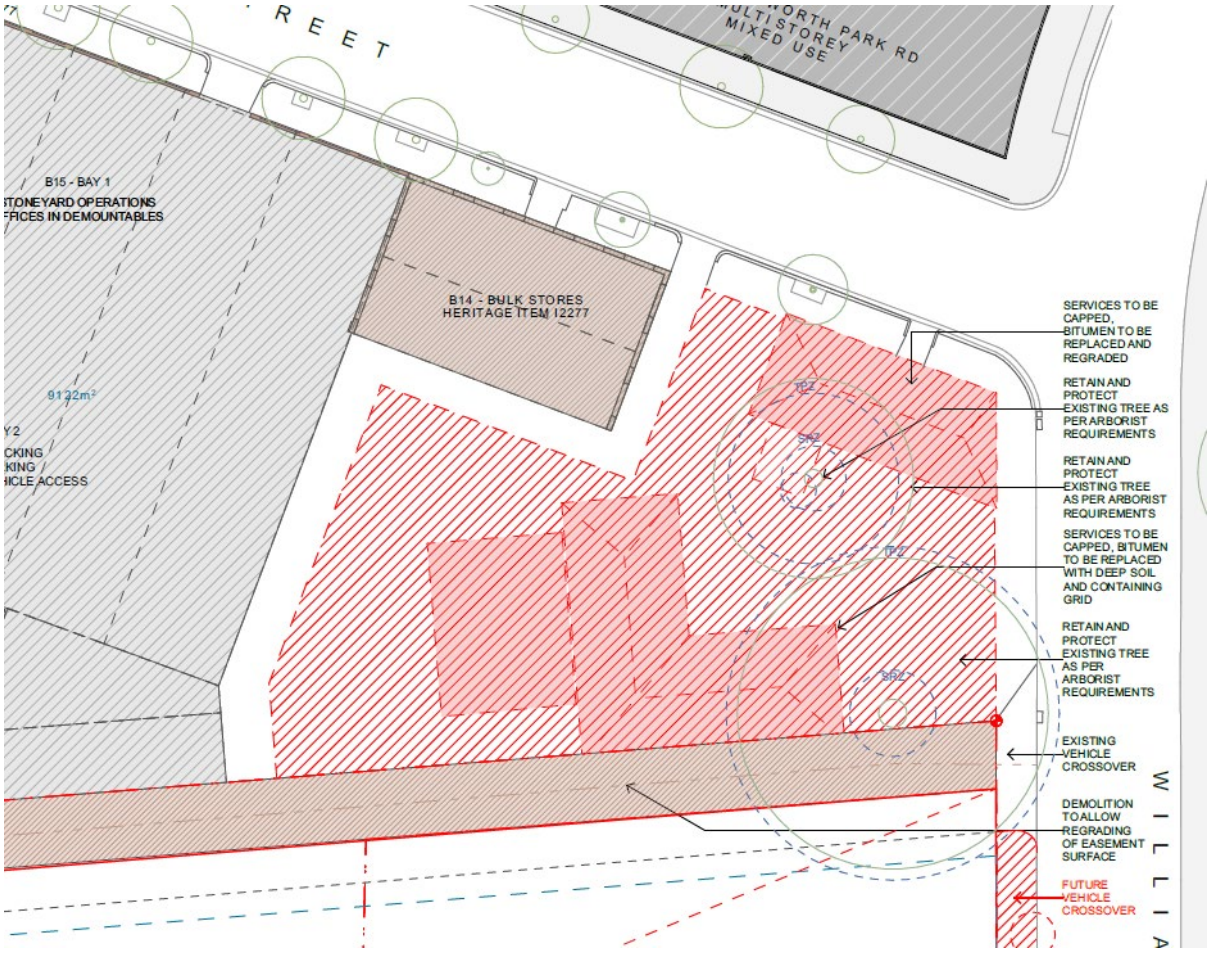


Figure 12: Stage 1 Demolition Plan

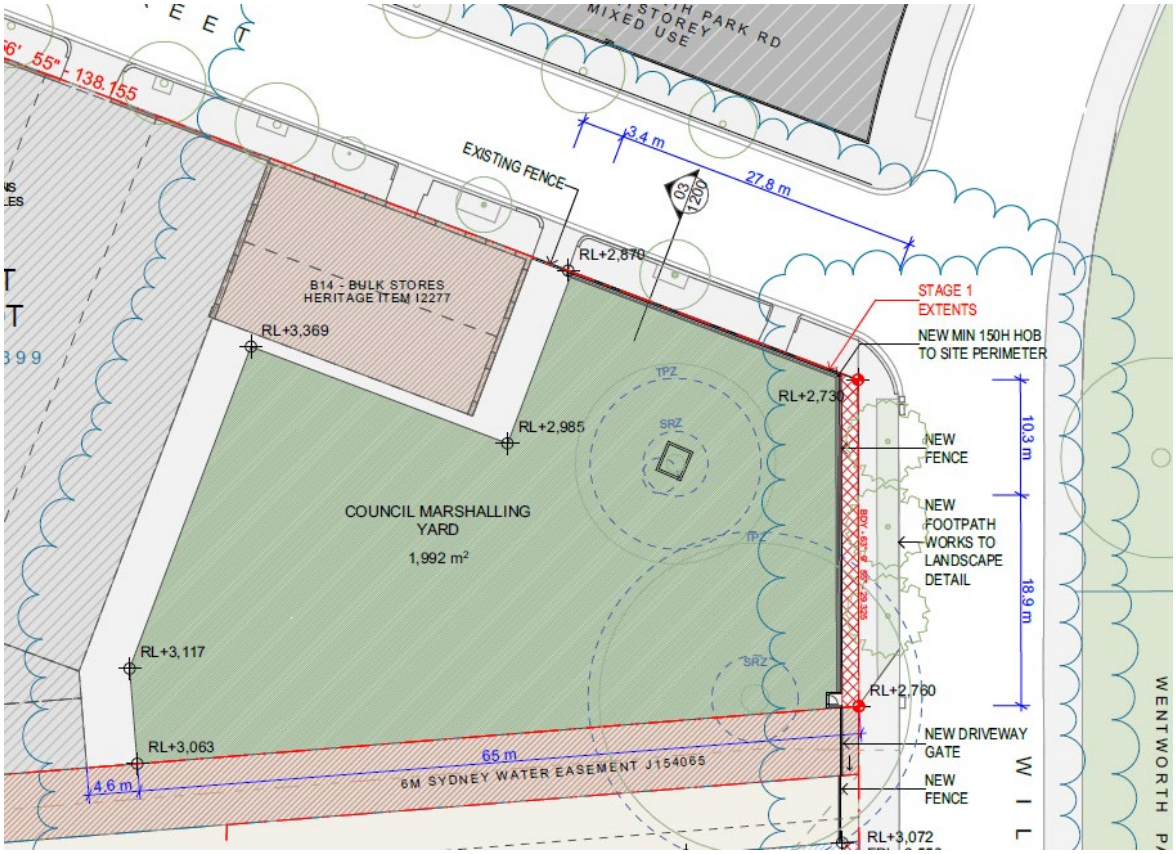


Figure 13: Stage 1 Site Plan



Figure 14: Stage 1 Temporary Parking Area

Assessment

26. The proposed development has been assessed under Section 4.15 of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policies

State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land

27. The aim of SEPP (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land is to ensure that a suite is suitable for its intended use and will not increase the risk to health, particularly in circumstances where a more sensitive land use is proposed.

28. Two Detailed Site Investigations (DSI) were submitted with the application, one for the Bay Street East Depot and one for Bay Street West Depot.

29. The Bay Street East Depot DSI found that all analysed contaminant concentrations of soil or 95% UCL were within the adopted site assessment criteria (SAC) with the exception of the following locations exceeding criteria protective of human health:

    - Fibrous asbestos / asbestos fines (FA/AF) in sample BH118/0.1-0.3 at 0.0011% (w/w) which above the SAC limit 0.001% (w/w);

    Additional exceedances for criteria protective of potential ecological receptors included:

    - F2 (>C10-C16 less naphthalene) in BH107/0.6-0.8 exceeded the management limit of 1000 mg/kg. Based on concurrent detection of metals (zinc) and Polycyclic aromatic hydrocarbons (PAH) it is considered the elevated Total recoverable hydrocarbons (TRH) may be due to bitumen / asphalt associated with the igneous gravel observed in the fill, rather than from a petroleum source; and

    - Elevated concentrations of copper, zinc and TRH >C10-C16 exceeded ecological criteria. However, the fill is anticipated to be within the building footprint or under hardstand and hence, the exceedances are not considered to be of concern unless landscaping areas are included in the development.

30. The Bay Street Depot East DSI concludes that the site can be made suitable for the proposed commercial / industrial development subject to implementation of the following recommendations:

    - A hazardous building material (HBM) survey by a qualified or licensed asbestos assessor prior to demolition to identify any hazardous materials in the buildings;

    - A surface clearance for the whole site post demolition of existing structures and following the slab / hardstand removal by an occupational hygienist or licensed asbestos assessor;

- Development of an asbestos management plan (AMP) to manage potential asbestos finds during development works. The AMP should include procedures for the following:

  (i) A post demolition and clearance site walkover by an environmental consultant to identify signs of potential asbestos contamination;

  (ii) Further assessment if fill is to be retained in accessible areas of proposed landscaping for suitability through additional sampling and assessment;

  (iii) A protocol for management / remediation of asbestos finds;

  (iv) Additional soil sampling and testing, either using in situ or ex situ sampling methods, to provide a final waste classification for surplus soils requiring off-site disposal; and

  (v) An unexpected finds protocol outlining the procedures that would be undertaken in the event unexpected contamination (e.g., additional USTs, odorous soils or seepage water) is encountered during excavation or as part of the post demolition inspection.

- If required, preparation of a separate management plan to outline requirements for the removal and validation of the former kerosene UST if the tank is to be decommissioned (ex-situ); and

- Preparation of an ASSMP in accordance with Acid Sulfate Soils Management Advisory Committee, Acid Sulfate Soils Manual (1998) and Water Quality Australia National ASS guidance (2020) outline the works required for the management of ASS / PASS.

31. An ASSMP was requested from the applicant to address the findings of the Bay Street Depot East DSI and satisfy Clause 7.14 of the SLEP 2012. The applicant submitted an ASSMP which has been reviewed by the City's Environmental Health Unit who raised no objection subject to conditions which are included in Attachment B.

32. The Bay Street West Depot DSI found the following exceedances:

- PAH and benzo(a)pyrene (B(a)P) toxicity equivalency quotient in soils exceeding Tier 1 criteria protective of human health, indicative of heterogenous contamination in the fill beneath the site;

- Lead in soils, exceeding Tier 1 criterion protective of human health at one test location (BH101) proximate to an underground storage tank. Re-sampling / testing of the sample resulted in repeated elevated concentrations exceeding the Tier 1 criteria by orders of magnitude;

- Exceedances of ecological based criteria for B(a)P (suggestive again of heterogenous impacts across the fill), copper, zinc, TRH and lead (the same location noted above); and

- Lead, zinc and B(a)P in one groundwater monitoring well (BH101) exceeding criteria protective of marine ecosystems.

33. The lead contamination identified at BH101 is currently considered to pose a risk to off-site receptors, through leaching / infiltration to groundwater given leachable concentrations of lead were identified in soil samples at this location (acid and neutral leaching conditions), and corresponding concentrations of lead were identified in groundwater at the same test location. The Bay Street Depot East DSI concludes that the site can be made suitable for the proposed commercial / industrial development subject to implementation of the following recommendations

34. Based on the results of the Bay Street West Depot DSI it is considered that the site can be made suitable for the proposed industrial re-development subject to the following limitations and recommendations:

    - The proposed land-use is for a council depot (i.e. similar to standard NEPC (2013) commercial / industrial land-use). Based on the risk assessment reported herein, further assessment would be required for both ecological and human health receptors should the proposed site use change.

    - Further delineation and management of fill at / near BH101 is required to manage the identified lead contamination, principally for off-site receptors as the lead is potentially an ongoing contamination source to groundwater; and

    - Development of an unexpected finds protocol (UFP) to manage risks posed by other contaminants, such as asbestos in soil, and to manage removal of underground storage tanks (UST) if encountered during excavation. This may form a more general management document for the development of the depot (eastern and western sections).

35. Therefore, it is recommended that a remediation action plan (RAP) is prepared in accordance with NSW EPA (2020) to outline the management approach for the identified lead contamination.

36. The City's Health Unit has reviewed the information provided, and has recommended conditions of consent to ensure the preparation of a Remediation Action Plan (RAP) prior to any physical works commencing onsite and to ensure compliance with the remediation measures outlined.

37. The City's Health Unit is satisfied that, subject to conditions, the site can be made suitable for the proposed use.

State Environmental Planning Policy (Sustainable Buildings) 2022

38. The aims of this Policy are as follows—

    (a) to encourage the design and delivery of sustainable buildings,

    (b) to ensure consistent assessment of the sustainability of buildings,

    (c) to record accurate data about the sustainability of buildings, to enable improvements to be monitored,

    (d) to monitor the embodied emissions of materials used in construction of buildings,

    (e) to minimise the consumption of energy,

    (f) to reduce greenhouse gas emissions,

(g) to minimise the consumption of mains-supplied potable water,

(h) to ensure good thermal performance of buildings.

Chapter 3 Standards for non-residential development

39. Chapter 3 of the SEPP applies to development, other than development for the purposes of residential accommodation, that involves:-

(a) the erection of a new building, if the development has an estimated development cost of $5 million or more, or

(b) alterations, enlargement or extension of an existing building, if the development has an estimated development cost of $10 million or more.

Section 3.2 Development Consent for non-residential development

40. Section 3.2 Development consent for non-residential development provides that:

(1) In deciding whether to grant development consent to non-residential development, the consent authority must consider whether the development is designed to enable the following—

(a) the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials,

(b) a reduction in peak demand for electricity, including through the use of energy efficient technology,

(c) a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design,

(d) the generation and storage of renewable energy,

(e) the metering and monitoring of energy consumption,

(f) the minimisation of the consumption of potable water.

(2) Development consent must not be granted to non-residential development unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.

41. With regard to the above matters, it is noted the subject application limits physical woks under Stage 1 to the demolition of existing structures, fencing and the installation of soil stabilisation grids. Due to the limited scope of physical works in the subject application, many of the matters for consideration are not relevant and are to be addressed in the future detailed development applications under the Concept Approval.

42. The application is accompanied by an Ecologically Sustainable Development (ESD) Report for the Concept Approval which outlines commitment to the following sustainable design principles:

- 5-star Green Star Buildings v1 rating for the new Depot development

- 20% reduction in operational energy use for the overall mixed-use development, commensurate with “credit achievement” in Green Star Building v1 Credit 22: Energy Use

- Reference building energy performance will be predicated on NCC 2022.

- This aspiration has been proposed to align with future Performance Standards listed within City of Sydney’s Planning for net zero energy buildings. Arup consider energy reduction under Green Star methodology to be most appropriate for the development given, given this assessment considers the entirety of the mixed-use classes unlike other tools or pathways (e.g. NABERS Commitment Agreement) which do not consider a unified building.

- 20% reduction in upfront carbon for the overall mixed-use development, commensurate with “credit achievement” in Green Star Building v1 Credit 21: Upfront Carbon Emissions

- 5.5-star NABERS whole building energy in design rating for the office component

- 4-star NABERS Water in design for office component

- Verification of NABERS Water in design rating will be via modelling using an established water balance calculation approach, e.g. Green Star Potable Water Calculator.

- Zero Carbon Action Plan

- Full electrification of building services with no fossil fuel use on site, commensurate with “exceptional performance” in Green Star Buildings v1 Credit 23: Energy Source

- Rainwater harvesting and storage strategy

- Provision of energy storage with battery storage

43. With regard to section (2) above the applicant has adequately quantified the embodied emissions attributable to the development. Section 35B of the Environmental Planning and Assessment Regulation determines the form in which embodied emissions are to be quantified. The embodied emissions attributable to the development have been appropriately quantified using the NABERS embodied energy form published on the NSW Planning Portal and certified by an appropriately qualified person as required by the regulations.

State Environmental Planning Policy (Transport and Infrastructure) 2021

44. The provisions of SEPP (Transport and Infrastructure) 2021 have been considered in the assessment of the development application.

Division 5, Subdivision 2: Development likely to affect an electricity transmission or distribution network

Clause 2.48 Determination of development applications – other development

45. The application is subject to Clause 2.48 of the SEPP as the development will be carried out within 5m of an exposed overhead electricity power line.

46. As such, the application was referred to Ausgrid for a period of 21 days and no objection was raised subject to conditions which have been included in **Attachment B**.

Division 17, Subdivision 2: Development in or adjacent to road corridors and road reservations

Clause 2.119 – Development with frontage to classified road

47. The application is subject to Clause 2.119 of the SEPP as the site has frontage to Wattle Street which is a classified road.

48. The proposed development satisfies the provisions of Clause 2.119 subject to conditions of consent, as access to the site is not provided from the classified road and the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development, subject to the recommended conditions of consent.

Clause 2.122 – Traffic-generating development

49. The proposed development was referred to Transport for NSW (TfNSW) as traffic generating development under Clause 2.122 of the SEPP. Comments were received raising no objection to the Stage 1 DA and providing comments for consideration in subsequent detailed DAs following approval of the Concept DA. Conditions of consent were recommended which are included in **Attachment B**.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 2 (Vegetation in Non Rural Areas)

50. The SEPP states that the Council must not grant consent for the removal of vegetation within heritage sites or heritage conservation areas unless Council is satisfied that the activity is minor in nature and would not impact the heritage significance of the site.

51. The concept proposal will require the removal of street trees in order to facilitate the indicative vehicle access as identified in the Concept Proposal and Landscape Strategy. The section of the site where tree removal may be required is not a heritage item, not an identified aboriginal object and will be offset by the proposed planting of new trees along the frontages of the site (as identified in the Concept Landscape Plans), it is considered that minimal vegetation clearing would be acceptable in accordance with Clause 2.10.

52. The Stage 1 works do not require the removal of any trees and therefore this application does not seek consent for the removal of any trees. The removal of any trees will be detailed and assessed in the Stage 2 DA.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6 Water Catchments

53. The site is located within the designated hydrological catchment of Sydney Harbour and is subject to the provisions of the above SEPP. The SEPP requires the Sydney Harbour Catchment Planning Principles to be considered in the carrying out of development within the catchment.

54. The site is within the Sydney Harbour Catchment and eventually drains into Sydney Harbour. However, the site is not located in the Foreshores Waterways Area or adjacent to a waterway and therefore, with the exception of the objective of improved water quality, the objectives of the SEPP are not applicable to the proposed development.

55. The Stage 1 Works involve physical activities that are confined to the northwest corner of the site are situated away from the existing stormwater easement which runs through the centre of the site. The proposed Stage 1 works will not impact the flow or quality of water into Sydney Harbour Catchment. There will be no adverse impacts on the quality of water entering the Sydney Harbour Catchment and the proposed development satisfies the general provisions of Chapter 6.

Local Environmental Plans

Sydney Local Environmental Plan 2012

56. An assessment of the proposed development against the relevant provisions of the Sydney Local Environmental Plan 2012 (SLEP 2012) is provided in the following sections.

Part 2 Permitted or prohibited development

Provision	Compliance	Comment
2.3 Zone objectives and Land Use Table	Yes	The site is located in the MU1 Mixed Use zone. The proposed development is defined as a Depot and is permissible with consent in the zone. The proposal generally meets the objectives of the zone.
2.7 Demolition requires development consent	Yes	Consent is sought for the demolition of the Electricians workshop, Central Administration building and fuel store and associated awning structure located in the northwest portion of the site.

Part 4 Principal development standards

Provision	Compliance	Comment
4.3 Height of buildings	Partial compliance	The site is subject to a split maximum building height control of 15m for the northern and western portion of the site and 18m for the south eastern portion of the site. The proposed Concept building envelope has a maximum height of RL +19.740 (16.1metres).

Provision	Compliance	Comment
		It is noted that the proposed building height exceeds the maximum building height of 15m in the northern portion of the site (1.1m exceedance). The Applicant has advised that they into to utilise the City's design excellence bonus for additional height. Given this framework, the concept proposal provides a reference scheme which provides an assessment of the indicative height and associated impacts. A Clause 4.6 Variation Request is not required for the Concept DA. The use of the design excellence framework for additional height will be assessed under the Stage 2 detailed DA.
4.4 Floor space ratio	Yes	A maximum floor space ratio of 2:1 applies to the eastern portion of the site and a maximum floor space ratio of 1.75:1 applies to the western portion of the site. A floor space ratio of 1.1:1 or 21,793sqm is proposed across the site. This consists of: • Bay Street East Depot - An indicative gross floor area (GFA) of 16,222sqm and FSR of 1.5:1 complying with the maximum control of 2:1; and • Bay Street West Depot - A GFA of 5,571sqm and FSR of 0.61:1 complying with the maximum control of 1.75:1. The proposed development complies with the maximum floor space ratio development standard.
4.6 Exceptions to development standards	Yes	A Clause 4.6 variation is not required as part of the Concept DA as the proposed development will be seeking the design excellence height bonus under the future detailed DA.

Part 5 Miscellaneous provisions

Provision	Compliance	Comment
5.10 Heritage conservation	Yes	The site contains a locally listed heritage item under the SLEP 2012: being I2277 - Bay Street Depot former stables and factory building including interiors and Bay Street garages and street wall. The proposed development will not have detrimental impact on the heritage significance of the heritage item. See further details in the 'Discussion' section below.
5.21 Flood planning	Yes	The site is located within the Blackwattle catchment's main flow path and is subject to overland flooding during minor and major flood events. A Flood Emergency Response Plan (FERP) was submitted with the application to address the requirements of Clause 5.21 of the SLEP 2012. The FERP is sufficient to address temporary risk to life associated with the temporary car parking. Once the temporary parking area is converted to deep soil the flooding issue is removed as the interim floodplain management strategy does not include requirements for deep soil areas. The FERP was reviewed by the City Public Domain Unit who raised no objection subject to conditions.

Part 6 Local provisions – height and floor space

Provision	Compliance	Comment
Division 4 Design excellence		
6.21C Design excellence	Yes	The Concept DA has provided appropriate strategies through the intended design competition process to be undertaken as part of the future Stage 2 detailed DA. This process will ensure the development is of a high standard and uses materials and detailing which are compatible with the

Provision	Compliance	Comment
		existing development along the street and will contribute positively to the character of the area. The development has provided appropriate strategies for future development to achieve the principle of ecologically sustainable development and has an acceptable environmental impact with regard to the amenity of the surrounding area and future occupants. The proposed development has also been designed to ensure it will not have a detrimental impact on the heritage item on site. The development therefore achieves design excellence.
6.21D Competitive design process	Partial Compliance	In accordance with Clause 6.21D(1)(c) the development is required to enter into a design competition as the site requires the preparation of a site specific development control plan in accordance with Clause 7.20 of the SLEP 2012 as it has a site area of over 5,000sqm. This application seeks approval for a Concept Proposal, and a competitive design process will be undertaken prior to the lodgement of a detailed DA. A Design Excellence Strategy has been submitted with this DA. The design excellence strategy outlines the process and methodology for the proponent to implement a competitive design process for the redevelopment of the site in accordance with the City of Sydney Competitive Design Policy 2012. The applicant has advised that they will pursue up to 10% additional height under clause 6.21D(3)(a), the distribution of which will be explored through the competitive process and is to be consistent with the Concept DA consent and relevant provisions of the SLEP 2012 and Sydney Development Control Plan 2012 (SDCP 2012).

Part 7 Local provisions – general

Provision	Compliance	Comment
Division 1 Car parking ancillary to other development		
7.3 Car parking spaces not to exceed maximum set out in this Division	Yes	The SLEP 2012 does not nominate a maximum parking rate for a depot. The Concept Proposal and associated reference scheme provides the following indicative car parking spaces: • Provision for 118 fleet vehicles to be stored at the redeveloped depot. • Provision for 85 staff and visitor car parking spaces. The number and location of parking spaces is indicative and will be refined as part of the Stage 2 Detailed DA. 26 temporary parking spaces are to be provided at the north west corner of the site as part of the Stage 1 works. The development has been reviewed by The City Access and Transport Team who raised no objection to the Concept Proposal and Stage 1 works on traffic and transport grounds subject to relevant conditions.
Division 4 Miscellaneous		
7.14 Acid Sulfate Soils	Yes	The site is located on land with class 2 Acid Sulfate Soils. The application proposes works requiring the preparation of an Acid Sulfate Soils Management Plan. An Acid Sulfate Soils Management Plan has been submitted with the application. The plan has been reviewed by the City's Environmental Health Unit who raised no objection subject to conditions which are included in Attachment B.
7.19 Demolition must not result in long term adverse visual impact	Yes	The proposed demolition of the Electricians Workshop, Central Administration Building and Fuel Store and associated awning structure will not

Provision	Compliance	Comment
		result in long term adverse visual impacts as the site will be redeveloped under this concept approval and Stage 1 works in accordance with 7.19(a)(ii). The demolition of these structures is required to maintain Depot operations during future stages of development. The Stage 1 works include the make good of the area subject to the proposed demolition and will include the provision of a stabilised deep soil grid and installation of fencing in place of the demolished buildings. This will mitigate any adverse visual impact of the demolition prior to the more comprehensive works taking place on the Bay Street East site under the Concept Approval. The area will be used for temporary parking of existing fleet vehicles while the eastern portion of the site is developed (as part of the Stage 2 DA).
7.20 Development requiring or authorising preparation of a development control plan	Yes	In accordance with Clause 7.20(2)(b) of the SLEP 2012 the site requires the preparation of a site specific development control as it has a site area of over 5,000sqm. Section 4.23 of the EP&A Act allows a concept approval to be lodged in lieu of preparing a development control plan. The matters under Clause 7.20(4) of the SLEP 2012 are satisfied by the documentation submitted with the application and the recommended conditions. The proposal satisfactorily sets expectations for the future use and built form contained within the site, heritage conservation, ESD outcomes, acoustic impacts, environmental impact, and interface with the public domain.
7.26 Public art	Yes	A Public Art Strategy has been prepared to support the Concept DA. The public

Provision	Compliance	Comment
		art strategy identifies public art opportunities to be further explored and included as part of the design competition and Stage 2 DA. The Strategy identifies three artist experience zones being the William Henry Street entrance, the Wattle Street façade and the Macarthur Street façade. The strategy provides key themes for each art experience zone identified, including Threshold, Integrated and Discovery. The location and type of artwork will be further developed during the design excellence process and Stage 2 DA in consultation with the City of Sydney.

Development Control Plans

Sydney Development Control Plan 2012

57. An assessment of the proposed development against the relevant provisions within the Sydney Development Control Plan 2012 is provided in the following sections.

Section 2 – Locality Statements

58. The site is located within the Mountain Street locality. The proposed development is in keeping with the unique character and the design principles of the Mountain Street locality. The proposed development has been designed to respond to and complement the heritage item onsite, will encourage simple forms that recognise the predominant warehouse character of the precinct whilst maintaining views to and visual association with Wentworth Park.

Section 3 – General Provisions

Provision	Compliance	Comment
3.1 Public Domain Elements		
3.1.1 Streets, lanes and footpaths	Yes	Street Trees and Public Domain works are proposed as part of the Concept Approval. The final design and scope of the relevant works will be detailed and assessed under the future Stage 2 detailed DA.
3.1.5 Public art	Yes	A Public Art Strategy has been prepared to support the Concept DA. The public art strategy identifies public art

Provision	Compliance	Comment
		opportunities to be further explored and included as part of the design competition and Stage 2 DA.
3.2. Defining the Public Domain		
3.2.1 Improving the public domain	Yes	The proposed development has been designed with consideration of the public domain, relevant height and density controls and existing views to Wentworth Park and Blackwattle Bay. The Concept Proposal seeks approval for an indicative building envelope which is subject to a design excellence strategy that will ensure the future detailed DA is designed to consider, complement and improve the public domain.
3.3 Design Excellence and Competitive Design Processes	Yes	In accordance with Clause 6.21D(1)(c) of the SLEP 2012 the development is required to enter into a design competition as the site requires the preparation of a site specific development control plan in accordance with Clause 7.20 of the SLEP 2012 as it has a site area of over 5,000sqm. This application seeks approval for a Concept Proposal, and a competitive design process will be undertaken prior to the lodgement of a detailed DA. A Design Excellence Strategy has been submitted with this DA. The design excellence strategy outlines the process and methodology for the proponent to implement a competitive design process for the redevelopment of the site in accordance with the City of Sydney Competitive Design Policy 2012. The applicant has advised that they will pursue up to 10% additional height under clause 6.21D(3)(a) of the SLEP 2012, the distribution of which will be explored through the competitive process and is to be consistent with the Concept DA consent and relevant provisions of the SLEP 2012 and SDCP 2012.

Provision	Compliance	Comment
3.3.8 Site specific development control plans and concept development applications	Yes	In accordance with Clause 7.20(2)(b) of the SLEP 2012 the site requires the preparation of a site specific development control as it has a site area of over 5,000sqm. Section 4.23 of the Environmental Planning and Assessment Act 1979 allows a concept approval to be lodged in lieu of preparing a development control plan. The matters under Clause 7.20(4) of the SLEP 2012 are satisfied by the documentation submitted with the application and the recommended conditions. The proposal satisfactorily sets expectations for the future use and built form contained within the site, heritage conservation, ESD outcomes, acoustic impacts, environmental impact, and interface with the public domain.
3.5 Urban Ecology	Partial compliance	The concept proposal will require the removal of street trees in order to facilitate the indicative vehicle access as identified in the Concept Proposal and Landscape Strategy. The Stage 1 works do not require the removal of any trees and therefore this application does not seek consent for the removal of any trees. The removal of any trees will be detailed and assessed in the Stage 2 DA. Council's Tree Management Team has raised no objection subject to conditions.
3.6 Ecologically Sustainable Development	Yes	As discussed above, the subject application limits physical woks under Stage 1 to the demolition, fencing and the installation of soil stabilisation grids. Due to the limited scope of physical works in the subject application, many of the matters for consideration are not relevant and are to be addressed in the

Provision	Compliance	Comment
		future detailed development applications under the Concept Approval. The application is accompanied by an ESD Report for the Concept Proposal which outlines commitment to the following sustainable design principles: • 5-star Green Star Buildings v1 rating for the new Depot development • 20% reduction in operational energy use for the overall mixed-use development, commensurate with “credit achievement” in Green Star Building v1 Credit 22: Energy Use • Reference building energy performance will be predicated on NCC 2022. • This aspiration has been proposed to align with future Performance Standards listed within City of Sydney’s Planning for net zero energy buildings. Arup consider energy reduction under Green Star methodology to be most appropriate for the development given, given this assessment considers the entirety of the mixed-use classes unlike other tools or pathways (e.g. NABERS Commitment Agreement) which do not consider a unified building. • 20% reduction in upfront carbon for the overall mixed-use development, commensurate with “credit achievement” in Green Star Building v1 Credit 21: Upfront Carbon Emissions • 5.5-star NABERS whole building energy in design rating for the office component • 4-star NABERS Water in design for office component

Provision	Compliance	Comment
		• Verification of NABERS Water in design rating will be via modelling using an established water balance calculation approach, e.g. Green Star Potable Water Calculator. • Zero Carbon Action Plan • Full electrification of building services with no fossil fuel use on site, commensurate with "exceptional performance" in Green Star Buildings v1 Credit 23: Energy Source • Rainwater harvesting and storage strategy • Provision of energy storage with battery storage
3.7 Water and Flood Management	Yes	The site is identified as being on flood prone land. See discussion under Clause 5.21 of the SLEP 2012 above.
3.9 Heritage	Yes	The site contains a locally listed heritage item under the SLEP 2012: being I2277 - Bay Street Depot former stables and factory building including interiors and Bay Street garages and street wall. The proposed development will not have detrimental impact on the heritage significance of the heritage item subject to conditions of consent. See further details in the 'Discussion' section below.
3.10 Significant Architectural Building Types	Yes	The site contains warehouse style buildings older than 50 years. The Stage 1 works do not propose any works to the existing warehouse style buildings onsite. The Concept Proposal seeks approval for the indicative redevelopment of the eastern portion of the site which will result in the demolition of the existing warehouse style building onsite. The Concept Proposal will ensure the

Provision	Compliance	Comment
		warehouse and heritage character on the western portion of the site remains with the eastern portion of the site subject to a design competition process that will ensure appropriate consideration of the warehouse character of the site and surrounding area whilst achieving design excellence. The proposed development is therefore acceptable.
3.11 Transport and Parking		
3.11.1 Managing transport demand	Yes	The proposal comprises a Concept DA for non-residential development exceeding 1,000sqm of GFA. As such, it generates a requirement for a Transport Impact Study under the relevant provisions of Section 3.11.1 of the SDCP 2012. A Traffic and Transport Impact Assessment report has been submitted with the application in accordance with these requirements. This was reviewed by the City's Access and Transport Unit who has advised that it is acceptable with regard to the controls in Section 3.11.1 of the SDCP 2012 subject to conditions.
3.11.3 Bike parking and associated facilities	Able to comply	Appropriate conditions of consent are recommended and included in Attachment B to this report to ensure that adequate bicycle parking and end of journey facilities are provided as part of any future detailed design development application.
3.11.4 Vehicle parking	Yes	The SDCP 2012 does not nominate parking rates for a depot. The Concept Proposal and associated reference scheme provides the following indicative car parking spaces: • Provision for 118 fleet vehicles to be stored at the redeveloped depot.

Provision	Compliance	Comment
		• Provision for 85 staff and visitor car parking spaces. • Bicycle Parking for staff and visitors. The number and location of parking spaces are indicative and will be refined as part of the Stage 2 Detailed DA. 26 temporary parking spaces are to be provided at the north west corner of the site as part of the Stage 1 works. The development has been reviewed by The City Access and Transport Unit who raised no objection to the Concept Proposal and Stage 1 works on traffic and transport grounds subject to relevant conditions.
3.11.6 Service vehicle parking	Yes	Adequate access and parking is provided for service vehicles onsite.
3.11.10 Vehicle access for developments greater than 1000sqm GFA	Yes	Adequate vehicle access is provided as part of the development. See further details in the 'Discussion' section below.
3.11.13 Design and location of waste collection points and loading areas	Yes	The development has been reviewed by The City's Cleansing and Waste Unit who raised no objection to the Concept Proposal and Stage 1 works on waste management grounds subject to relevant conditions.
3.12 Accessible Design	Yes	The site is generally capable of providing accessible entries at the frontages of the site. The site is also capable of providing accessible amenities for visitors including sanitary facilities which will form part of the future Stage 2 DA information and assessment.
3.14 Waste	Yes	A Waste Management Plan (WMP) was submitted with the application which considers the overarching approach for sustainable waste management at the Bay Street Depot following its redevelopment. The WMP also

Provision	Compliance	Comment
		considers construction and demolition waste requirements for Stage 1 works. The WMP also considers the operational waste management requirements for the future Depot. Operational waste requirements will be centred around the ancillary office use. The waste storage areas and transfer and collection methods will be further detailed in the Stage 2 DA, once the detailed design has developed. The development has been reviewed by The City's Cleansing and Waste Unit who raised no objection to the Concept Proposal and Stage 1 works on waste management grounds subject to relevant conditions.

Section 4 – Development Types

4.2 Residential Flat, Commercial and Mixed Use Developments

Provision	Compliance	Comment
4.2.9 Non-residential development in the B4 Mixed Uses Zone	Yes	It is noted that the site is zoned MU1 Mixed Use and not B4 Mixed Use. The development has however been merit assessed against this section noting that the MU1 zone is considered to be the equivalent zone following the employment zone reforms. The proposed development satisfactorily sets expectations for the future use and built form contained within the site, acoustic impacts, environmental impact, and interface with surrounding development. A Reference Scheme has been submitted with the application to demonstrate how a building can be established within the proposed envelope while maintaining reasonable impacts to the surrounding environment, achieving a practical floor plate that achieves the operational requirements of the Depot and enables a positive streetscape presentation. A detailed assessment of the potential impacts of the detailed design for the concept

Provision	Compliance	Comment
		proposal will be undertaken under the Stage 2 detailed DA. Subject to conditions, the development will not adversely impact the amenity of neighbouring residential properties.

Discussion

Concept Development Application

59. The application seeks consent for a Concept and Stage 1 Development Application pursuant to Section 4.22 of the EP&A Act for the redevelopment of the City of Sydney Bay Street Depot.

60. The Concept DA seeks to guide the redevelopment of the Bay Street Depot to continue operation as a Depot and includes the following key elements:

    (a) A 4-storey building envelope to a height of 16.1m at Bay Street East Depot (BSED) which can accommodate a gross floor area (GFA) of approximately 16,222m² and a Floor Space Ratio (FSR) of 1.5:1.

    (b) Heavy vehicle access provided from William Henry Street and general vehicle access provided from Macarthur Street.

    (c) A deep soil zone comprising a soil stabilisation grid which can accommodate vehicle parking within northwest portion of the site.

    (d) A Design Excellence Strategy which outlines the framework for the Competitive Design Alternatives Process to deliver the highest standard of architectural design.

    (e) A Preliminary Public Art Strategy which outlines the framework for the inclusion of public art within the redeveloped Depot.

61. The application has been accompanied by several supporting strategies to guide future development to ensure the orderly future development of the site. Strategies include the following:

    (a) Design Excellence Strategy

    (b) Public Art Strategy

    (c) Landscape and Public Domain Strategy

    (d) Ecologically Sustainable Development Report

    (e) Waste Management Strategy

    (f) Noise Impact Assessment

(g) Heritage Impact Statement

(h) Site Flood and Stormwater Assessment

62. The above listed strategies and assessment reports demonstrate the development site is both capable of continued operation as a depot and for the redevelopment to provide improved facilities and operations. The strategies and assessments assist in providing a suitable framework under the Concept Approval to guide future development under the subsequent detailed DAs.

Heritage Conservation

63. The development is subject to a number of considerations for heritage conservation, particularly the provisions of the SLEP 2012 and SDCP 2012. Consideration must be given to the impact of the proposal on the character and fabric of the heritage item onsite.

64. The site contains a locally listed heritage item under the SLEP 2012: being I2277 - Bay Street Depot comprising multiple structures including the former stables and factory building including interiors and Bay Street garages and street wall. The site is also located in proximity to the following items:

(a) Item 12061 Former woolstore 'Farmers & Graziers No1', 372-428 Wattle Street, Ultimo

(b) Item 12040, Former woolstore façades,89-97Jones Street (and 330-370 Wattle Street) Ultimo

65. The proposed Stage 1 works within the western side of the site includes demolition of the Nursery Shed (B12 current Electrician's Workshop), the Administration Building (B10 constructed in 1987), the Diesel Tank Awning (B11) and some Nursery boundary walls (B12a). These buildings are indicated to be of little significance in the Conservation Management Plan for the site and their removal is acceptable.

66. There are no proposed works to the individually heritage listed three storey Bay Street Factory (B14) or the Macarthur Street Stables Building (B1) or the remnant stable walls (B1a).

67. Stage 2 of the development will include the demolition of the Commonwealth Handling Equipment Pool (CHEP) Store and Office (as well as the carpark and other buildings) to accommodate the future depot building within the concept envelope. These buildings are located on the eastern side of the site and have been graded as being of moderate significance in the CMP.

68. The buildings on the eastern side of the site are not listed heritage items and therefore their retention or incorporation into the development is not required or pursued under the application. Conditions of consent have however been recommended to include photographic archival of these buildings, as part of a wider site archival recording, an Interpretation plan, which includes these buildings, as well as a Salvage Strategy which documents any architectural features and reuse of bricks and other materials.

69. The development was reviewed by the City Heritage Team who raised no objection subject to conditions relating to the following to ensure there are no adverse heritage impacts:

(a) Historical Archaeological Research Design and Excavation Methodology to guide archaeological monitoring during works on the site

(b) Site archival recording, Salvage Methodology and an Interpretation Plan for proposed demolition.

Contamination

70. As detailed above, the Bay Street East Depot DSI found that all analysed contaminant concentrations of soil or 95% UCL were within the adopted site assessment criteria (SAC) with the exception of Fibrous asbestos / asbestos fines with further potential ecological exceedances for PAH, TRH, copper and zinc.

71. The Bay Street Depot East DSI concludes that the site can be made suitable for the proposed commercial / industrial development subject to implementation of the following recommendations:

- A hazardous building material (HBM) survey by a qualified or licensed asbestos assessor prior to demolition to identify any hazardous materials in the buildings;
- A surface clearance for the whole site post demolition of existing structures and following the slab / hardstand removal by an occupational hygienist or licensed asbestos assessor;
- Development of an asbestos management plan (AMP) to manage potential asbestos finds during development works.
- Preparation of an ASSMP in accordance with Acid Sulfate Soils Management Advisory Committee, Acid Sulfate Soils Manual (1998) and Water Quality Australia National ASS guidance (2020) outline the works required for the management of ASS / PASS.

72. An ASSMP was requested from the applicant to address the findings of the DSI and satisfy Clause 7.14 of the SLEP 2012. The applicant submitted an ASSMP which has been reviewed by the City's Environmental Health Unit who raised no objection subject to conditions which are included in **Attachment B**.

73. The Bay Street West Depot DSI found the following exceedances:

- PAH and benzo(a)pyrene (B(a)P) toxicity equivalency quotient in soils exceeding Tier 1 criteria protective of human health, indicative of heterogenous contamination in the fill beneath the site;
- Lead in soils, exceeding Tier 1 criterion protective of human health at one test location (BH101) proximate to an underground storage tank. Re-sampling / testing of the sample resulted in repeated elevated concentrations exceeding the Tier 1 criteria by orders of magnitude;
- Exceedances of ecological based criteria for B(a)P (suggestive again of heterogenous impacts across the fill), copper, zinc, TRH and lead (the same location noted above); and
- Lead, zinc and B(a)P in one groundwater monitoring well (BH101) exceeding criteria protective of marine ecosystems.

74. Based on the results of the Bay Street West Depot DSI it is considered that the site can be made suitable for the proposed industrial re-development subject to the following limitations and recommendations:

    - The proposed land-use is for a council depot (i.e. similar to standard NEPC (2013) commercial / industrial land-use). Based on the risk assessment reported herein, further assessment would be required for both ecological and human health receptors should the proposed site use change.

    - Further delineation and management of fill at / near BH101 is required to manage the identified lead contamination, principally for off-site receptors as the lead is potentially an ongoing contamination source to groundwater; and

    - Development of an unexpected finds protocol (UFP) to manage risks posed by other contaminants, such as asbestos in soil, and to manage removal of underground storage tanks (UST) if encountered during excavation. This may form a more general management document for the development of the depot (eastern and western sections).

75. Therefore, it is recommended that a remediation action plan (RAP) is prepared in accordance with NSW EPA (2020) to outline the management approach for the identified lead contamination.

76. The City's Health Unit has reviewed the information provided, and has recommended conditions of consent to ensure the preparation of a Remediation Action Plan (RAP) prior to any physical works commencing onsite and to ensure compliance with the remediation measures outlined.

77. The City's Health Unit is satisfied that, subject to conditions, the site can be made suitable for the proposed use.

Access

78. The current entry to the depot is via Bay Street, with egress on William Henry Street. No changes are proposed to the access points under Stage 1 of the application with access to the temporary parking area in the northwest corner of the site to continue via the existing access driveway located along Bay Street. Vehicles will continue to leave the site from the existing exit located on William Henry Drive.

79. The concept proposal seeks to provide alternative entry and exit points to the eastern building, in turn shifting the routes vehicles use to access and depart from the site. The main entrance and exit for all vehicles to the eastern depot is proposed to be from a wide driveway on William Henry Street with the existing vehicle access and egress points for the western depot will be retained. A secondary vehicular exit for small fleet vehicles only (such as SRVs) is proposed on Macarthur Street.

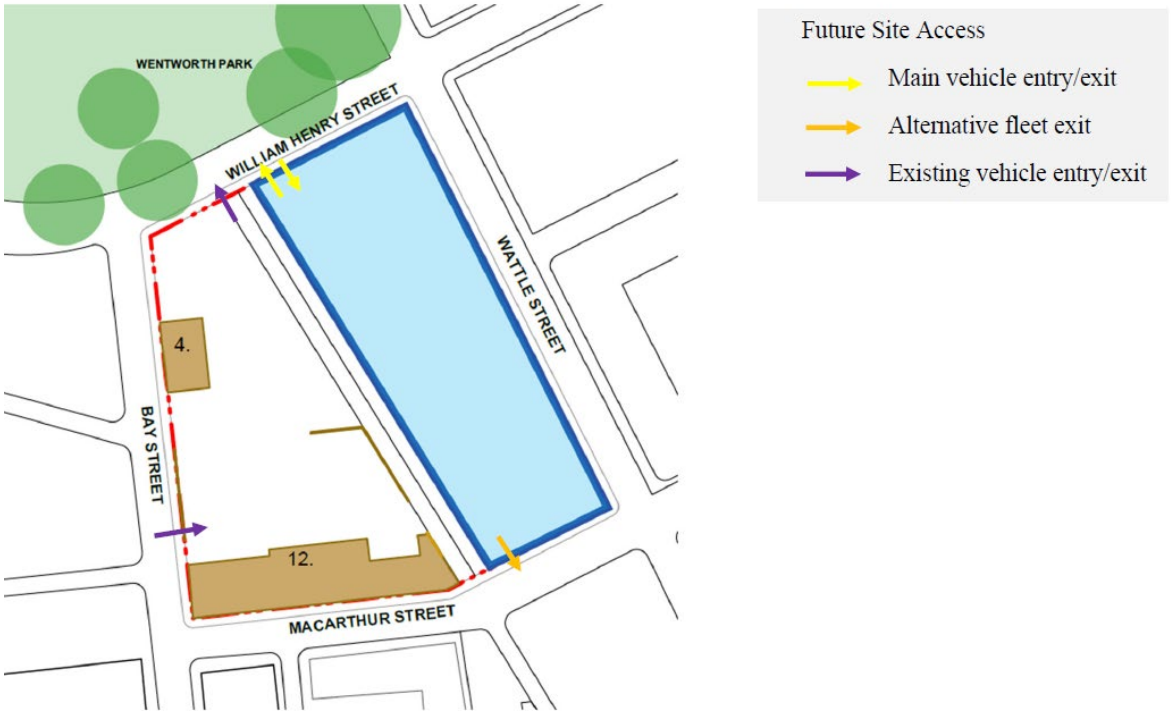


Figure 15: Proposed Future Access Options

80. The application was referred to the City Access and Transport Unit and TfNSW for review and comment. Both the Access and Transport Unit and TfNSW raised no objection to the Stage 1 detailed works subject conditions.

81. The City Access and Transport Unit stated that the change in vehicle access cannot be approved as part of Stage 1 and will require further consideration and assessment under the future detailed DA based on the proximity to Wattle Street (classified road).

82. TfNSW also provided comments regarding the indicative future access arrangements requiring further consideration and assessment under the future Stage 2 DA based on the access points proximity to signalised intersections.

83. This application therefore does not provide approval for any changes to the existing access arrangements. This will be subject to future consideration and assessment under the Stage 2 DA. Furthermore, it is considered premature to assess the change in access ahead of the design competition process. Conditions have been included in the recommended conditions of consent to address access.

Consultation

Internal Referrals

84. The application was discussed with Council's:

(a) Environmental Health Unit;

(b) Heritage and Urban Design Unit;

(c) Design Excellence Unit;

(d) Public Domain Unit;

(e) Public Art Unit;

(f) Landscaping Unit;

(g) Environmental Projects Unit;

(h) Transport and Access Unit;

(i) Tree Management Unit; and

(j) Waste Management Unit.

85. Following an assessment of the proposed development by Council Officers, requests for additional information and amendments were sent to the applicant on 17 June 2025, 22 July 2025 and 5 November 2025.

86. The applicant provided additional information and a response to the requests on 12 September, 2 October 2025 and 13 November 2025.

87. The additional was referred to the above internal units who advised that the amended proposal is acceptable subject to conditions. Where appropriate, these conditions are included in the recommended conditions of consent.

External Referrals

Ausgrid

88. Pursuant to Section 2.48 of the SEPP (Transport and Infrastructure) 2021, the application was referred to Ausgrid for comment.

89. A response was received raising no objections to the proposed development, subject to conditions.

Sydney Water

90. Pursuant to Section 78 of the Sydney Water Act 1994, the application was referred to Sydney Water for comment.

91. A response was received on 23 June 2025, raising no objections to the proposed development, subject to conditions which are included in the Recommended Conditions of Consent (Attachment B).

Transport for NSW

92. Pursuant to Section 2.122 of the SEPP (Transport and infrastructure) 2021, the application was referred to Transport for NSW (TfNSW) for comment.

93. A response was received on 3 July 2025 raising no objection to the Stage 1 DA and providing comments for consideration in subsequent detailed DAs. Conditions of consent were recommended which are included in the Recommended Conditions of Consent (Attachment B).

Advertising and Notification

94. In accordance with the City of Sydney Community Participation Plan 2019, the proposed development was notified for a period of 28 days between 16 April 2025 and 15 May 2025. A total of 1,469 properties were notified and 9 submissions were received. Eight submissions objected to the proposed development, with one submission supporting the proposed development.

95. The issues raised in the submissions have been grouped and a response to each issue is provided below:

(a) **Issue:** Location of Depot in an Inner-City Residential Area

Response: The site is zoned MU1 Mixed Use and Depots are permitted with consent on the site. The Bay Street Depot is one of only two depots operated by the City of Sydney and is critical to servicing the CBD and eastern part of the Local Government Area.

Relocating a facility of this scale is not feasible given the scarcity of suitably large, well-located sites, and the depot has operated here for over 100 years. The proposal therefore ensures that Council can continue to store and maintain vehicles and equipment required for the delivery of core community services.

Adequate consideration on the potential impacts of the development on the surrounding area has been provided in the documentation submitted with this to be further assessed under the subsequent detailed DA.

(b) **Issue:** Noise, Pollution and Construction

Response: The application is supported by a Noise Impact Assessment that considers the potential impacts of the development on the surrounding area.

The Noise Impact Assessment identifies mitigation measures to minimise disturbance, including restrictions on outdoor activities such as rubbish dumping, pallet stacking and mechanical repairs between 10pm–7am, to avoid sleep disturbance for nearby residents. Compliance with the recommendations of the assessment have been included as conditions of consent.

Construction will be limited to standard hours, consistent with expectations for a busy inner-city location. The depot will continue to operate in line with the existing 24/7 hours of operation.

Conditions of consent have been included to ensure a hazardous materials survey will be prepared prior to demolition to manage risks safely.

(c) **Issue:** Bulk, Scale and Heritage Impacts

Response: The concept building envelope provides for a maximum height of 16.1m (four storeys), which is consistent with the planning controls for the site.

The Detailed DA (Stage 2) for BSED will be designed to allow for high-quality architectural outcomes managed through a Design Excellence process (where a 10% design excellence bonus is applicable) that will be required to adequately consider all potential built form, urban design and amenity impacts.

The Urban Design Report and Architectural Plans submitted with the DA includes a shadow and view-from-sun analysis which demonstrates that solar impacts are acceptable.

Shadow impacts are largely contained within the site between 9am–1pm. Minimal afternoon overshadowing occurs to 17–19 Macarthur Street, which continues to receive the minimum two hours of sunlight at the winter solstice. Additional shadow at 3pm is limited to Wattle Street and does not affect adjoining residential properties. Wind testing demonstrates that airflow and ventilation will remain comparable to existing conditions, maintaining the flow of fresh air to neighbouring developments.

From a heritage perspective, the setbacks and scale ensure nearby items are not adversely affected, with the proposal complementary to its context. Streetscape improvements, including new paving, tree planting and opportunities for public art, will enhance the character and presentation of the site.

(d) **Issue**: Amenity and Streetscape Impacts

Response: Adequate consideration on the potential impacts of the development on the surrounding area has been provided in the documentation submitted with the application including the Noise Impact Assessment, Wind Report, Urban Design Report and Shadow Analysis.

The proposal includes public domain improvement works including verge planting, splayed corners for improved visibility and a widened footpath along William Henry Street, improving pedestrian safety and amenity, and enhancing the overall walkability of the precinct.

The proposal is considered to deliver an improved built form and amenity outcome for the site and surrounding area. The concept proposal will undergo a competitive design process to ensure a high-quality architectural and urban design outcome is provided. This process will deliver a building that better integrates with the surrounding context, improves the streetscape, and provides enhanced public domain and landscaping compared to the existing condition.

(e) **Issue**: Traffic and Safety

Response: The Traffic and Transport Impact Assessment submitted with the DA confirms vehicle movements will remain consistent with current operations during Stage 1 works, with negligible impact on the surrounding road network.

The application was referred to the City Access and Transport Unit and TfNSW for review and comment. Both the Access and Transport Unit and TfNSW raised no objection to the Stage 1 detailed works subject conditions. Traffic impacts associated with Stage 2 will be subject to further detailed assessment at the design stage.

(f) **Issue**: Property Value

Response: Property value impacts are not a planning consideration. The proposal achieves compliance with the objectives of the MU1 zoning and planning controls applying to the site.

(g) **Issue**: Overdevelopment and Design Excellence Process

- **Response**: The concept building envelope provides for a maximum height of 16.1m (four storeys), which is consistent with the planning controls for the site.

  The Detailed DA (Stage 2) for BSED will be designed to allow for high-quality architectural outcomes managed through a Design Excellence process (where a 10% design excellence bonus is applicable) that will be required to adequately consider all potential built form, urban design and amenity impacts.

  These provisions are specifically aimed at incentivising and delivering the highest standards of architectural and urban design, ensuring that new development contributes positively to the character and quality of the City.

Financial Contributions

Contribution under Section 7.11 of the EP&A Act 1979

96. The City of Sydney Development Contributions Plan 2015 applies to the site. However, the development is development undertaken by or on behalf of Council being a type of development listed in Table 2 of the Plan which is excluded from the need to pay a contribution.

Contribution under Section 7.13 of the Sydney Local Environmental Plan 2012

97. The site is located within the residual land affordable housing contribution area. The Stage 1 detailed DA does not involve the construction of a new building with a gross floor area of more than 200sqm and payment of an affordable housing contribution is not required under the subject application.

98. The Stage 2 DA submitted in accordance with the Concept Proposal will be subject to the affordable housing contribution and can be conditioned under the future application.

Housing and Productivity Contribution

99. The development is subject to a Housing and Productivity Contribution (Base component) under the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024.

100. The site is located with the Greater Sydney region, the development is for a type of industrial development to which the Housing and Productivity Contribution (HPC) applies, however the contribution only applies where there is an increase in floor area.

101. The Stage 1 detailed DA results in a reduction in floor space and therefore Stage 1 of the development is exempt from the HPC. The Stage 2 DA submitted in accordance with the Concept Proposal will be subject to the HPC. A condition has been included to address this in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024.

Relevant Legislation

102. Environmental Planning and Assessment Act 1979.

Conclusion

103. The proposed concept development is appropriate in its setting and is generally compliant with the relevant planning controls in the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012.

104. The proposal was amended to address Council's concerns relating to flooding, heritage conservation, urban design, design excellence tree management, landscaping and public art. The amended proposal is satisfactory, subject to the recommended conditions included in Attachment B.

105. The application has satisfactorily demonstrated that the development site is suitable for the continued use as a depot. The application has been accompanied by suitable management plans and strategies that will guide future detailed development applications to ensure future uses will have an acceptable impact on the heritage significance of the buildings within the site, the amenity of surrounding developments and the public domain and the operation of the local road network.

106. Where the assessment of the subject proposal has identified potential issues for a future detailed design development application, such as remediation, heritage conservation, design excellence and site access these matters are identified in the recommended conditions of consent requiring further consideration.

107. The proposal will provide for an improved development and operation of the site as a depot, ensuring the City's cleansing, waste, civil infrastructure and other services continue to operate efficiently and effectively servicing the City.

108. Subject to the recommendations in this report, and the imposition of the recommended conditions, the proposal is capable of accommodating a future detailed design that responds to the constraints of the development site and contributes to the existing and desired future character of the locality.

GRAHAM JAHN AM

Chief Planner / Executive Director City Planning, Development and Transport

Jeremy Swan, Consultant Town Planner

Attachment B

Recommended Conditions of Consent

Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below in Schedules 1 and 2.

SCHEDULE 1

GENERAL CONDITIONS

(1) CONCEPT DEVELOPMENT APPLICATION

(a) Pursuant to Division 4.4 of the Environmental Planning and Assessment Act, 1979 and Clause 87 of the Environmental Planning and Assessment Regulation, 2021, this Notice of Determination relates to a concept development application, and Stage 1 detailed works.

(b) The Concept DA is proposed to be staged as follows:

(i) Stage 1 - Detailed works to the Bay Street West Depot site to comprise of demolition, alterations and additions to fencing, provision of deep soil zones and temporary parking to accommodate the Stage 2 works.

(ii) Stage 2 - Redevelopment of the Bay Street east Depot site in accordance with the Concept Approval.

(iii) Stage 3 - Public Domain works.

(c) No consent is granted for the detailed design of Stages 2 and 3. Detailed Development Applications are required for Stages 2 and 3 prior to the works being undertaken.

(d) Subsequent detailed development applications must be consistent with this consent, including all approved management plans and strategies.

(2) APPROVED DEVELOPMENT

(a) Development must be in accordance with Development Application No. D/2025/276 dated 4 April 2025 and the following drawings prepared by Candalepas Associates:

Drawing Number	Revision	Drawing Name	Date
DA-1001	C	Demolition – Site Plan	30/09/2025

Drawing Number	Revision	Drawing Name	Date
DA-1002	C	Building Envelope – Site Plan	30/09/2025
DA-1003	C	Bay Street West – Ground Floor Stage 1	30/09/2025
DA-1004	C	Bay Street West – Ground Floor Stage 2	30/09/2025
DA-1005	C	Building Envelope – Ground Floor	30/09/2025
DA-1006	C	Building Envelope – Level 1	30/09/2025
DA-1007	C	Building Envelope – Level 2	30/09/2025
DA-1008	C	Building Envelope – Level 3	30/09/2025
DA-1200	C	Elevations & Fence Detail	30/09/2025
DA-1300	C	Building Envelope – Elevation North + South	30/09/2025
DA-1301	C	Building Envelope – Elevation East + West	30/09/2025
DA-1310	C	Building Envelope – Section 1 + 2	30/09/2025
DA-1311	C	Building Envelope – Section 3	30/09/2025
DA-1700	C	Envelope Massing	30/09/2025
Civil Engineering Package – Northrop			
C30001	06	Siteworks and Stormwater Management Plan – Sheet 01	26/09/2025
Bay Street Depot Landscape Statement – Aspect Studios			
Landscape Concept Plan	D	LA-001	30/09/2025

and as amended by the conditions of this consent.

(b) In the event of any inconsistency between the approved plans and supplementary documentation, the drawings will prevail.

Reason

To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

(3) BUILDING HEIGHT

a) The height of the building must not exceed RL 19.74(AHD) to the top of the building.

(b) Notwithstanding clause (a) above, the proposal may be eligible for up to 10% additional height pursuant to the provisions of Clause 6.21D(3)(a) of Sydney Local Environmental Plan 2012 if the consent authority is satisfied that the resulting detailed design development application exhibits design excellence and is the result of a competitive design process.

Reason

To ensure the constructed development complies with the approved height.

(4) DEDICATION OF SPLAY

The owner must dedicate for road purposes, free of cost to Council, a 3.2m by 3.2m splay at the intersection of Wattle Street and Macarthur Street, a 1.5m by 1.5m splay on the corner of Wattle Street and William Henry Street, on the understanding that the affected area can be used in the calculation of floor space for the building. The splay is to be detailed in a plan of subdivision/consolidation of the land. This plan must be registered at the Land and Property Information Office prior the issue of the final occupation certificate for the future Stage 2 development for the Bay Street East site

Reason

To ensure a splay is dedicated for road purposes.

(5) DEDICATION OF ROAD WIDENING

The owner must dedicate, for road purposes, free of cost to Council, a 1.5metre widening along the site frontage to William Henry Street, on the understanding that the affected area can be used in the calculation of floor space for the building. The widening is to be detailed in a plan of subdivision/consolidation of the land. This plan is to be registered at the Land and Property Information office prior the issue of the final occupation certificate for the future Stage 2 development for the Bay Street East site

Reason

To ensure road widening is dedicated for road purposes.

(6) LANDSCAPE DESIGN OF DEEP SOIL

(a) Prior to the commencement of any demolition works a detailed landscape design showing the final proposed treatment of the deep soil zone at the northwestern corner of the site, must be submitted to and approved by Council's Executive Director City Planning Development & Trasnport. The Plan must:

i. Replace the interim parking area with a landscaped deep soil area

ii. Maintain the integrity of the area as a deep soil zone

iii. Increase canopy cover within the site to meet the minimum 15% canopy cover as required within the DCP

iv. Maximise biodiversity across the site

v. Assist in the treatment of stormwater runoff

(7) TEMPORARY CAR PARK

The deep soil zone approved by Condition 6 above must be established prior to the issue of the final occupation certificate for the future Stage 2 development for the Bay Street East site.

Reason:

To ensure the implementation of compliant deep soil.

(8) FLOOD EMERGENCY RESPONSE PLAN

(a) The preliminary Flood Emergency Response Plan titled "Flood Emergency response Plan Bay Street Depot", prepared by Northrop, Ref: SY223190, Rev: 1, Status: Draft, Revision 1 Dated: 2 October 2025" is to be implemented and operated at all times for the Stage 1 works.

(b) An updated Flood Emergency Response Plan is to be prepared by a suitably qualified flood engineer for submission with the future development applications (DA). The Flood Emergency Response Plan must include all measures required to be implemented to ensure the ongoing management of flooding risk in relation to the building, including (but not limited to) the following:

(i) Describe the flood conditions in the vicinity of the site.

(ii) If appropriate, direct persons on the site to seek refuge above the Probable Maximum Flood level for all levels of the building that are flood affected. Shelters in place for flood affected parts of the building is not permissible.

(iii) Include a map directing residents and visitors to a refuge via a flood free pathway within the building.

(iv) Describe the audible and visual alarm system for the basement area (if applicable), including the linkage of this system to the building management system, details of failsafe operations and alternate power arrangements.

(v) Provide details (as an appendix) of all proposed flood sensors, their purpose, operation and maintenance (including the frequency of maintenance).

(vi) Provide details of lift design and operation in the event of a flood and specify how the lift will be deactivated in the event of a flood.

(vii) Provide details of access to flood free areas for disabled persons.

(viii) If applicable, provide details of all flood protection design features of the building and describe their operation, maintenance, repair and replacement arrangements. Repairs are to be completed to these flood protection features to ensure that they always remain operational and effective.

(c) The building owner must enter into a service arrangement by which all identified faults or defects to all flood designed features of the building must be repaired within 24 hours.

(d) No toxic or other hazardous materials are to be stored below the Flood Planning Level or in the basement levels.

Reason

To ensure flood risk management measures are complied with.

(9) FLOOD ASSESSMENT, FLOOD PLANNING & STORMWATER MANAGEMENT

The flood and stormwater assessment report submitted with the DA, prepared by Northrop (Ref: SY223190, Rev: B, dated 19 March 2025), is not approved. Prior to the commencement of any demolition works, a revised flood and stormwater assessment report must be submitted to the City for review and approval. The revised report must address the following:

(a) **Flood Mitigation Measures**

Incorporate the modified version of FM-BB07, as adopted by the Floodplain Risk Management Advisory Panel, from the Blackwattle Bay flood risk mitigation strategy. This includes upgraded trunk drainage infrastructure to improve flood conditions near and upstream of the depot site.

(b) **Local Drainage Management Plan**

Update the local drainage management plan to include:

(i) Assessment of any expected rise in groundwater levels due to the proposed development.

(ii) Measures to ensure pedestrian safety during flood events.

(iii) Integration of drainage management responses with open space areas.

(c) **DRAINS Modelling**

Provide a revised DRAINS model that complies with the Sydney Streets Technical Specifications, including correct tailwater condition assumptions.

(d) **Finished Floor Levels, Flood Planning Levels and Flood Depths**

Include a plan showing the finished floor levels (FFLs) of all proposed building entrances and the corresponding 1% AEP flood levels and depths.

(e) **Compliance Table**

Provide a compliance table that includes:

(i) Relevant development types.

(ii) Reference to the City's Interim Floodplain Management Policy.

(iii) Proposed FFLs.

(iv) Confirmation of compliance with the Policy.

(10) SERVICE VEHICLE SIZE LIMIT

The size of vehicles servicing the property are to provide for a maximum length of 12.5m.

Reason

To maintain the orderly operation of vehicle parking and loading areas.

(11) ASSOCIATED ROADWAY COSTS

All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the City's "Sydney Streets Technical Specification" including amendments and "Sydney Streets Design Code".

Reason

To ensure all roadway works are designed and constructed in accordance with Council requirements.

(12) COST OF SIGNPOSTING

All costs associated with signposting for any kerbside parking restrictions and traffic management measures associated with the development shall be borne by the developer.

Reason

To ensure all associated roadway works costs are borne by the developer.

(13) VEHICLE ACCESS

All vehicles are to enter and depart the site travelling in a forward direction.

Reason

To increase pedestrian safety at the site access.

(14) ARCHAEOLOGICAL INVESTIGATION

(a) The applicant must apply to the Heritage NSW of the Department of Climate Change, Energy, the Environment and Water for an excavation permit under Section 140 of the *Heritage Act 1977*.

(b) Should any potential archaeological deposit likely to contain Aboriginal objects be identified by any person during the planning or historical assessment stage, application must be made by a suitably qualified archaeologist to the NSW Government Office of Environment and Heritage for an excavation permit for Aboriginal objects.

(c) The applicant must comply with the conditions and requirements of any excavation permit required and are to ensure that allowance is made for compliance with these conditions and requirements into the development program.

(d) General bulk excavation of the site is not to commence prior to compliance with the conditions and requirements of any excavation permit required.

(e) Should any relics be unexpectedly discovered in any areas of the site not subject to an excavation permit, then all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW should be informed in accordance with section 146 of the *Heritage Act 1977*.

(f) Should any Aboriginal objects be unexpectedly discovered then all excavation or disturbance of the area is to stop immediately and NSW Government Office of Environment and Heritage is to be informed in accordance with Section 89A of the *National Parks and Wildlife Act 1974*;

(g) Should any archaeological remains or Aboriginal objects be discovered, a copy of recording of the finds and the final archaeological summary report is to be submitted to Council's Urban Design and Heritage Manager prior to lodgement of any Detailed Design Development Application for the site.

Reason

To ensure that the archaeology of the site is appropriately managed and protected.

(15) TACTILE GROUND SURFACE INDICATORS AND HANDRAILS

All tactile ground surface indicators, handrails and other elements required to provide access into the building / property must be located entirely within the private property boundary.

Reason

To ensure ground surface indicators, handrails and other elements required to provide access into the building/property are appropriately located.

(16) NO OBSTRUCTIONS

All public footways and paths of travel must be free from obstructions. If services are required to be relocated to clear paths of travel, then this must be undertaken at the developer's expense.

Reason

To ensure there are no obstructions on public footways and paths of travel.

(17) PAVING MATERIALS

The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials".

Reason

To ensure appropriate and safe paving materials are used.

(18) CONSOLIDATION PLAN Prior to the commencement of any demolition works the following is to be undertaken:

(a) A survey 'Plan of Consolidation of Lot 1 & 2 in DP87619 and Lot 1 in DP89317' defining the boundaries of the subject site is to be carried out by a Surveyor registered under the Surveying and Spatial Information Act 2002 and registered at NSW Land Registry Services.

(b) Prior to the commencement of any demolition works, the Consolidation Plan must be registered with the office of NSW Land Registry Services. A copy of the new title must be provided to the Principal Certifier prior to the commencement of any demolition works.

Reason

To ensure the orderly development of land. The proposal includes the demolition of buildings shown in registered deposited plans on public record. It is necessary to have these buildings measured and examined at NSW Land Registry Services and placed on public record.

(19) STREET ADDRESSES OF LOTS

In accordance with the Surveying and Spatial Information Regulation 2024, the street addresses for each lot must be shown on the Administration Sheet for the final plan of subdivision. An application must be made to Council's Spatial Information Systems Team by email:

SpatialInformationSystemsTeam@cityofsydney.nsw.gov.au prior to the lodgement of the subdivision application, to obtain the correct street address for each lot. The street addresses allocated by Council must be provided to the registered surveyor for inclusion in a schedule on the Administration Sheet.

Reason

To ensure street addresses are appropriately allocated, and subsequently issued to the State's emergency services divisions, police departments and postal service.

(20) COMPLIANCE WITH REG 63 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2024

The consolidation plan must show offsets where appropriate to the final surfaces of the major structural components of the building that are located within one metre of any proposed or existing vertical, horizontal or inclined boundary or easement, sufficient to satisfy sub-clauses (i), (j), (k) & (l) of Reg 63 of the Surveying and Spatial Information Regulation 2024 and to the satisfaction of Council. All structural components of the buildings located within one metre of any proposed or existing boundary must be fully completed, with their final surfaces applied or constructed, prior to the subdivision plan being finalised.

Reason

To ensure the integrity of the Cadastre, compliance with the Regulation, and to inform lot owners and other stakeholders.

(21) PUBLIC ART

A Preliminary Public Art Plan must be submitted with the Detailed Development Application.

Note: Public Art must be reviewed and endorsed by the City's Public Art Team and/or the Public Art Advisory Panel prior to submission for Council approval. Further information is available online at https://www.cityofsydney.nsw.gov.au/public-art please contact the Public Art Team at publicartreferrals@cityofsydney.nsw.gov.au for further information.

Reason

To ensure public art is installed to the City's satisfaction.

(22) AUSGRID UNDERGROUND CABLES ARE IN THE VICINITY OF THE DEVELOPMENT

Special care should be taken to ensure that driveways and any other construction activities do not interfere with existing underground cables located in the footpath or adjacent roadways.

It is recommended that the developer locate and record the depth of all known underground services prior to any excavation in the area. Information regarding the position of cables along footpaths and roadways can be obtained by contacting Before You Dig Australia (BYDA)

In addition to BYDA the proponent should refer to the following documents to support safety in design and construction:

SafeWork Australia – Excavation Code of Practice.

Ausgrid's Network Standard NS156 which outlines the minimum requirements for

working around Ausgrid's underground cables.

The following points should also be taken into consideration.

Ausgrid cannot guarantee the depth of cables due to possible changes in ground levels from previous activities after the cables were installed.

Should ground levels change above Ausgrid's underground cables in areas such as footpaths and driveways, Ausgrid must be notified, and written approval provided prior to the works commencing.

Should ground anchors be required in the vicinity of Ausgrid underground cables, the anchors must not be installed within 300mm of any cable, and the anchors must not pass over the top of any cable.

Reason

To ensure protection of Ausgrid assets.

(23) AUSGRID OVERHEAD POWERLINES ARE IN THE VICINITY OF THE DEVELOPMENT

The developer should refer to SafeWork NSW Document – Work Near Overhead Powerlines: Code of Practice. This document outlines the minimum separation requirements between electrical mains (overhead wires) and structures within the development site throughout the construction process. It is a statutory requirement that these distances be maintained throughout the construction phase.

Consideration should be given to the positioning and operating of cranes, scaffolding, and sufficient clearances from all types of vehicles that are expected be entering and leaving the site.

The "as constructed" minimum clearances to the mains must also be maintained. These distances are outlined in the Ausgrid Network Standard, NS220 Overhead Design Manual. This document can be sourced from Ausgrid's website at www.ausgrid.com.au.

It is the responsibility of the developer to verify and maintain minimum clearances onsite. In the event where minimum safe clearances are not able to be met due to the design of the development, the Ausgrid mains may need to be relocated in this instance. Any Ausgrid asset relocation works will be at the developer's cost.

Reason

To ensure protection of Ausgrid assets.

(24) NEW OR MODIFIED CONNECTION

To apply to connect or modify a connection for a residential or commercial premises. Ausgrid recommends the proponent to engage an Accredited Service Provider and submit a connection application to Ausgrid as soon as practicable. Visit the Ausgrid website for further details;
https://www.ausgrid.com.au/Connections/Get-connected

Additional information can be found in the Ausgrid Quick Reference Guide for Safety clearances “Working Near Ausgrid Assets - Clearances". This document can be found by visiting the following Ausgrid website:
www.ausgrid.com.au/Your-safety/Working-Safe/Clearance-enquiries

Reason

To ensure protection of Ausgrid assets.

(25) TREES THAT MUST BE RETAINED

(a) The tree(s) detailed in Table 2 below must be retained and protected in accordance with the conditions throughout development works.

(b) Approval is NOT granted for the removal of the tree(s) detailed in the table below, which Council has determined to be prominent landscape elements

Table 2 – Tree Retention:

Tree No	Species:	Location
ART01	*Platanus x acerifolia* (London Plane)	Within Site - Northern boundary
ART02	*Callistemon Viminalis* cv. (Weeping Bottlebrush)	Within Site - Northern boundary
ART03	*Platanus x acerifolia* (London Plane)	Within Site - Northern boundary
15798	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St
22852	*Fraxinus griffithii* (Griffith's Ash)	Street Tree - Bay St
22853	*Fraxinus griffithii* (Griffith's Ash)	Street Tree - Bay St
22854	*Fraxinus griffithii* (Griffith's Ash)	Street Tree - Bay St
22855	*Fraxinus pennsylvanica* cv. (Green Ash)	Street Tree - Bay St
24926	*Tristaniopsis laurina* (Water Gum)	Street Tree - Macarthur St
24927	*Tristaniopsis laurina* (Water Gum)	Street Tree - Macarthur St

24936	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St
24937	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St
24938	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St
24939	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St
24940	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St
24941	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St
24947	*Tristaniopsis laurina* (Water Gum)	Street Tree - Macarthur St
25981	*Lophostemon confertus* (Brush Box)	Street Tree - Wattle St
25982	*Lophostemon confertus* (Brush Box)	Street Tree - Wattle St
25983	*Lophostemon confertus* (Brush Box)	Street Tree - Wattle St
25984	*Lophostemon confertus* (Brush Box)	Street Tree - Wattle St
25998	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St
25999	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St
26000	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St
26001	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St
26110	*Lophostemon confertus* (Brush Box)	Street Tree - William Henry St
26111	*Waterhousea floribunda* (Weeping Lilly Pilly)	Street Tree - William Henry St
27007	*Fraxinus pennsylvanica* cv. (Green Ash)	Street Tree - Bay St
27008	*Podocarpus elatus* (Plum Pine)	Street Tree - Bay St
27009	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Bay St

27010	*Podocarpus elatus* (Plum Pine)	Street Tree - Bay St
30766	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St
42720	*Waterhousea floribunda* (Weeping Lilly Pilly)	Street Tree - William Henry St
44482	*Callistemon Viminalis* cv. (Weeping Bottlebrush)	Street Tree - Macarthur St
44483	*Tristaniopsis laurina* (Water Gum)	Street Tree - Macarthur St
44484	*Fraxinus griffithii* (Griffith's Ash)	Street Tree - Macarthur St
44485	*Tristaniopsis laurina* (Water Gum)	Street Tree - Macarthur St
44486	*Callistemon viminalis* cv. (Weeping Bottlebrush)	Street Tree - Macarthur St
44487	*Fraxinus griffithii* (Griffith's Ash)	Street Tree - Macarthur St
44488	*Fraxinus griffithii* (Griffith's Ash)	Street Tree - Macarthur St
44537	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Bay St

Reason

To identify the trees that cannot be removed, must be retained and protected.

(26) COMPETITIVE DESIGN PROCESS

A competitive design process in accordance with the provisions of the Sydney Local Environmental Plan 2012 shall be conducted:

(a) In accordance with 'Design Excellence Strategy for 10-16 Bay Street, Ultimo dated November 2025, prepared byChief Operation Office City of Sydney on behalf of the City of Sydney and

(b) Prior to the lodgement of a detailed (Stage 2) development application for the site.

The detailed design of the building/s must exhibit design excellence, in accordance with Clause 6.21C of Sydney Local Environmental Plan 2012.

(27) SUBMISSION OF ELECTRONIC CAD MODELS PRIOR TO COMPETITIVE DESIGN PROCESS

(a) Prior to the commencement of any competitive design process for the site, an accurate 1:1 electronic CAD model of the envelope approved by this consent must be submitted to and approved by Council's City Model Unit.

(b) The data required to be submitted within the surveyed location must include and identify:

(i) envelope design above in accordance with the development consent;

(ii) a current two points on the site boundary clearly marked to show their Northing and Easting MGA (Map Grid of Australia) coordinates, which must be based on Established Marks registered in the Department of Lands and Property Information's SCIMS Database with a Horizontal Position Equal to or better than Class C.

(c) The data is to be submitted as a DGN or DWG file on a Compact Disc. All modelling is to be referenced to the Map Grid of Australia (MGA) spatially located in the Initial Data Extraction file.

(d) The electronic model must be constructed in accordance with the City's 3D CAD electronic model specification. The specification is available online at http://www.cityofsydney.nsw.gov.au/development/application-guide/application-process/model-requirements

(e) Council's Modelling staff should be consulted prior to creation of the model. The data is to comply with all of the conditions of the Development Consent.

(28) APPROVED ACOUSTIC REPORT

The Acoustic Report by ADP dated 17th March 2025, ref Project No: SYD2414, Council Ref: 2025/201233 is approved.

Where there is a conflict between the approved acoustic report and this development consent, this consent prevails.

Reason

To specify an acoustic report for reference in other noise control conditions.

DEMOLITION WORK

BEFORE DEMOLITION WORK COMMENCES

(29) HAZARDOUS MATERIALS SURVEY REQUIRED

A Hazardous Materials Survey Report must be prepared by a certified Occupational Hygienist (Australia Institute of Occupational Hygienists) and submitted to the satisfaction of Council's Area Coordinator Planning Assessments / Area Planning Manager prior to any demolition / refurbishment work commencing at the site. The report must identify and record the type, location and extent of any hazardous materials on the site and make recommendations as to their safe management and/or removal to ensure the site is made safe for demolition, construction and future use/occupation.

Reason

To ensure that hazardous materials on the site are identified and appropriately managed.

(30) Underground petroleum storage system - decommissioning report - recommended by Rob Staker

(a) The underground petroleum storage system must be investigated for contamination in accordance with NSW EPA guidelines and a site investigation report obtained from a suitably qualified environmental consultant.

(b) The report must be submitted to Council within 60 days of completion confirming that no site remediation is necessary, or completion of any necessary remediation works. The report must confirm that the site is suitable for continued approved land use or prior approved remediation criteria.

Reason

To ensure the decommissioning and/or removal of underground petroleum storage tanks is investigated and a report is submitted to Council within 60 days of remediation works being carried out to ensure that any contamination on the site is appropriately managed.

(31) Contamination/remediation/decommissioning of underground petroleum storage tanks - recommended by Rob Staker

(a) The removal of any underground petroleum storage tanks must be carried out in accordance with SafeWork NSW, NSW EPA requirements and all relevant EPA guidelines and Australian Standards.

(b) Before the Construction Certificate or Occupation certificate, installation of a new underground petroleum storage system (UPSS), the UPSS and any associated contamination must be remediated in accordance with the approved Remediation Action Plan, prepared by insert name dated insert date reference insert reference, and in compliance with AS 4976–2008.

(c) Remediation must be supervised by a suitably qualified professional in accordance with the Protection of the Environment Operations (Underground Storage Systems) Regulation 2019.

(d) Validation of the UPSS removal and remediation or decommissioning must be documented in a final validation report.

(e) The validation report must be:

(f) Submitted to Council no later than 60 days after the UPSS has been removed or decommissioned;

(g) Retained for a minimum of seven years from the date of creation or tank decommissioning;

(h) Prepared in accordance with relevant NSW EPA guidelines and the Protection of the Environment Operations (Underground Storage Systems) Regulation 2019.

Reason

To ensure the removal of underground petroleum storage tanks is appropriately managed.

(32) Detailed Site Investigation Recommendations

All works must be carried out in accordance with the recommendations set out within the Detailed Site Investigation reports:

Prepared by Douglas Partners dated 14 March 2025 reference 2025/567164Prepared by Douglas Partners dated 5 September 2025 reference 2025/567165

Reason

To ensure that contamination is appropriately managed.

(33) REMEDIATION ACTION PLAN

Prior to commencement of any demolition works, a Remediation Action Plan must be prepared for the site by a suitably qualified environmental consultant and submitted to the Certifier and Council.

Reason

To ensure that contamination is appropriately managed.

(34) UTILITY SERVICES

To ensure that utility authorities are advised of the development:

(a) Prior to the issue of the commencement of any demolition works a survey is to be carried out of all utility services within and adjacent to the site including relevant information from utility authorities and excavation, if necessary, to determine the position and level of services.

(b) Prior to the commencement of any demolition works the applicant is to obtain written approval from the utility authorities (e.g. Energy Australia, Sydney Water, and Telecommunications Carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the underground structure. Any costs in the relocation, adjustment or support of services are to be the responsibility of the developer.

Reason

To ensure that utility authorities are advised of the development and their approval is obtained in connection with the relocation and/or adjustment of services affected by the development.

(35) PUBLIC DOMAIN LEVELS AND GRADIENTS - MAJOR

Prior to the commencement of any demolition works, a Public Domain Levels and Gradients submission for the building and site frontages must be submitted to and approved by the City's Public Domain Unit. The submission must be prepared in accordance with the City's *Public Domain Manual* and submitted with a completed Application for *Public Domain Levels and Gradients*. Information on how to complete the submission can be downloaded from the City's website at https://www.cityofsydney.nsw.gov.au/development/public-domain-works/da-associated-works.

Any requirements to comply with Disability Discrimination Act at the entrance to a building or publicly accessible space must be resolved inside the site boundary.

Note: Public Domain Levels and Gradient plans are to be included with the Public Domain Plan – Detailed Documentation for Construction condition submission.

Reason

To ensure public domain levels and gradients comply with Council's requirements.

(36) STORMWATER DRAINAGE DESIGN

Prior to the commencement of any demolition works a detailed stormwater management plan prepared by suitable qualified and experienced professionals must be submitted to and approved by the City's Public Domain Unit and must include:

(i) Council's Sydney Streets Technical Specifications, Part A4 Drainage Design;

(ii) Council's Sydney Streets Technical Specifications, Standard Drawings;

(iii) Council's Sydney Streets Technical Specifications, Part B10: Stormwater Drainage Construction;

(iv) Council's Stormwater Drainage Manual; and

(v) All relevant Australian Standards.

This information is available for download from the City's website at https://www.cityofsydney.nsw.gov.au/development/public-domain-works/da-associated-works.

Note: A Deed of Agreement (Stormwater Deed) for all proposed connections to the City's drainage system, and a Positive Covenant for all OSD systems may be required prior to

(37) STORMWATER QUALITY ASSESSMENT

The development must comply with MUSIC Link Report dated 26/09/2025 approved with this development application.

Prior to the commencement of any demolition works, a design certification report prepared by a suitably qualified practitioner engineer (NPER) demonstrating compliance with approved music link targets and parameters must be submitted to and approved by the City's Public Domain Unit.

The report must include a response to all stormwater quality improvement devices structural integrity, treatment train and their treatment properties demonstrating compliance with the approved MUSIC link reports.

Reason

To ensure appropriate stormwater quality on the site.

(38) DEMOLITION, EXCAVATION AND CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN

A site-specific noise management plan must be submitted to the Council for comment and approval prior to the commencement of any demolition works. The Plan must be prepared by a suitably qualified acoustic consultant who is a person who possesses the qualifications to join the Australian Acoustic Society, Institution of Engineers Australia (grade of member) or the Association of Australasian Acoustic Consultants (grade of member firm).The plan must include but not be limited to the following:-

(a) Identification of noise sensitive receivers near to the site.

(b) A prediction as to the level of noise impact likely to affect the nearest noise sensitive receivers from the use and proposed number of high noise intrusive appliances intended to be operated onsite. A statement should also be submitted outlining whether or not predicted noise levels will comply with the noise criteria stated within the *City of Sydney Construction Hours /Noise Code of Practice 1992* for the typical construction hours of 07.00am to 7.00pm. Where resultant site noise levels are likely to be in exceedance of this noise criteria then a suitable proposal must be given as to the duration and frequency of respite periods that will be afforded to the occupiers of neighbouring property.

(c) A representative background noise measurement ($L_{A90,\ 15\ minute}$) should be submitted, assessed in the vicinity of any potentially affected receiver locations and measured in accordance with AS 1055:1.2.1997.

(d) Confirmation of the level of community consultation that has/is and will be undertaken with Building Managers/ occupiers of the main adjoining noise sensitive properties likely to be most affected by site works and the operation of plant/machinery particularly during the demolition and excavation phases.

(e) Confirmation of noise monitoring methodology that is to be undertaken during the main stages of work at neighbouring noise sensitive properties in order to keep complaints to a minimum and to ensure that noise from site works complies with the noise criteria contained within City's Construction Noise Code.

(f) What course of action will be undertaken following receipt of a complaint concerning offensive noise.

(g) Details of any noise mitigation measures that have been outlined by an acoustic consultant or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring noise sensitive property to a minimum.(h) What plant and equipment is to be used on site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring property and other less intrusive technologies available.

Reason

To ensure an adequate construction noise and vibration management plan is prepared.

(39) PARKING DESIGN

The design, layout, signage, line marking, lighting and physical controls of all off-street parking facilities must comply with the minimum requirements of Australian Standard AS/NZS 2890.1 Parking facilities Part 1: Off-street car parking, AS/NZS 2890.2 Parking facilities Part 2: Off-commercial vehicle facilities and AS/NZS 2890.6 Parking facilities Part 6: Off-street parking for people with disabilities. The details must be submitted to and approved by the Registered Certifier prior to the commencement of any demolition works.

Reason

To ensure parking facilities are designed in accordance with the Australian Standards.

(40) ALLOCATION OF PARKING

The number of temporary car parking spaces to be provided for the Stage 1 detailed works must comply with the table below. Details confirming the parking numbers must be submitted to the satisfaction of the Registered Certifier.

Car Parking Type	Number
Small Rigid Vehicle (Interim Vehicle Parking Spaces)	4
Medium rigid vehicle loading dock(s) (Interim vehicle parking spaces)	22
Total	26

NOTE: The temporary parking must be deleted and converted to deep soil areas in accordance with Condition 7 above.

Reason

To ensure the allocation of parking is in accordance with the Council's DCP.

(41) Bicycle parking and end of trip facilities

The layout, design and security of bicycle facilities for the Stage 2 DA must comply with the minimum requirements of Australian Standard AS 2890.3 Parking Facilities Part 3: Bicycle Parking Facilities and Council DCP. The details must be submitted to the Council as part of the Detailed Development Application package.

Reason

To ensure the allocation of bicycle parking onsite that is in accordance with Australian Standards and the Council's DCP.

(42) HERITAGE INTERPRETATION PLAN

(a) An interpretation plan must be submitted to and approved by Council's Area Planning Manager prior to the commencement of any demolition works. The plan is to be prepared by a suitably qualified and experienced heritage practitioner or historian.

(b) The interpretation plan must detail how information on the history and significance of the site, particularly in relation to the buildings being demolished will be provided for the public and make recommendations regarding public accessibility, signage and lighting. Public art, details of the heritage design, the display of selected artefacts are some of the means that can be used.

(c) The plan must specify the location, type, making materials and contents of the interpretation device being proposed.

Reason

To ensure that the heritage of the site is appropriately interpreted and incorporated into the development.

(43) PHOTOGRAPHIC ARCHIVAL DOCUMENTATION (MINOR WORKS)

Prior to the commencement of any demolition works, an archival photographic recording of the whole site at 10-16 Bay Street and it's identified heritage items is to be prepared to Council's satisfaction. The recording is to be in digital form and prepared in accordance with the NSW Heritage Division guidelines titled "Photographic Recording of Heritage Items using Film or Digital Capture". One copy of the record is to be submitted to Council to be lodged with Council's Archives.

The form of the recording is to be as follows:

(a) The Development Application number must be noted on the submitted information.

(b) Include a summary report detailing the project description, date and authorship of the photographic record, method of documentation and limitations of the photographic record.

(c) Include written confirmation, issued with the authority of both the applicant and the photographer that the City of Sydney is granted a perpetual non-exclusive licence to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.

(d) The report is to be submitted via digital file transfer in PDF/A format, (created directly from the digital original), with the digital catalogue of images containing the following data for each location, image subject/description and date.

(e) The electronic images are to be saved as JPEG TIFF or PDF files with a size of approximately 4-6MB, and cross referenced to the digital catalogue sheets and base plans. Choose only images that are necessary to document the process and avoid duplicate images.

Reason

To ensure appropriate archival documentation of the site in its entirety and buildings.

(44) SALVAGE, REUSE AND RECYCLING OF TRADITIONAL BUILDING MATERIALS – MAJOR DEVELOPMENT

Stone, bricks, roof tiles joinery and decorative architectural elements to be demolished, which include stairs, windows and doors, chimney pieces and ceiling roses must be salvaged and where possible reused on the project.

Salvaged building materials surplus to the project must either be stored on site for future reuse or transferred to an established second building material dealer for recycling.

Reason

To ensure the salvaging and reuse of traditional building materials.

(45) CONSTRUCTION TRAFFIC MANAGEMENT PLAN

(a) A Construction Traffic Management Plan must be submitted to and approved by Council prior to the commencement of any demolition works.

(b) The approved plan must be complied with during any demolition and/or construction work.

Reason

To ensure that the impacts of construction traffic is appropriately managed.

(46) LAND REMEDIATION

(a) The site is to be remediated and validated in accordance with the recommendations set out within the Remediation Action Plan, required by Condition 33.

(b) Any changes to the approved Remediation Action Plan must be approved in writing by Council before work begins.

Reason

To ensure that the site is appropriately remediated.

(47) PROTECTION OF STONE KERBS

(a) The existing stone kerbs on the William Henry Drive, Bay and Wattle Street frontages of the site are to be retained and properly protected during demolition and excavation works.

(b) To avoid damage to stone kerbs during excavation and construction works for the development, temporary removal and storage of the stone kerbs may be approved by Council. Removed, serviceable stone kerbs (i.e. those that are in good condition as agreed by Council officers) must be re-installed in accordance with the City of Sydney's standard details and specifications after the construction works have been completed. A temporary concrete kerb will need to be constructed to retain the footpath until the stone kerbs can be reinstalled.

(c) Note the following:

(i) All costs associated with the works are to be borne by the developer.

(ii) Damaged kerbs are to be replaced to match existing to Council's satisfaction or as otherwise advised by Council officers.

(iii) Where new vehicle crossings or temporary crossings are to be constructed to access the property, the affected kerb stones should be salvaged and reused wherever possible.

(iv) All new driveway laybacks and kerbs are to be constructed with stone kerbs to match existing stones or as specified by City officers.

(v) Council approval is required before kerbs are removed.

(vi) Council approval is required prior to the cutting of existing stone kerbs for stormwater kerb outlets.

(vii) Stone kerbs and gutters may be bonded in accordance with the City of Sydney's adopted Schedule of Fees and Charges. If so, this will be included with the Public Domain Damage Bond.

Reason

To ensure the protection of stone kerbs.

(48) SURVEY INFRASTRUCTURE – IDENTIFICATION AND RECOVERY

Under Section 24 of the Surveying and Spatial Information Act 2002, it is an offence to remove, damage, destroy, displace, obliterate or deface any survey mark unless authorised to do so by the Surveyor-General. Accordingly, the applicant must, where possible, ensure the preservation of existing survey infrastructure undisturbed and in its original state or else provide evidence of the Surveyor-General's authorisation to remove or replace marks.

Prior to the commencement of any demolition works, documentary evidence must be prepared by a Registered Surveyor and submitted to and approved by Council's Area Planning Manager. This evidence must include either:

(a) A copy of any Surveyor-General's Approval for Survey Mark Removal granted by NSW Spatial Services for the subject site, including all documentation submitted as part of that application (for example the survey mark audit schedule, strategy plan and strategy report); or

(b) A letter, signed by a current NSW Registered Land Surveyor and including his or her Board of Surveying and Spatial Information (BOSSI) identification number, stating that all investigations required under Surveyor-General's Direction No.11 have been made for the subject site and that no survey infrastructure will be affected by the proposal.

Council's Principal Surveyor may request further information and/or add conditions to any Surveyor-General's Approval at their discretion.

Reason

To ensure the preservation of existing survey infrastructure.

(49) PUBLIC DOMAIN CONCEPT PLAN

A public domain concept plan, showing all the site frontages and extending a minimum of 5m past the boundary and to the road centreline, must be prepared in accordance with the City's *Public Domain Manual* and *Sydney Streets* Code. It must be submitted to and approved by the City's Public Domain Unit prior to the commencement of any demolition works.

Note: A detailed Public Domain Plan will be required prior to construction (refer to Public Domain Plan Detailed Documentation for Construction condition).

Reason

To ensure public domain works comply with Council's requirements.

(50) PUBLIC DOMAIN LIGHTING UPGRADE

Prior to the commencement of any demolition, excavation, civil construction, drainage or building work (whichever is earlier), a concept Public Domain Lighting Upgrade Plan for pedestrian and street lighting in the public domain must be submitted to and approved by City's Public Domain Unit. The Lighting Plan must be prepared in accordance with the *Sydney Streets Technical Specifications* A5 and B8, *Sydney Lights Design Code* and *Public Domain Manual*. This information is available for download from the City's website at https://www.cityofsydney.nsw.gov.au/development/public-domain-works/da-associated-works.

The lighting upgrade plan must cover all adjacent street frontages, being Wattle Street, William Henry Street, Bay Street and Macarthur Street and shall be designed to include the following requirements

- Supply and install City of Sydney standard smart poles fitted with new LED luminaires as listed below
- Wattle Street: Lighting shall comply with requirement of AS 1158.1.1 Category V3 on the roadway and AS 1158.3.1 Category PP2 over the footways
- William Henry St: Lighting shall comply with requirement of AS 1158.1.1 Category V3 on the roadway and AS 1158.3.1 Category PP2 over the footways.
- Bay Street: Lighting shall comply with requirement of AS 1158.1.1 Category V5 on the roadway and AS 1158.3.1 Category PP2 over the footways
- Macarthur Street: Lighting shall comply with requirement of AS 1158.3.1 Category PR1 on the roadway and PP2 on the footways
- Pedestrian Crossing on Macarthur Street: Lighting shall comply with requirement of AS 1158.4 Category PX1
- Obtrusive lighting assessment shall comply with requirement of AS 4282
- Disconnect & remove redundant Ausgrid poles via ASP3 design certification process

Notes:

- Lighting designs must be certified by a suitably qualified practising lighting engineer and must consist of two parts: illumination design and electrical supply reticulation design. City of Sydney (CoS) shall review electrical reticulation design once receiving final illumination designs.
- Lighting design submission requirements are specified in "Sydney Streets Technical Specifications - A5: Street Lighting Design". Notes:

- Plans should show calculation points as per Australian Standards.
- Plans plot scale should not be smaller than 1:250 @ A1
- Provide a Calculation Summary table showing all relevant light technical parameters and compliance, including Maximum lux levels
- Highlight all areas of non-compliance

- All works shall comply with the requirements of all applicable standards and guidelines, including (but not limited to) AS1158, AS4282, and the City of Sydney's A5, B8 and Ausgrid NS119 documents.

- If applicable, developers must submit site-specific structural footing designs certified by a practising structural engineer for council review before footing construction.

- If applicable, provide temporary lighting complying with CoS public domain lighting specifications prior to removal of existing public lights.

- If applicable, undertake ASP works required to modify and remove redundant Ausgrid assets and carry out all electrical/civil works to ensure continuity of supply to the remainder of Ausgrid assets on the affected circuits.

- Any non-standard installation due to site constraint must be reviewed and approved by the CoS' Infrastructure Planning.

- All relevant engineering design plans (including electrical and lighting), design certificates, As-Builts plans, WAE plans, and construction certificates must be submitted for CoS review.

- For As-built plans, handover documents, testing and commissioning requirements to be referred to the City's technical specification A5.

- All new CoS lights must be connected to CoS' nearest metered supply point (subject to suitability assessment by Developer's electrical contractor). Otherwise, if required, supply and install a new CoS 3 phase MSB.

- All new CoS lights will have Schreder NEMA 7P smart controller, including mesh node and DataLift node. The smart controller will be supplied by Schreder and installed by electrical contractor.

- Asset ID process: Contractor to create Geodatabase details for each asset IDs using the template file supplied by CoS' GIS team. File will be issued to GIS team to review and uploaded after being verified.

- Wall mount lights: Installation must be accessible for maintenance and upgrade by CoS-authorised technicians/contractors along the entire length. All cabling shall be installed on the building surface within galvanised steel conduits, or a similar approved method. Establish an access easement in favour of CoS for ongoing maintenance and upgrade of wall-mounted council lighting, if applicable.

- If applicable, under-awning lighting must comply with the requirements of CoS Awnings Policy and:

- Under-awning lighting shall be fitted with LED technology (or alternative technology demonstrating improved lighting power density, measured in watts per square metre). Batten-type fluorescent lighting is not permitted.

- Obtrusive lighting assessment shall comply with requirement of AS 4282.

- The intensity, colour, intermittency, and hours of operation shall be adjustable upon request by the City of Sydney.

- Luminaires shall be designed and installed such that no direct upward light is emitted, and light is not directed toward nearby residential properties.

- Proposals for Building exterior lighting, signage lighting, terrace lighting and lighting of landscape features are to be assessed under a separate DA.

Advice on site specific lighting requirements must be obtained from City's Public Domain Unit before proceeding with the preparation of any final lighting design proposals.

Reason

To ensure pedestrian and street lighting in the public domain complies with Council's requirements.

(51) DILAPIDATION REPORT - PUBLIC DOMAIN

Prior to the commencement of any demolition works, a photographic recording of the public domain site frontages is to be prepared as described in the Public Domain Manual and submitted for approval by Council's Public Domain Unit. The City's *Public Domain Manual* is available for download from the City's website at https://www.cityofsydney.nsw.gov.au/

The submission is to include written confirmation, issued with the authority of both the applicant and the photographer that the City of Sydney is granted a perpetual non-exclusive license to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included.

Reason

To establish and document the condition of the public domain for comparison as building work progresses and is completed.

(52) BUILDING PLAN APPROVAL (INCLUSING TREE PLANTING GUIDELINES)

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to Sydney Water Tap in® to apply.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

(53) TREE PLANTING

Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's Technical guidelines – Building over and adjacent to pipe assets.

(54) ROAD OCCUPANCY LICENCE

A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on the classified road network during construction activities. A ROL can be obtained through https://myrta.com/oplinc2/pages/security/oplincLogin.jsf.

(55) DISPOSAL OF SURPLUS SALVAGED MATERIALS

Salvaged traditional building materials surplus to the requirements of this project including stone, bricks, structural timber, and joinery are to be sold to an established dealer in second-hand heritage building materials. Documentation of the salvage methodology must be submitted for the approval of Council prior to the commencement of demolition.

Reason

To ensure the salvaging and reuse of traditional building materials.

(56) PUBLIC DOMAIN WORK – CONSTRUCTION APPROVAL UNDER SECTION 138 ROADS ACT 1993

Prior to the construction of any public domain works, approval under Section 138 / 139 of the Roads Act 1993 must be issued by the City's Public Domain Unit.

Reason

To ensure relevant approvals for public domain work are obtained.

(57) TREE PROTECTION ZONE (FOR PRIVATE/PROPERTY TREES)

(a) Tree protection zones (s) (TPZs) as detailed in the table below must be established in accordance with the Australian Standard 4970 'Protection of Trees on Development Sites' before the commencement of, and until completion of, the development works.

Table 3 - TPZ Schedule

Tree No.	Species Name	Location	Radius (m) From Trunk
ART01	*Platanus x acerifolia* (London Plane)	Within Site - Northern boundary	7.6
ART02	*Callistemon Viminalis* cv. (Weeping Bottlebrush)	Within Site - Northern boundary	2.0
ART03	*Platanus x acerifolia* (London Plane)	Within Site - Northern boundary	15.00

(b) The following works must be excluded from within any TPZs:

(i) Soil cultivation, disturbance or compaction.

(ii) Stockpiling, storage or mixing of materials, washing and repairing of tools.

(iii) The parking (except existing on street parking) of vehicles, equipment and machinery.

(iv) The disposal of liquids and refuelling.

(v) The disposal of building materials.

(vi) Any action leading to an impact on tree health or structure.

(c) Tree protection fencing (1.8m steel mesh fencing, secured and fastened to prevent movement) must be installed at the perimeter of the TPZs or as per the approved Tree Protection Plan prior to the commencement of the development works. Roots must not be damaged during the establishment or maintenance of the fencing.

(d) Where tree protection fencing (or sections of) cannot be installed due to site constraints, written approval must be obtained from a qualified Arborist (minimum AQF Level 5) and trunk and ground protection installed as per AS4970. Compliance with this condition must be addressed in the Tree Protection Compliance Certificate prepared by the Arborist.

(e) Tree protection fencing must not be moved or relocated unless written approval is obtained from a qualified Arborist (minimum AQF Level 5) and alternate protection measures are installed to ensure the trees the viability of the tree(s) is not impacted. Compliance with this condition must be addressed in the Tree Protection Compliance Certificate prepared by the Arborist.

(f) Where site sheds cannot be installed outside of the TPZs due to site constraints, written approval must be obtained from a qualified Arborist (minimum AQF Level 5) and appropriate tree protection measures installed as per AS4970. Compliance with this condition must be addressed in the Tree Protection Compliance Certificate prepared by the Arborist.

(g) Signage identifying the TPZs must be attached to the tree protection fencing. Signage must be placed in a visible position in remain in place throughout the development works.

(h) Ground protection in accordance with AS4970 must be installed if construction access is required within the TPZs. Existing pavements and hard stand areas can be used as ground protection.

(i) All approved work undertaken within the TPZs must be supervised by a qualified Arborist (minimum AQF Level 5).

Note: The work within the TPZ and installation of tree protection measures is only applicable within the subject development site and the public domain

Reason

To ensure the protection and ongoing health of trees for the duration of the development.

(58) STREET TREE PRUNING AND REMOVAL

(a) The consent from the Executive Director City Planning Development & Transport, following advice from Council's Tree Management Officer, must be obtained prior to the undertaking of any street tree pruning works including tree roots greater than 40mm diameter. Only minor pruning works will be approved by Council.

(b) Any pruning that has been approved by Council, must be carried out by an arborist with a minimum AQF Level 3 qualification in arboriculture and must be in accordance with AS4373 Australian Standards 'Pruning of Amenity Trees'.

(c) The removal of any street tree approved by Council must include complete stump removal and the temporary reinstatement of levels so that no trip or fall hazards exist until suitable replanting occurs. These works must be completed immediately following the trees removal.

Reason

To ensure that approval is obtained for any pruning works to, or removal of, street trees and that such works are carried out in an appropriate manner.

(59) TREE TRUNK PROTECTION (FOR PRIVATE/PROPERTY TREES)

(a) The tree(s) detailed in the table below must have trunk and major branch protection installed prior to the commencement of any demolition works.

Table 4 – Trunk Protection

Tree Number	Species	Location
ART01	*Platanus x acerifolia* (London Plane)	Within Site - Northern boundary
ART02	*Callistemon Viminalis* cv. (Weeping Bottlebrush)	Within Site - Northern boundary
ART03	*Platanus x acerifolia* (London Plane)	Within Site - Northern boundary

(b) Tree trunk(s) and/or major branches to a height of 2 metres must be protected by wrapped thick underlay carpet or similar padding material to limit damage;

(c) Timber planks (50mm x 100mm) must be placed around tree trunk(s), spaced at 100mm intervals, and be fixed against the trunk with tie wire, or strapping. The thick carpet underlay or padding material and timber planks must not be fixed to the tree in any instance, or in any fashion;

(d) Tree trunk and major branch protection must remain in place for the duration of the development works and be removed at the completion of the development works;

(e) Certification of this condition must be submitted to the Principal Certifying Authority for approval.

Reason

To ensure the protection and ongoing health of trees.

(60) TREE PROTECTION ZONES (FOR STREET TREES)

Table 5 – TPZ Street trees

Tree No.	Species	Tree Location	TPZ radius(m) from Truck	SRZ radius (m) from trunk
15798	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St	3.2	2.1
22852	*Fraxinus griffithii* (Griffith's Ash)	Street Tree - Bay St	4.3	2.3

22853	*Fraxinus griffithii* (Griffith's Ash)	Street Tree - Bay St	3.8	2.0
22854	*Fraxinus griffithii(Griffith's Ash)*	Street Tree - Bay St	4.4	2.2
22855	*Fraxinus pennsylvanica* cv. (Green Ash)	Street Tree - Bay St	2.6	1.9
24926	*Tristaniopsis laurina* (Water Gum)	Street Tree - Macarthur St	3.4	2.1
24927	*Tristaniopsis laurina* (Water Gum)	Street Tree - Macarthur St	2.4	1.9
24936	*Jacaranda mimosifolia*(Jacaranda)	Street Tree - Macarthur St	2.6	1.9
24937	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St	2.8	2.0
24938	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St	2.6	1.9
24939	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St	4.3	2.3
24940	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St	2.7	1.9
24941	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St	2.7	1.9
24947	*Tristaniopsis laurina* (Water Gum)	Street Tree - Macarthur St	2.6	1.8
25981	*Lophostemon confertus* (Brush Box)	Street Tree - Wattle St	3.4	2.2
25982	*Lophostemon confertus* (Brush Box)	Street Tree - Wattle St	3.2	2.1
25983	*Lophostemon confertus* (Brush Box)	Street Tree - Wattle St	3.7	2.2
25984	*Lophostemon confertus* (Brush Box)	Street Tree - Wattle St	3.4	2.1
25998	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St	2.8	2.0
25999	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St	3.4	2.0
26000	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St	2.5	1.8

26001	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St	2.1	1.8
26110	*Lophostemon confertus* (Brush Box)	Street Tree - William Henry St	6.2	2.7
26111	*Waterhousea floribunda* (Weeping Lilly Pilly)	Street Tree - William Henry St	2.6	1.9
27007	*Fraxinus pennsylvanica* cv. (Green Ash)	Street Tree - Bay St	4.2	2.4
27008	*Podocarpus elatus* (Plum Pine)	Street Tree - Bay St	4.5	2.5
27009	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Bay St	2.0	1.5
27010	*Podocarpus elatus* (Plum Pine)	Street Tree - Bay St	3.9	2.3
30766	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St	2.2	1.8
42720	*Waterhousea floribunda* (Weeping Lilly Pilly)	Street Tree - William Henry St	2.0	1.3
44482	*Callistemon Viminalis* cv. (Weeping Bottlebrush)	Street Tree - Macarthur St	2.5	1.7
44483	*Tristaniopsis laurina*(Water Gum)	Street Tree - Macarthur St	2.0	1.2
44484	*Fraxinus griffithii* (Griffith's Ash)	Street Tree - Macarthur St	2.0	1.6
44485	*Tristaniopsis laurina* (Water Gum)	Street Tree - Macarthur St	2.0	1.4
44486	*Callistemon Viminalis* cv. (Weeping Bottlebrush)	Street Tree - Macarthur St	2.0	1.4
44487	*Fraxinus griffithii* (Griffith's Ash)	Street Tree - Macarthur St	2.0	1.6
44488	*Fraxinus griffithii* (Griffith's Ash)	Street Tree - Macarthur St	2.0	1.5
44537	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Bay St	2.0	1.1

(a) All street trees located on Bay St, Macarthur St, William Henry St and Wattle St must be retained and protected in accordance with Australian Standard 4970 'Protection of trees on development sites' and as follows:

(b) Tree trunk and major branch protection must be installed prior to the commencement of any demolition works, and must include:

(i) Tree trunk(s) and/or major branches to a height of 2 metres protected by wrapped thick underlay carpet or similar padding material to limit damage.

(ii) Timber planks (50mm x 100mm) placed around tree trunk(s). The timber planks must be spaced at 100mm intervals, and must be fixed against the trunk with tie wire, or strapping. The thick carpet underlay or padding material and timber planks must not be fixed to the tree in any instance, or in any fashion.

(iii) Young street trees protected by the installation of three (3) wooden stakes around the edge of the tree pits or a minimum of 1 metre from the base of the trunk. Hessian must be wrapped around the stakes. If existing stakes or a metal tree guard are already in place, these suffice as tree protection.

(iv) Tree trunk and major branch protection must remain in place for the duration of the development works and be removed at the completion of the development works.

a. around or under the tree canopy or;

b. within two (2) metres of tree trunks or branches or any street trees.

(c) Temporary signs or any other items must not be fixed or attached to any street tree.

(d) Where installed, hoarding support columns are to be placed a minimum of 300mm from the edge of the existing tree pits/setts, so that no sinking or damage occurs to the existing tree pits. Supporting columns must not be placed on exposed tree roots.

(e) Existing sections of kerbs adjacent to any street tree must not be removed without approval from the City of Sydney Tree Team.

(f) Any damage sustained to street tree(s) as a result of any construction activities (including demolition), must be immediately reported to the City of Sydney Tree Team on 9265 9333.

(g) Compliance with this condition must be addressed in the Tree Protection Compliance Certificate prepared by a qualified Arborist (minimum AQF Level 5).

Reason

To ensure the protection and ongoing health of the street trees.

DURING DEMOLITION WORK

(61) ASBESTOS REMOVAL WORKS

(a) All works removing asbestos containing materials must be carried out by a suitably licensed asbestos removalist duly licensed with Safework NSW, holding either a Friable (Class A) or a Non-Friable (Class B) Asbestos Removal Licence which ever applies.

A copy of the relevant licence must be made available to any authorised Council officer on request within 24 hours.

(b) Five days prior to the commencement of licensed asbestos removal, Safework NSW must be formally notified of the works. All adjoining properties and those opposite the development must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification must identify the licensed asbestos removal contractor and include a contact person for the site together with telephone number and email address.

(c) All work must be carried out in accordance with the *Work Health and Safety Regulation 2017* and the NSW Government and SafeWork NSW document entitled *How to manage and control asbestos in the work place: Code of Practice (Safework NSW)* December 2011 and the *City of Sydney Managing Asbestos Policy dated 21 October 2013 and associated guidelines.*

(d) The asbestos removalist must use signs and barricades to clearly indicate the area where the asbestos removal work is being performed. Signs must be placed in positions so that people are aware of where the asbestos removal work area is and should remain in place until removal is completed and clearance to reoccupy has been granted. Responsibilities for the security and safety of the asbestos removal site and removal must be specified in the asbestos removal control plan (where required). This includes inaccessible areas that are likely to contain asbestos.

(e) Warning signs must be placed so they inform all people nearby that asbestos removal work is taking place in the area. Signs must be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs must be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs must be in accordance with AS 1319 -1994 *Safety Signs for the Occupational Environment* for size, illumination, location and maintenance.

(f) Asbestos waste must only be transported and disposed of at an EPA licensed waste facility.

(g) No asbestos products are to be reused on the site (i.e. packing pieces, spacers, formwork or fill etc).

(h) No asbestos laden skips or bins are to be left in any public place without the written approval of Council.

(i) A site notice board must be located at the main entrance to the site in a prominent position and must have minimum dimensions of 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size.

The site notice board must include the following:

(i) contact person for the site;

(ii) telephone and facsimile numbers and email address; and

(iii) site activities and time frames.

Reason

To ensure that the handling and removal of asbestos from the site is appropriately managed.

(62) COMPLIANCE WITH ARBORIST'S REPORT

(a) All recommendations, Tree Protection Plans and Methodology Statements contained in the approved Arboricultural Impact Assessment Report prepared by Arterra, dated 13 March 2025 must be implemented during demolition works.

Reason

To ensure that works affecting trees are carried out in an appropriate manner.

(63) TREE SENSITIVE EXCAVATION

(a) Excavation within the Tree Protection Zone(s) (TPZs) as detailed in the table below must be undertaken using tree sensitive methods (i.e. hand/ air space/hydrovac) and supervised by a qualified Arborist (minimum AQF level 5). To prevent root damage, low pressures must be used for hydrovac excavation with the bark remaining intact.

Table 6 – Tree (Root) Protection Zone Schedule:

Tree No	Species	Tree Location	TPZ Radius (m) from Trunk	SRZ (m) from Trunk
ART01	*Platanus x acerifolia* (London Plane)	Within Site - Northern boundary	7.6	2.9
ART02	*Callistemon Viminalis* cv. (Weeping Bottlebrush)	Within Site - Northern boundary	2.0	1.6

ART03	*Platanus x acerifolia* (London Plane)	Within Site - Northern boundary	15.0	3.8
15798	*Jacaranda mimosifolia* (Jacaranda)	Street Tree - Macarthur St	3.2	2.1
24947	*Tristaniopsis laurina* (Water Gum)	Street Tree - Macarthur St	2.6	1.8
25981	*Lophostemon confertus* (Brush Box)	Street Tree - Wattle St	3.4	2.2
25982	*Lophostemon confertus* (Brush Box)	Street Tree - Wattle St	3.2	2.1
25983	*Lophostemon confertus* (Brush Box)	Street Tree - Wattle St	3.7	2.2
25984	*Lophostemon confertus* (Brush Box)	Street Tree - Wattle St	3.4	2.1
25998	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St	2.8	2.0
25999	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St	3.4	2.0
26000	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St	2.5	1.8
26001	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St	2.1	1.8
26110	*Lophostemon confertus* (Brush Box)	Street Tree - William Henry St	6.2	2.7

27010	*Podocarpus elatus* (Plum Pine)	Street Tree - Bay St	3.9	2.3
30766	*Tristaniopsis laurina* (Water Gum)	Street Tree - Wattle St	2.2	1.8
42720	*Waterhousea floribunda* (Weeping Lilly Pilly)	Street Tree - William Henry St	2.0	1.3

(b) Excavation must not occur within the SRZ. If excavation is proposed within this zone, the Council's Tree Management Officer must be contacted immediately, and the excavation must be carried out in accordance with Council's direction.

(c) Roots greater than 40mm must not be severed or damaged within the TPZ without written approval from the City of Sydney Tree Team.

(d) Trenching must be backfilled as soon as possible, and exposed roots must be covered with mulch or a geotextile fabric and kept in a moist condition and prevented from drying out.

(e) Any approved root pruning must be carried out by a qualified Arborist (minimum AQF Level 5) in accordance with Australian Standard 4373 'Pruning of Amenity Trees'.

(f) Compliance with this condition must be addressed in the Tree Protection Compliance Certificate prepared by a qualified Arborist (minimum AQF Level 5).

Reason

To ensure that excavation works to trees are carried out in an appropriate manner.

in accordance with the approved arborist's report.

(64) SITE SUPERVISION AND REPORTING

(a) A qualified Arborist (minimum AQF Level 5) must oversee various stages of work within the Tree Protection Zone(s) (TPZs) of any tree listed for retention.

(b) The Arborist must undertake inspection every 2 months through the development works.

(c) The Arborist must certify compliance with each key milestone detailed below:

(i) Installation of tree protection measures (i.e. tree protection fencing, trunk and branch protection, ground protection, tree protection signage) prior to the commencement of the development works;

(ii) Demolition of ground surface materials (pavers, concrete, grass etc.) or inground structures within the TPZs of any tree to be retained;

(iii) Excavation and trenching within the TPZs;

(iv) Construction of proposed temporary carpark area within TPZ of ART01, ART02, and ART03

(v) Landscape works within the TPZs;

(vi) Other times as specified in the Arboricultural Impact Assessment Report, Tree Protection Plan or these conditions.

(d) A Tree Protection Compliance Report, which includes photographic evidence and provides details on the health and structure of tree(s), must be submitted within one week following each scheduled inspection and key milestone listed above. The report is to be submitted to, and acknowledged, by the City of Sydney Area Planning Coordinator or Area Planning Manager. The Tree Protection Compliance Report must include:

(i) Confirmation that the tree protection measures have been installed in accordance with these conditions;

(ii) Details of any additional tree protection recommendations and subsequent implementation to ensure the tree(s) remain in a healthy condition;

(iii) Details of works undertaken on any tree to be retained or any works within the TPZs.

(e) A final Tree Protection Compliance Certificate demonstrating that all Tree Protection Compliance Reports have been submitted at each scheduled inspection and key milestone listed above must be submitted and approved by the City of Sydney Area Planning Manager prior to the issue of any Occupational Certificate.

Reason

To ensure the protection and ongoing health of trees on the site.

(65) TREE PRUNING APPROVED

(a) The trees detailed in the table below are approved for pruning.

Table 7 – Tree Pruning

Tree No.	Species	Pruning Specification & Limitations
TS26110	*Lophostemon confertus*(Brushbox)	
ART03	*Platanus x acerifolius*(London Plane)	All pruning must be carried out in accordance with the specifications provided within Tree Specification Report by Arterra dated 31 October 2025.
TS25999	*Tristaniopsis laurina* (Water Gum)	
TS30766	*Tristaniopsis laurina (*Water Gum)	
TS26001	*Tristaniopsis laurina* (Water Gum)	
TS25981	*Lophostemon confertus* (Brushbox)	
TS42720	*Waterhousia floribunda* (Weeping Lilly Pilly)	

(b) All pruning must be carried out by an arborist (minimum AQF Level 3) in accordance with Australian Standard AS4373 'Pruning of Amenity Trees' and the SafeWork's Code of Practice – Amenity Tree Industry.

(c) Any pruning works carried out under this condition must not adversely impact tree health, structure or form.

Reason

To ensure that pruning works to trees are carried out in an appropriate manner.

(66) TREE PRUNING – FURTHER APPROVAL REQUIRED

(a) Consent from Council's Executive Director City Planning Development & Transport following advice from Council's Tree Management Officer must be obtained prior to undertaking the pruning of any tree to be retained, including tree roots greater than 40mm diameter.

(b) Construction access and the location of the works zone must be planned to avoid adversely impacting any tree to be retained. Alternative work zone locations must be provided and suitable size cranes/machinery/equipment utilised to minimise tree pruning requirements. Only minor pruning works will be approved.

(c) Any approved pruning must be carried out by a qualified Arborist (minimum AQF Level 3) in accordance with Australian Standard 4373 'Pruning of Amenity Trees' and the SafeWork's Code of Practice - Amenity Tree Industry.

Reason

To ensure that pruning works to trees are carried out in an appropriate manner.

(67) PROTECTION OF NATIVE WILDLIFE

(a) In the event that wildlife is found during the course of tree removal works, work must stop until a trained wildlife handler attends the site or the animal relocates itself. In regards to tree pruning, works may only proceed if the animals will not come into direct harm.

(b) In the event that the tree(s) have nesting birds or native animals, works must be delayed until after the nesting period has been completed, unless in the event of an emergency.

Reason

To ensure that wildlife is adequately protected during tree removal/pruning works.

(68) COMPLIANCE WITH DEMOLITION, EXCAVATION & CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN

(a) All works conducted on site which form part of this development must be carried out in accordance with the approved Demolition, Excavation and Construction Management Plan required by Condition 38 above.

(b) Where all such control measures have been implemented and the resultant noise and/ or vibration levels at any sensitive receiver still exceed the council's applicable criteria stated in the Construction Hours/Noise Code 1992 and are giving rise to sustained complaints then the contractor must provide regular, appropriate and sustained periods of respite in consultation with Council's Health and Building unit. Approval to vary the authorised noise and vibration levels must be received in writing by the proponent from Council prior to activities being undertaken that exceed sanctioned emission levels. (Use where respite periods not specified under the approved DEC NMP)

Such periods must be set and agreed to by Council's Health and Building Unit.

Reason

To ensure all parties are aware of the supporting documentation that applies to the development.

(69) ARCHAEOLOGICAL DISCOVERY DURING EXCAVATION

(a) Should any relics be unexpectedly discovered on the site during excavation, all excavation or disturbance to the area is to stop immediately and the Heritage Council of NSW should be informed in accordance with section 146 of the Heritage Act 1977.

(b) Should any Aboriginal objects be unexpectedly discovered then all excavation or disturbance of the area is to stop immediately and NSW Government Office of Environment and Heritage is to be informed in accordance with Section 89A of the *National Parks and Wildlife Act 1974.*

(c) Should any archaeological remains or Aboriginal objects be discovered, a copy of recording of the finds and the final archaeological summary report is to be submitted to Council prior to the issue of any Occupational Certificate.

(d) If the discovery is on Council's land, Council must be informed.

Reason

To ensure that the archaeology of the site is appropriately managed and protected.

(70) NOTIFICATION – NEW CONTAMINATION EVIDENCE

(a) Council and the Certifier (AND/OR ACCREDITED SITE AUDITOR IF REQUIRED) must be notified immediately of any new information which arising during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination.

(b) Once identified, remediation, demolition or construction work must immediately cease.

(c) A certified environmental consultant must be appointed to undertake an assessment of the potential contaminants and works required to make the site safe from potential human health and environmental harm.

(d) If the duty to report contamination to the NSW EPA under Section 60 of the Contaminated Land Management Act 1997 is triggered, the NSW EPA and Council must be notified immediately.

Reason

To ensure that any new contamination evidence or unexpected finds is reported and the site is appropriately remediated.

(71) IMPORTED FILL MATERIALS

(a) All fill material imported to the site must be certified and validated by a certified environmental consultant. It should be accompanied by documentation from the consultant that confirms its classification and suitability for the intended use. The fill must also be compatible with the existing soil characteristics to support site drainage.

(b) Imported fill must be limited to the following:

(i) Virgin excavated natural material (VENM), classified in accordance with the Protection of the Environment Operations Act 1997.

(ii) Excavated natural material (ENM), certified in accordance with the Protection of the Environment Operations (Waste) Regulation 2014.

(iii) Waste-derived materials subject to a Resource Recovery Exemption under Clauses 91 and 92 of the Protection of the Environment Operations (Waste) Regulation 2014 and recognised by the NSW EPA as “fit for purpose” for the proposed development.

(c) Any waste-derived material received under a resource recovery exemption must be accompanied by documentation from the NSW EPA confirming compliance with the exemption conditions. This documentation must be provided to the Certifier and Council:

(i) Upon request.

(ii) Before the commencement of works under the Protection of the Environment Operations Act.

(iii) As part of the validation report for the remediation, as applicable.

(d) All imported fill must be accompanied by certification from the supplier confirming the material is not contaminated, based on analysis of the source site’s history and/or sampling and analysis must be conducted in accordance with the NSW EPA (2022) Sampling Design Guidelines.

(e) Any existing soils proposed for reuse onsite must be analysed and classified by a suitably qualified and experienced environmental consultant. This assessment must follow the relevant NSW EPA guidelines and the National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended in 2013), to confirm suitability for the proposed land use. The results must be included in the validation report for the remediation

Reason

To ensure that imported fill is not contaminated.

(72) CLASSIFICATION OF WASTE

(a) All excavated material removed from the site must be classified in accordance with the EPA’s Waste Classification Guidelines before it is disposed of at an approved waste management facility or otherwise lawfully managed.

(b) The classification, and the volume of material removed, and the receival facility’s details must be reported to the Certifier or Council (where a Certifier is not required).

Reason

To ensure that waste from site is classified and disposed of appropriately.

(73) DISCHARGE OF CONTAMINATED GROUNDWATER

(a) Contaminated groundwater must not be discharged into the City's stormwater drainage system.

(b) Options for the disposal of groundwater include disposal to sewer with prior approval from Sydney Water or off-site disposal by an EPA NSW licensed liquid waste contractor and disposed of by transporter to an appropriate licensed waste treatment/processing facility.

Reason

To ensure that the discharge of ground water is appropriately managed.

(74) STOCKPILES

(a) Soil or other materials must not be stockpiled on footpaths or nature strips without prior written approval from Council.

(b) All stockpiles must be managed to prevent contamination of the underlying soil.

(c) Potentially contaminated soil must be stockpiled on a hardstand surface or over polyethylene sheeting.

(d) Stockpiles must:

(i) Be bunded to prevent runoff of potentially contaminated materials.

(ii) Be stabilised through compaction and contouring to minimise wind exposure and allow access for water trucks.

(iii) Not exceed the height of perimeter fencing to assist in controlling dust and odour emissions.

(iv) Be clearly labelled with a unique identification number and include records of the soil's volume and origin to enable tracking from excavation to final disposal or reuse.

(e) Contaminated soil stockpiles must be stored in a secure area and covered if they remain onsite for more than 24 hours.

Reason

To ensure that stockpiles of soil or other materials are appropriately managed.

(75) COMPLIANCE WITH ACID SULFATE SOILS MANAGEMENT PLAN

(a) All works on site must undertaken in accordance with the Acid Sulphate Soil Management Plan prepared by Douglas Partners, dated 12 November 2025

(b) If acid sulphate soil is removed or remediated, a validation report must be prepared or reviewed and approved by an appropriately qualified and certified environmental consultant and submitted to Council for approval.

Reason

To ensure that acid sulphate soils are appropriately managed to prevent their formation by avoiding any activities that result in soil drainage or excavation, to minimise environmental impacts.

(76) EROSION AND SEDIMENT CONTROL

The Soil and Water Management Plan (SWMP) or Erosion and Sediment Control Plan (ESCP) which has been approved by the Principal Certifier must be implemented in full during the construction period.

During the construction period:-

(a) Erosion and sediment controls must be regularly inspected, repaired and maintained in working order sufficient for a 10 year Average Recurrence Interval (ARI) rainfall event;

(b) Erosion and sediment control signage available from Council must be completed and attached to the most prominent structure visible at all times when entering the site for the duration of construction; and

(c) Building operations and stockpiles must not be located on the public footway or any other locations which could lead to the discharge of materials into the stormwater system.

Note: Refer to the City's 'Code of Practice: Hoisting and Construction Activities On and Above Roads' for further information.

Reason

To ensure no substance other than rainwater enters the stormwater system and waterways

(77) HAZARDOUS AND INDUSTRIAL WASTE

Hazardous and/or industrial waste arising from the demolition/operational activities must be removed and/or transported in accordance with the requirements of the NSW Work Cover Authority pursuant to the provisions of the following:

(a) Protection of the Environment Operations Act 1997

(b) Protection of the Environment Operations (Waste) Regulation 2005

(c) Waste Avoidance and Resource Recovery Act 2001

(d) Work Health and Safety Act 2011

(e) Work Health and Safety Regulation 2017.

Reason

To ensure hazardous/ industrial waste is managed appropriately.

(78) COVERING OF LOADS

All vehicles involved in the excavation and/or demolition process and departing the property with demolition materials, spoil or loose matter must have their loads fully covered before entering the public roadway.

Note: Refer to the City's 'Code of Practice: Hoisting and Construction Activities On and Above Roads' for further information and requirements.

Reason

To ensure loads are managed appropriately and do not impact local amenity.

(79) VEHICLE CLEANSING

Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.

Note: Refer to the City's 'Code of Practice: Hoisting and Construction Activities On and Above Roads' for further information and requirements.

Reason

To ensure sediment is not tracked onto the roadway.

(80) DRAINAGE AND SERVICE PIT LIDS

All existing or proposed drainage and service pit lids throughout the public domain must be to City of Sydney specifications and heel/bicycle safe, slip resistant, infill with material to match surrounding surface, finished flush with the adjacent pavement to avoid trip hazards and be clear of obstructions for easy opening and cleaning. Infill pit lids are to be detailed where specified by Council's Public Domain Officer. Private pits are not permitted within the public domain. All details of pit lids must be shown on the public domain plan and must be approved by the City's Public Domain Unit prior to the issue of an approval for public domain works.

Reason

To ensure drainage and service pit lids within the public domain are appropriately designed and installed.

(81) HOLD POINTS

Prior to an approval being issued for the construction of public domain and / or planning agreement works, including civil, drainage and subsurface works, a set of hold points will be provided by the City's Public Domain Unit in accordance with the City's Public Domain Manual and Sydney Streets Technical Specification. The list of hold point inspections will be included in the Public Domain works approval letter.

These hold point inspections must be adhered to during construction works.Confirmation from the City's Public Domain Unit, that hold point inspections have been completed and works have been accepted by the City must be provided to the Principal Certifier.

Reason

To ensure hold points are adhered to during construction works.

(82) STORMWATER DRAINAGE CONNECTION

For approval of a connection into the City of Sydney's drainage system an "*Application for Approval of Stormwater Drainage Connections*" must be submitted to the City, together with an application fee in accordance with the City of Sydney's adopted Schedule of Fees and Charges. This must be approved prior to approval being issued for the construction of public domain work.

Reason

To ensure approval of connection into the Council's drainage system is sought.

(83) PUBLIC DOMAIN LIGHTING RETICULATION

Prior to the issue of any relevant approval for the construction of public domain works, a detailed Public Domain Lighting Reticulation Plan for pedestrian and street lighting in the public domain must be submitted to and approved by the City's Public Domain Unit in accordance with the City's *Sydney Lights Design Code, Sydney Streets Code, Sydney Streets Technical Specification* and *Public Domain Manual*.

The Public Domain Manual and all other relevant documents are available for download from Council's website at https://www.cityofsydney.nsw.gov.au/development/public-domain-works/da-associated-works.

If applicable, this public domain lighting documentation must include pole footing locations and structural details, location and details of underground electrical reticulation including connections and conduits, pit cabling and certifications as described in the City's *Public Domain Manual.* The public domain lighting is to be superimposed on the public domain plan to show any conflicts between lighting and the proposed landscape design.

Reason

To ensure the public domain lighting documentation complies with Council requirements.

(84) LAND DEDICATION – REMEDIATION CAPPING LAYER

Any contaminants remaining on land to be dedicated to Council must be covered by a marker layer and be capped by a minimum 1.5m depth - to be determined by Public Domain officer, Site Auditor, and an Environment Management Plan – dependant on depth of lowest service to be placed in the asset of clean fill below the top most surface of the future road or park.

The Site Auditor is required to submit an interim report to Council for approval after the remediation has been completed and prior to the construction of the public domain works confirming the depth and the placement of the marker layer.

Reason

To ensure remediation has been satisfactorily completed.

(85) HOURS OF WORK AND NOISE – OUTSIDE CBD

The hours of construction and work on the development must be as follows:

(a) All work, including building/demolition and excavation work, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg. loading and unloading of goods, transferring of tools etc) in connection with the proposed development must only be carried out between the hours of 7.30am and 5.30pm on Mondays to Fridays, inclusive, and 7.30am and 3.30pm on Saturdays, with safety inspections being permitted at 7.00am on work days, and no work must be carried out on Sundays or public holidays.

(b) All work, including demolition, excavation and building work must comply with the City of Sydney Code of Practice for Construction Hours/Noise 1992 and Australian Standard 2436 - 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites.

(c) Notwithstanding the above, the use of a crane for special operations, including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on-street use of mobile cranes outside of above hours can occur, subject to a separate application being submitted to and approved by Council under Section 68 of the Local Government Act 1993 and Sections 138/139 of the Roads Act 1993.

Note: Works may be undertaken outside of hours, where it is required to avoid the loss of life, damage to property, to prevent environmental harm and/or to avoid structural damage to the building. Written approval must be given by the Construction Regulation Team, prior to works proceeding.

The *City of Sydney Code of Practice for Construction Hours/Noise 1992* allows extended working hours subject to the approval of an application in accordance with the Code and under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

Reason

To protect the amenity of the surrounding area.

(86) SITE NOTICE OF PROJECTS DETAILS AND APPROVALS

A site notice is to be prominently displayed at the boundary to each frontage of the site for the purposes of informing the public of appropriate project details and relevant approvals. The notice(s) is to satisfy all of the following requirements:

(a) Minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size;

(b) The notice is to be durable and weatherproof and is to be displayed throughout the construction period;

(c) A copy of the first page of the development approval, building approval (including any modifications to those approvals) and any civic works approvals is to be posted alongside the notice in weatherproof casing;

(d) The approved hours of work, the Principal Certifier including contact address and certification details, the name of the site manager, the responsible managing company, its address and 24 hour contact phone number for any enquiries, including construction/noise complaint, and the estimated date of completion of the project are to be displayed on the site notice;

(e) The notice(s) is to be mounted at eye level on the perimeter hoardings and is also to state that unauthorised entry to the site is not permitted.

(f) All notices and signs must be displayed in locations as specified in the City's Guidelines for Hoardings and Scaffolding.

Reason

Prescribed condition EP&A Regulation 2021, Section 70.

(87) USE OF HIGH NOISE EMISSION APPLIANCES / PLANT

(a) The operation of high noise emission appliances, plant and/or machinery such as pile – drivers, rock breakers and hydraulic hammers and those which are not listed in Groups B, C, D, E or F of Schedule 1 of the *City of Sydney Code of Practice for Construction Hours/Noise 1992* and Australian Standard 2436-2010 *Guide to Noise Control on Construction, Maintenance and Demolition Sites* is restricted to the hours of:

(i) Mondays to Fridays: 8am to 12pm and 1pm to 5pm

(ii) Saturdays: 8am to 1pm

(iii) No work permitted on Sundays and Public Holidays

(b) All reasonable and feasible steps must be undertaken to ensure that the work, including demolition, excavation and building complies with the *City of Sydney Code of Practice for Construction Hours/Noise 1992* and Australian Standard 2436- 2010 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*.

Reason

To protect the amenity of the surrounding area.

(88) NOTIFICATION OF EXCAVATION WORKS OR USE OF HIGH NOISE EMISSION APPLIANCES/PLANT

The immediately adjoining neighbours must be given a minimum of 48 hours notice that excavation, shoring or underpinning works or use of high noise emission appliances / plant are about to commence.

Reason

To protect the amenity of the surrounding area.

(89) LOADING AND UNLOADING DURING CONSTRUCTION/DEMOLITION

The following requirements apply:

(a) All loading and unloading associated with construction/demolition activity must be accommodated on site, where possible.

(b) If, it is not feasible for loading and unloading to take place on site, a Works Zone on the street may be considered by Council.

(c) A Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council at least 8 weeks prior to commencement of work on the site. An approval for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The approval will be reviewed periodically for any adjustment necessitated by the progress of the construction activities.

(d) Where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate application under Section 68 of the Local Government Act 1993 and Sections 138/139 of the Roads Act 1993 must be submitted to and approved by Council.

Reason

To protect the amenity of the public domain.

(90) NO OBSTRUCTION OF PUBLIC WAY

Unless otherwise approved by Council, the public way must not be obstructed by any materials, vehicles, waste receptacles, skip-bins or the like. Non-compliance with this requirement may result in the issue of a notice by Council to stop all work on the site.

Reason

To protect the amenity of the public domain.

(91) ACCESS DRIVEWAYS TO BE CONSTRUCTED

Approved driveways are to be constructed for all vehicular access to the construction site in accordance with the requirements of Council's “Driveway Specifications” to the satisfaction of Council.

Reason

To allow adequate vehicular access to the site.

(92) USE OF MOBILE CRANES

The following requirements apply:

(a) Mobile cranes operating from the road must not be used as a method of demolishing or constructing a building.

(b) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on-street use of mobile cranes, permits must be obtained from Council for the use of a mobile crane. The permits must be obtained 48 hours beforehand for partial road closures which, in the opinion of Council will create minimal traffic disruptions and 4 weeks beforehand in the case of full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.

(c) The use of a crane for special operations, including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on-street use of mobile cranes outside of approved hours of construction can occur, subject to a separate application being submitted to and approved by Council under Section 68 of the Local Government Act 1993 and Sections 138/139 of the Roads Act 1993.

Reason

To ensure mobile cranes are used appropriately.

(93) PUBLIC DOMAIN WORKS COMPLETION

The Public Domain works are to be constructed in accordance with the Public Domain Works Approval letter, stamped plans for Public Domain Levels and Gradients, Stormwater, Public Domain Lighting, the City's *Public Domain Manual,* Stormwater *Drainage Manual, Sydney Lights Design Code* and *Sydney Streets Technical Specification.*

The public domain work must be inspected and a Public Domain Work Letter of Completion Operational Acceptance must be issued by Council's Public Domain Officer prior to the issue of the final occupation certificate for the future Stage 2 development for the Bay Street East site.

Reason

To ensure the public domain works are completed in accordance with the approved documents and Council's requirements.

(94) PUBLIC DOMAIN COMPLETION – WORK AS EXECUTED DOCUMENTATION

Prior to a Public Domain Works Letter of Completion Operational Acceptance being issued for public domain works, works-as-executed (As-Built) plans and documentation, must be submitted to and accepted by the City of Sydney for all public domain works, including where required Stormwater, Public Domain Lighting and road construction. These works must be certified by a suitably qualified, independent professional. Details of the documentation required for approval will be advised by the City's Public Domain Unit.

Reason

To ensure Council receives works-as-executed documentation for public domain works.

(95) STORMWATER COMPLETION DEED OF AGREEMENT AND POSITIVE COVENANT

(a) The Owner is required to enter into a Deed of Agreement (Stormwater Deed) with the City of Sydney and obtain registration of Title of a Positive Covenant for all proposed connections to the City's underground drainage system. The deed and positive covenant will contain terms reasonably required by the City and will be drafted by the City's Legal Services Unit at the cost of the applicant, in accordance with the City's Fees and Charges.

(b) A Positive Covenant must be registered on the property title for all drainage systems involving On-Site Detention (OSD) to ensure maintenance of the approved OSD system regardless of the method of connection. The positive covenant will contain terms reasonably required by the City and will be drafted by the City's solicitor at the cost of the applicant, in accordance with the City's Fees and Charges.

Reason

To protect underground drainage system.

OCCUPATION AND ONGOING USE

(96) SYDNEY WATER CERTIFICATE

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation.

Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building Developing and Plumbing section on the web site www.sydneywater.com.au then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.

Following application, a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Section 73 Certificate must be submitted to Council or the Principal Certifier.

Reason

To ensure the requirements of Sydney Water are met.

(97) COMMERCIAL AND INDUSTRIAL DEVELOPMENT NOISE

During ongoing use of the premises, the cumulative emission of noise from commercial and industrial activities must comply with Requirement 4 – *NOISE FROM COMMERCIAL AND INDUSTRIAL ACTIVITIES,* as specified in the City of Sydney – Environmental Noise Technical Requirements, dated October 2025.

Reason

To protect the acoustic amenity of surrounding properties.

(98) DEFECTS LIABILITY PERIOD – PUBLIC DOMAIN WORKS

All works to the City's public domain, including rectification of identified defects, are subject to a 6 month defects liability period from the date of Completion. The date of Completion will be nominated by Council on the Public Domain Works – Letter of Completion Operational Acceptance.

Reason

To ensure all works to the City's public domain are protected under a liability period.

SCHEDULE 2

PRESCRIBED CONDITIONS

The applicant must comply with all relevant conditions contained in Part 4, Division 2, Subdivision 1 of the *Environmental Planning and Assessment Regulation 2021* which apply to the development:

Refer to the NSW State legislation for full text of the clauses under Part 4, Division 2, Subdivision 1 of the *Environmental Planning and Assessment Regulation 2021*. This can be accessed at: http://www.legislation.nsw.gov.au

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the *Conditions of development consent: advisory notes*. https://www.planning.nsw.gov.au/sites/default/files/2023-07/condition-of-consent-advisory-note.pdf The consent should be read together with the *Conditions of development consent advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.
A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means the City of Sydney.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979.*

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021.*

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Local planning panel means the City of Sydney Local Planning Panel.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:
the collection of stormwater,

the reuse of stormwater,

the detention of stormwater,

the controlled release of stormwater, and

connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision works certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Attachment C

Selected Drawings

CONCEPT DEVELOPMENT APPLICATION

PROJECT:
BAY STREET EAST DEPOT

CLIENT:
CITY OF SYDNEY

PROJECT No:
5998

ARCHITECT:
CANDALEPAS
ASSOCIATES
L1/81 YORK STREET
SYDNEY NSW 2000
T: 9283 7755

ISSUE B - SCHEDULE OF KEY AMENDMENTS

1. ADDITION OF LAND DEDICATION
2. REFERENCE SCHEME AMENDED TO BOUNDARY SETBACKS
3. UPDATED REFERENCE SCHEME GFA CALCULATIONS
5. UPDATED FENCE TO BAY STREET WEST
6. UPDATED SHADOW CALCULATION
7. UPDATED VIEWS FROM THE SUN
8. BUILDING ENVELOPE UPDATED TO SHOW USE
9. PARKING REMOVED FROM BAY STREET WEST
10. AMENDMENTS TO SITE ANALYSIS
11. AMENDMENTS TO DEMOLITION PLAN
12. UPDATED EXISTING HERITAGE ITEMS

DRAWING SCHEDULE

	DRAWING No.	DESCRIPTION
	DA-0101	COVER SHEET + DRAWING LIST
	DA-1000	SITE ANALYSIS PLAN
ENVELOPE	DA-1001	DEMOLITION - SITE PLAN
	DA-1002	BUILDING ENVELOPE - SITE PLAN
	DA-1003	BAY STREET WEST - GROUND FLOOR STAGE 1
	DA-1004	BAY STREET WEST - GROUND FLOOR STAGE 2
	DA-1005	BUILDING ENVELOPE - GROUND FLOOR
	DA-1006	BUILDING ENVELOPE - LEVEL 1
	DA-1007	BUILDING ENVELOPE - LEVEL 2
	DA-1008	BUILDING ENVELOPE - LEVEL 3
	DA-1200	ELEVATIONS & FENCE DETAIL
	DA-1300	BUILDING ENVELOPE - ELEVATION NORTH + SOUTH
	DA-1301	BUILDING ENVELOPE - ELEVATION EAST + WEST
	DA-1310	BUILDING ENVELOPE - SECTION 1 + 2
	DA-1311	BUILDING ENVELOPE - SECTION 3
	DA-1651	BUILDING ENVELOPE - JUNE 21 SHADOW CALCULATIONS
	DA-1652	BUILDING ENVELOPE - VIEWS FROM SUN
	DA-1700	ENVELOPE MASSING
REFERENCE SCHEME	DA-2101	REFERENCE SCHEME - GROUND LEVEL PLAN
	DA-2102	REFERENCE SCHEME - LEVEL 1 PLAN
	DA-2103	REFERENCE SCHEME - LEVEL 2 PLAN
	DA-2104	REFERENCE SCHEME - LEVEL 3 PLAN
	DA-2201	REFERENCE SCHEME - SECTION A + B
	DA-2850	REFERENCE SCHEME - DEVELOPMENT CALCULATIONS

FOR DEVELOPMENT APPLICATION ONLY

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY

This drawing is to be read in conjunction with all relevant project documentation (incl. written architectural specifications) and all specialist consultant documentation incl. but not limited to structural, mechanical, electrical, and hydraulic engineering documentation.
Do not scale from this drawing. Only figured dimensions shall be used.
Report any discrepancy between this drawing and other project documentation immediately to the architect for clarification prior to commencement of related work on site.
All sizes of structural components that are shown on these architectural documents are for reference only. Refer to structural engineer's drawings for structural dimensions and architectural drawings for concrete set out dimensions.
Shop drawings are to be completed for all metalwork, joinery and specified trade items and reviewed by the architect (and structural engineer where required) prior to fabrication.
Refer to the 'Architectural Drawing Notes Page' for further notation.

DRAWING ORIGINAL SIZE: A1

Issue	Date	Description
C	30/09/2015	ISSUED FOR COUNCIL SUBMISSION
B	27/08/2015	ISSUED FOR COUNCIL SUBMISSION
A	24/03/2015	ISSUED FOR COUNCIL SUBMISSION

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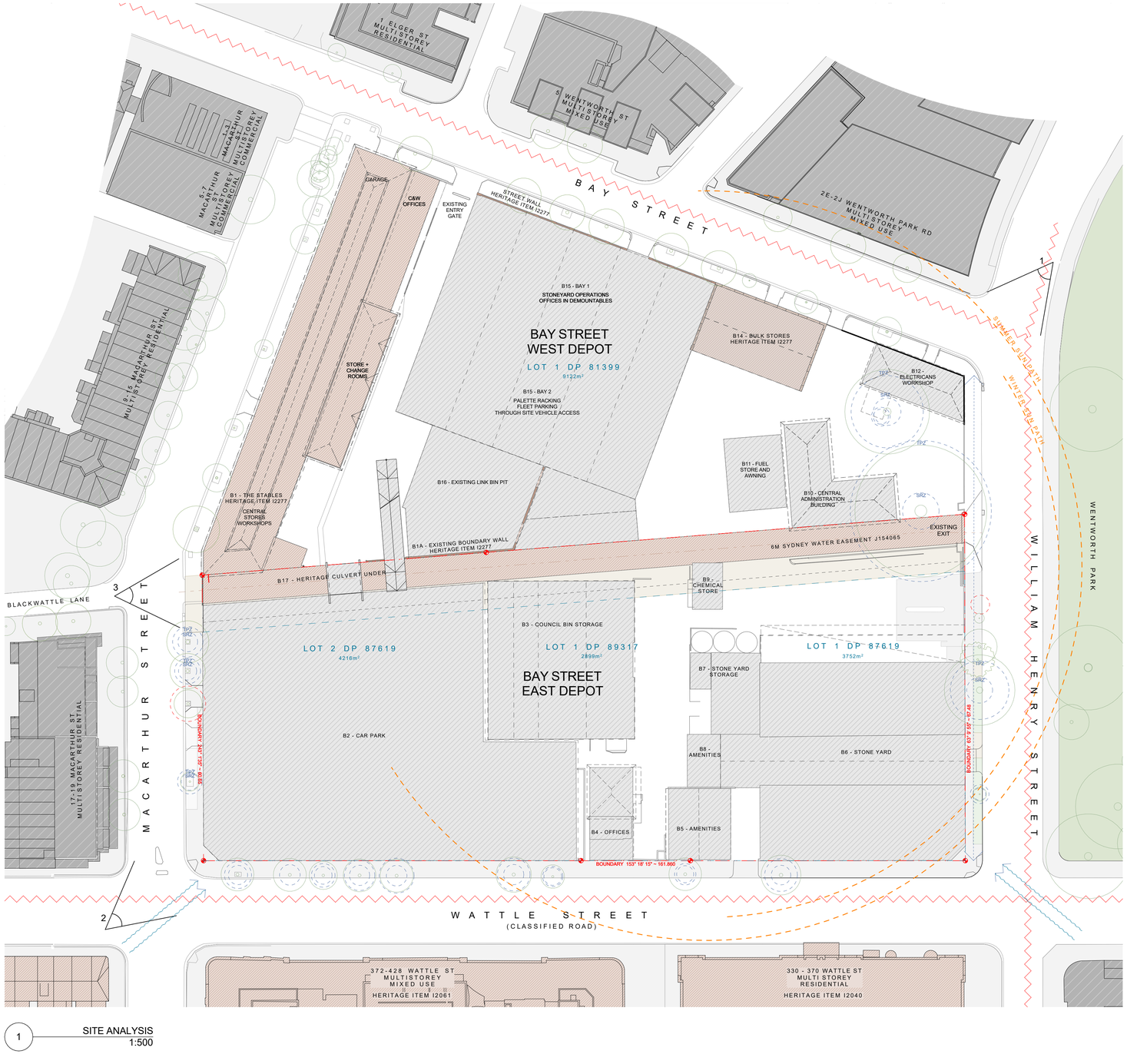
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Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
	CCo/BC/CW	CCo	JL	AC

Architect:
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Registration No. VIC 17978
Registration No. WA 2405
Registration No. ACT 2603
Registration No. QLD 5463
L1/81 York Street, Sydney NSW 2000
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Drawing: COVER SHEET + DRAWING LIST
Job Number: 5998
Drawing Number: DA-0101
Issue: C

Print Date: Tuesday, 30 September 2015 3:08 PM



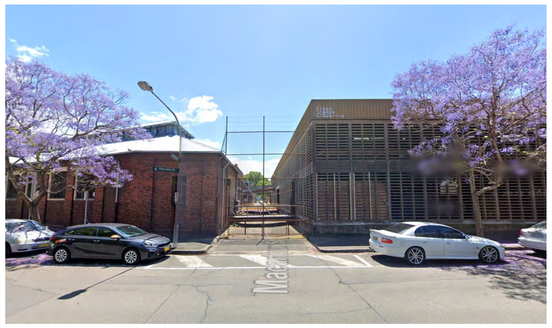
1 SITE ANALYSIS
1:500



1. VIEW FROM WENTWORTH PARK RD



2. VIEW FROM WATTLE ST AND MACARTHUR ST



3. VIEW FROM BLACKWATTLE LN

LEGEND

- EXISTING BUILDING
- HERITAGE BUILDING
- HERITAGE WALL
- TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED & PROTECTED
- PROPOSED TREE

FOR DEVELOPMENT APPLICATION ONLY

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY

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DRAWING ORIGINAL SIZE: A1

Issue	Date	Description
C	30/09/2025	ISSUED FOR COUNCIL SUBMISSION
B	27/06/2025	ISSUED FOR COUNCIL SUBMISSION
A	24/03/2025	ISSUED FOR COUNCIL ENGAGEMENT

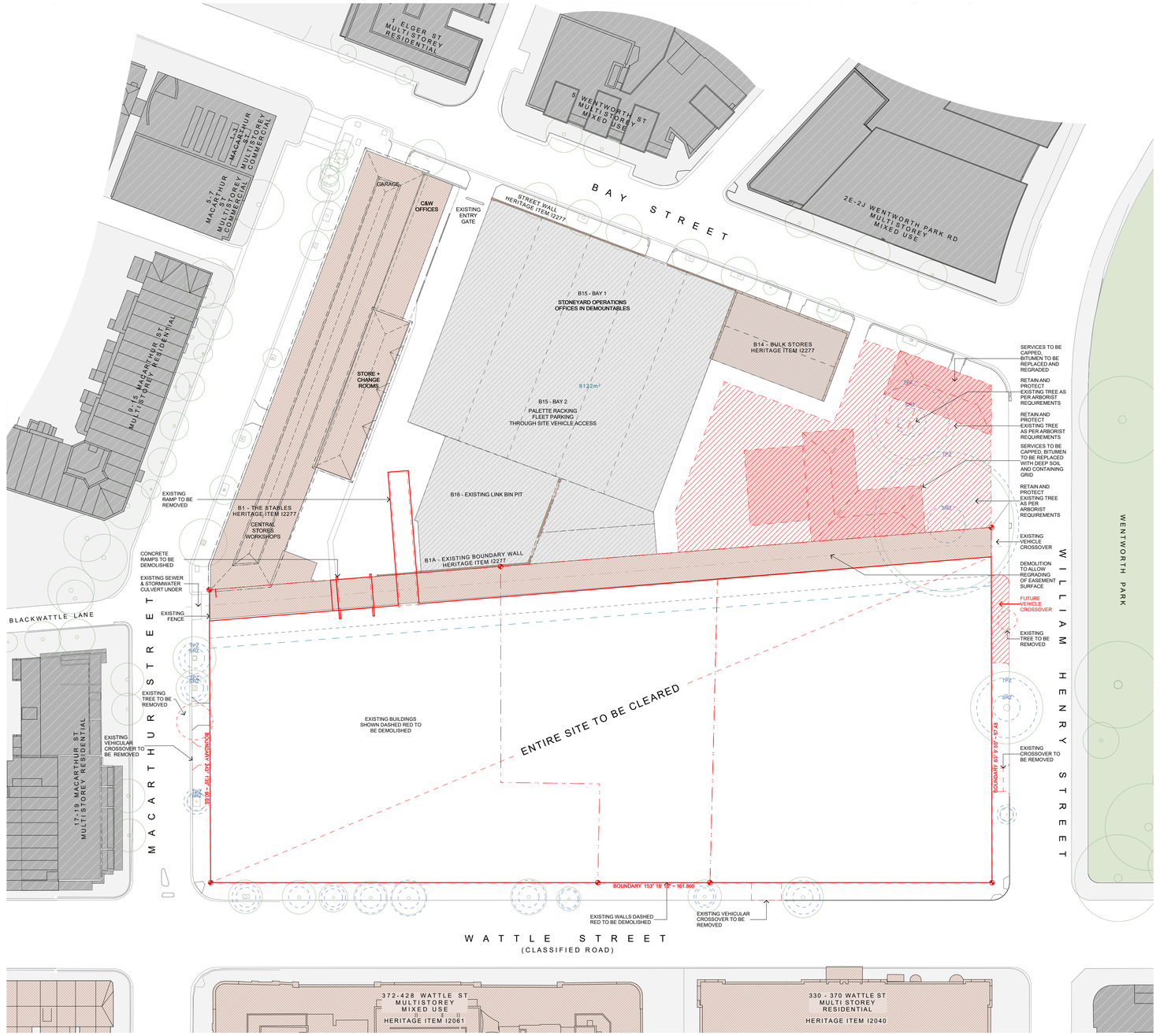
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Project: BAY STREET EAST DEPOT				
Site: 10-16 BAY STREET, ULTIMO				
Client: CITY OF SYDNEY				
Scale: AS SHOWN @ A1	Drawn By: CCo/BC/CW	Checked 1: CCo	Checked 2: JL	Approved: AC

Architect:
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Drawing: SITE ANALYSIS PLAN	Job Number: 5998
Drawing Number: DA-1000	Issue: C

Print Date: Tuesday, 30 September 2025 1:08 PM



1 DEMOLITION - SITE PLAN
1:500

NOTE - DEMOLITION PLAN RELATES TO STAGE 1 ONLY

LEGEND

- EXISTING BUILDING
- HERITAGE BUILDING
- HERITAGE WALL
- CONCEPT ENVELOPE - INDUSTRIAL
- CONCEPT ENVELOPE - PARKING/PLANT
- CONCEPT ENVELOPE - WORKSHOP
- CONCEPT ENVELOPE - END OF TRIP
- TO BE DEMOLISHED
- PERMEABLE ZONE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED & PROTECTED
- PROPOSED TREE
- FPL PROPOSED FLOOD PLANNING LEVEL

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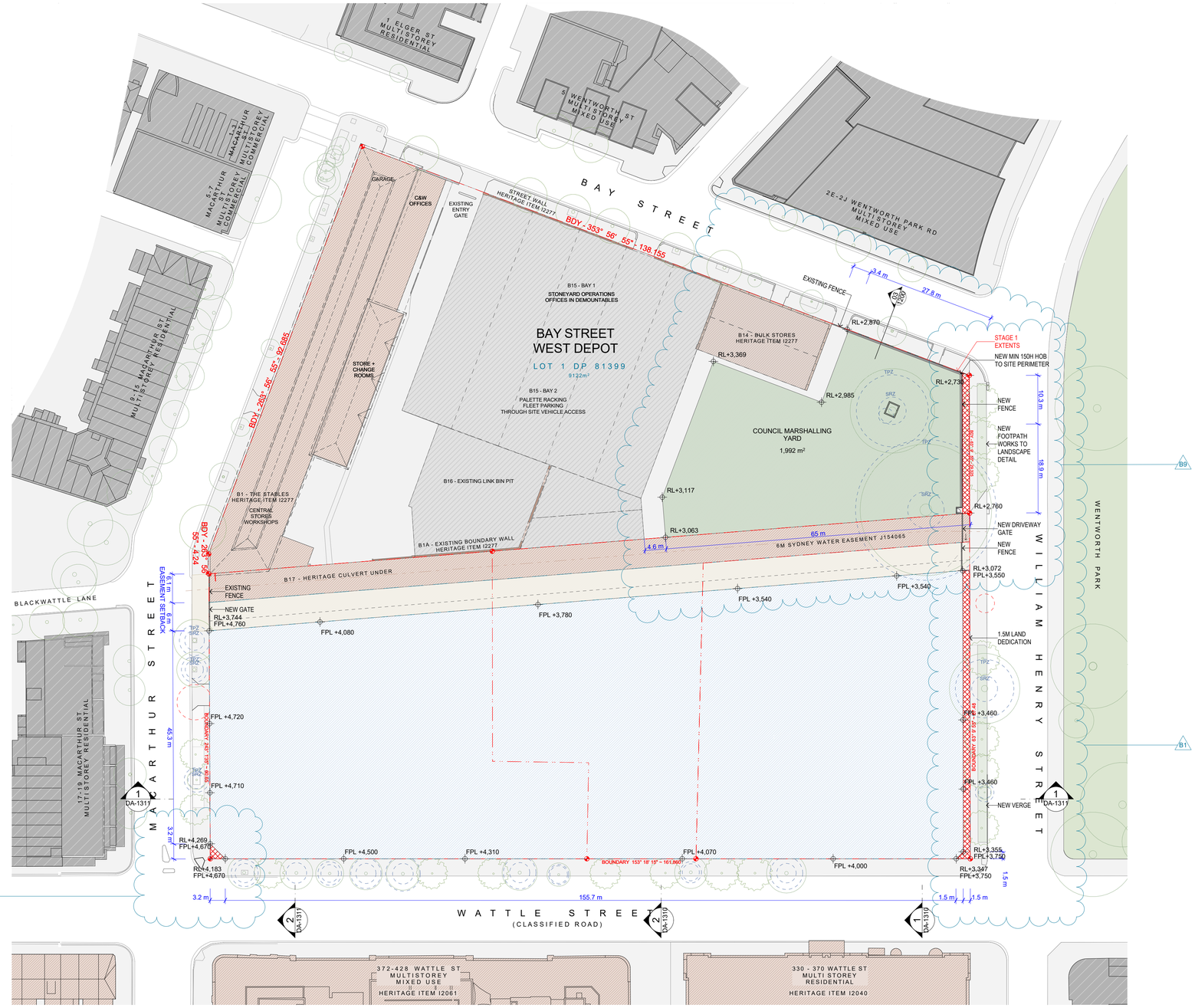
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Site: 10-16 BAY STREET, ULTIMO			
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Scale: AS SHOWN @ A1	Drawn By: CCo/BC	Checked 1: CCo	Checked 2: JL	Approved: AC

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Drawing: DEMOLITION - SITE PLAN	Job Number: 5998
Drawing Number: DA-1001	Issue: C

Print Date: Tuesday, 30 September 2025 3:08 PM



1 SITE PLAN
1:500

LEGEND

- EXISTING BUILDING
- HERITAGE BUILDING
- HERITAGE WALL
- CONCEPT ENVELOPE - INDUSTRIAL
- CONCEPT ENVELOPE - PARKING/PLANT
- CONCEPT ENVELOPE - WORKSHOP
- CONCEPT ENVELOPE - END OF TRIP
- TO BE DEMOLISHED
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Project: BAY STREET EAST DEPOT
Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY
Scale: AS SHOWN @ A1 | Drawn By: CCo/BC/CW | Checked 1: CCo | Checked 2: JL | Approved: AC

Architect:
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Registration No. ACT 2603
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Drawing: BUILDING ENVELOPE - SITE PLAN
Job Number: 5998
Drawing Number: DA-1002
Issue: C

Print Date: Tuesday, 30 September 2025 3:08 PM

BAY STREET

2E-2J WENTWORTH PARK RD
MULTI STOREY
MIXED USE

BDY - 353° 56' 55" - 138.155

BAY 1

STONEYARD OPERATIONS
OFFICES IN DEMOUNTABLES

B12

EXISTING FENCE

3.4 m

27.8 m

RL+2,870

TOW+4,900
TOH+3,050

B14 - BULK STORES
HERITAGE ITEM I2277

RL+3,369

LINK BIN

LINK BIN

RL+2,985

STAGE 1
EXTENTS

RL+2,730

EXISTING 2M FENCE
TO SITE PERIMETER

10.3 m

NEW
FOOTPATH
WORKS TO
LANDSCAPE
DETAIL

DEMOLISHED
STRUCTURE
DASHED

BAY 2

PALETTE RACKING
FLEET PARKING
THROUGH SITE VEHICLE ACCESS

COUNCIL
MARSHALLING YARD
1,992 m²

BDY - 63° 9' 55" - 29.325

PEDESTRIAN WALKWAY

DEMOLISHED
STRUCTURE
DASHED

18.8 m

B9

EXISTING LINK BIN PIT

RL+3,117

EXISTING GATE

RL+2,760

RL+3,063

65 m

EXISTING DRIVEWAY
GATE

B1A - BOUNDARY WALL
HERITAGE ITEM I2277

4.6 m

6M SYDNEY WATER EASEMENT J154065

B9 -
CHEMICAL
STORE

B2 - CARPARK

B3 - COUNCIL BIN
STORAGE

WILLIAM

WENTWORTH PARK

B12

B1

B8

1 BAY STREET WEST - GROUND FLOOR
1:200

LEGEND

- EXISTING BUILDING
- HERITAGE BUILDING
- HERITAGE WALL
- CONCEPT ENVELOPE - INDUSTRIAL
- CONCEPT ENVELOPE - PARKING/PLANT
- CONCEPT ENVELOPE - WORKSHOP
- CONCEPT ENVELOPE - END OF TRIP
- TO BE DEMOLISHED
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- LAND DEDICATION
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W B M Y C 300mm 120 0mm SIZE CHECK (ORIGINAL)

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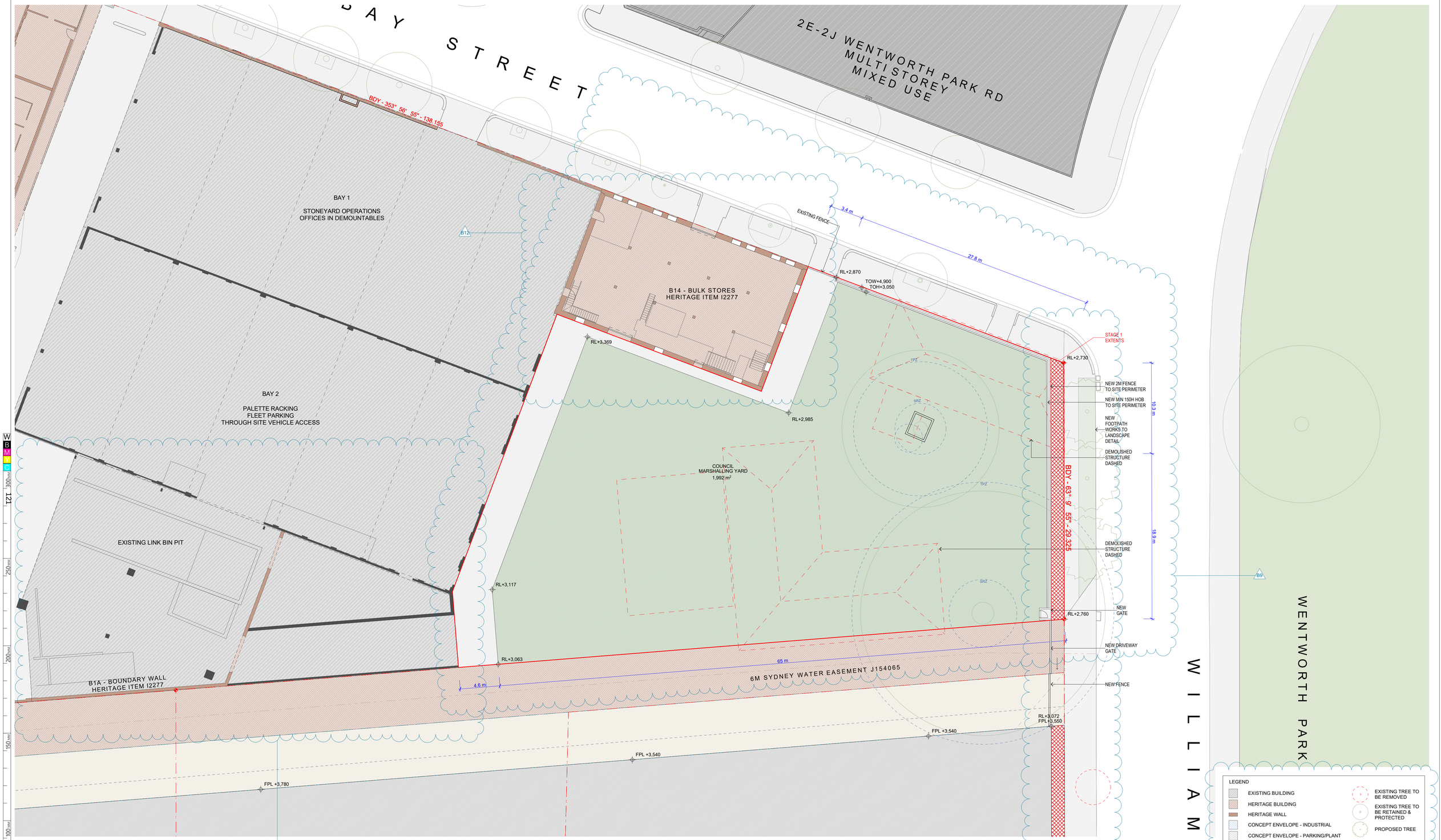
Project: BAY STREET EAST DEPOT
Site: 1D-1G BAY STREET, ULTIMO
Client: CITY OF SYDNEY

Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
AS SHOWN @ A1	CCo/BC/CW	CCo	JL	AC

Architects:
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Drawing: BAY STREET WEST - GROUND FLOOR STAGE 1
Job Number: 5998
Drawing Number: DA-1003
Issue: C

Print Date: Tuesday, 30 September 2025 3:08 PM



1 BAY STREET WEST - GROUND FLOOR
1:200

LEGEND

- EXISTING BUILDING
- HERITAGE BUILDING
- HERITAGE WALL
- CONCEPT ENVELOPE - INDUSTRIAL
- CONCEPT ENVELOPE - PARKING/PLANT
- CONCEPT ENVELOPE - WORKSHOP
- CONCEPT ENVELOPE - END OF TRIP
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W B M Y C 300mm 12T 250mm 200mm 150mm 100mm 50mm 0 (AT SIZE OF ORIGINAL)

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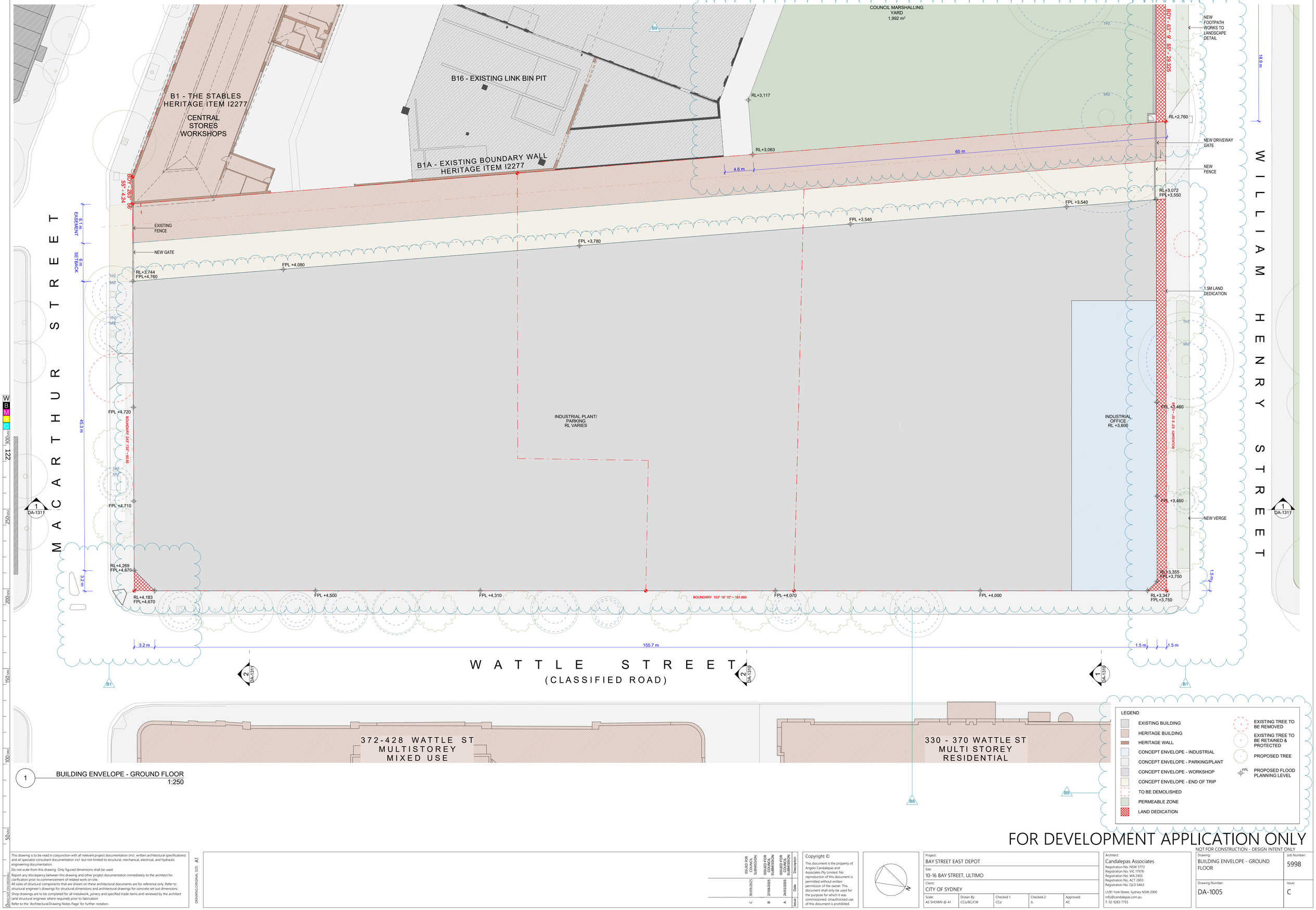
Project: BAY STREET EAST DEPOT
Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
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Drawing: BAY STREET WEST - GROUND FLOOR STAGE 2
Job Number: 5998
Drawing Number: DA-1004
Issue: C

Print Date: Tuesday, 30 September 2025 3:08 PM



1 BUILDING ENVELOPE - GROUND FLOOR
1:250

LEGEND

- EXISTING BUILDING
- HERITAGE BUILDING
- HERITAGE WALL
- CONCEPT ENVELOPE - INDUSTRIAL
- CONCEPT ENVELOPE - PARKING/PLANT
- CONCEPT ENVELOPE - WORKSHOP
- CONCEPT ENVELOPE - END OF TRIP
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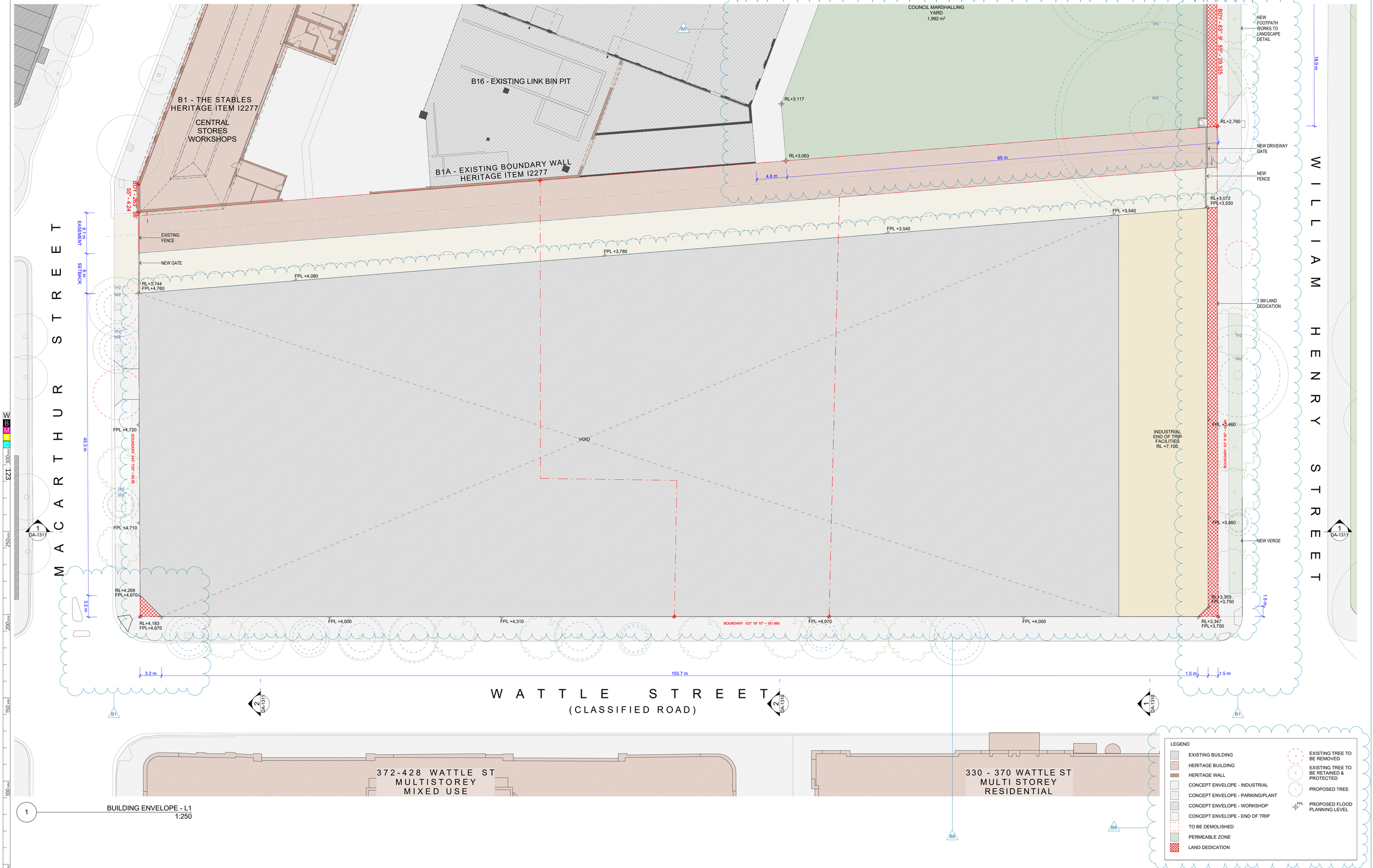
Project: BAY STREET EAST DEPOT
Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

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Drawing:	Job Number:
BUILDING ENVELOPE - GROUND FLOOR	5998
Drawing Number:	Issue:
DA-1005	C

Print Date: Tuesday, 30 September 2025 3:08 PM



1 BUILDING ENVELOPE - L1
1:250

LEGEND

- EXISTING BUILDING
- HERITAGE BUILDING
- HERITAGE WALL
- CONCEPT ENVELOPE - INDUSTRIAL
- CONCEPT ENVELOPE - PARKING/PLANT
- CONCEPT ENVELOPE - WORKSHOP
- CONCEPT ENVELOPE - END OF TRIP
- TO BE DEMOLISHED
- PERMEABLE ZONE
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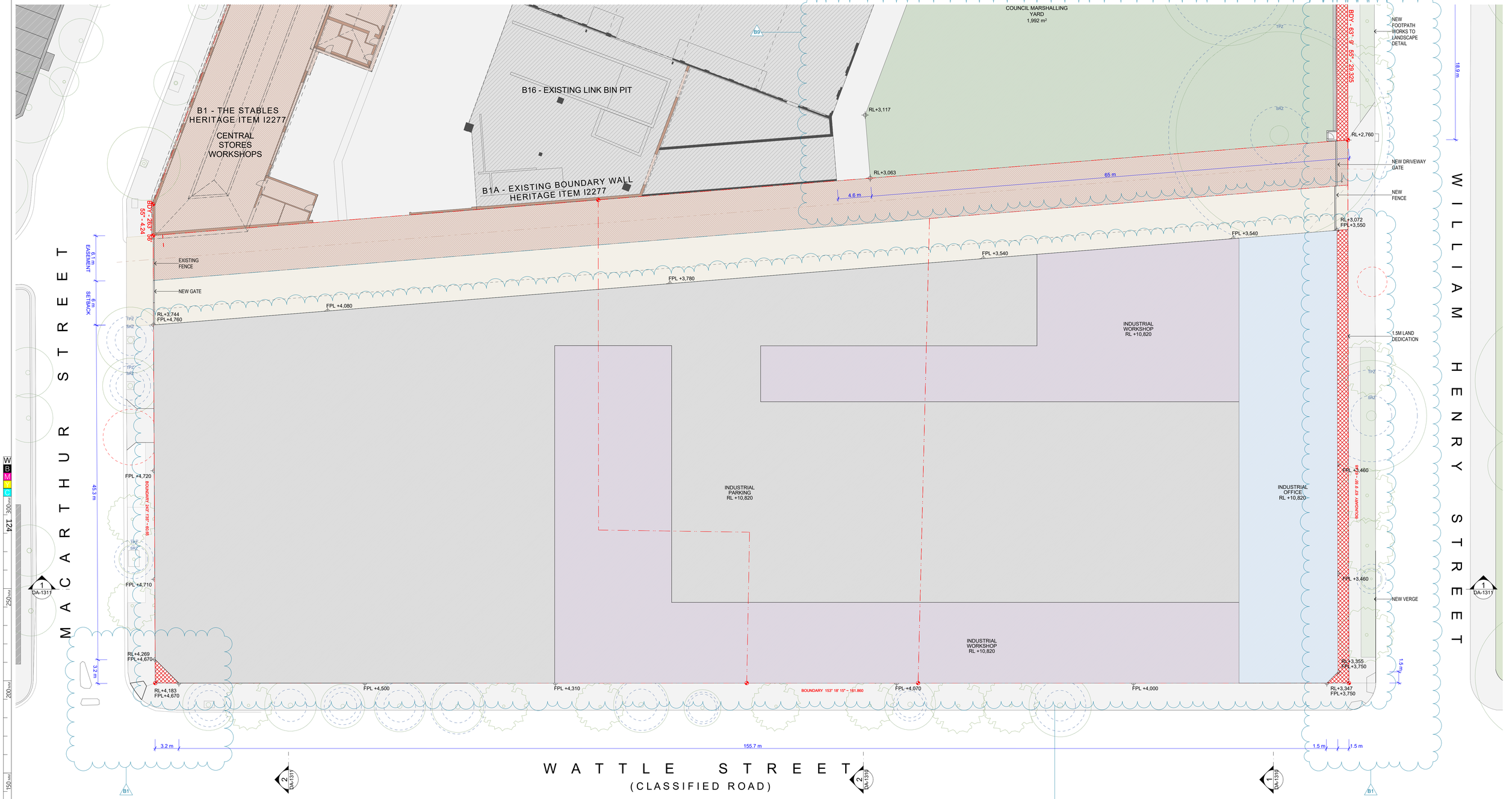
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Client: CITY OF SYDNEY				
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Drawing:	Job Number:
BUILDING ENVELOPE - LEVEL 1	5998
Drawing Number:	Issue:
DA-1006	C

Print Date: Tuesday, 30 September 2025 3:08 PM



1 BUILDING ENVELOPE - LEVEL 2
1:250

LEGEND

- EXISTING BUILDING
- HERITAGE BUILDING
- HERITAGE WALL
- CONCEPT ENVELOPE - INDUSTRIAL
- CONCEPT ENVELOPE - PARKING/PLANT
- CONCEPT ENVELOPE - WORKSHOP
- CONCEPT ENVELOPE - END OF TRIP
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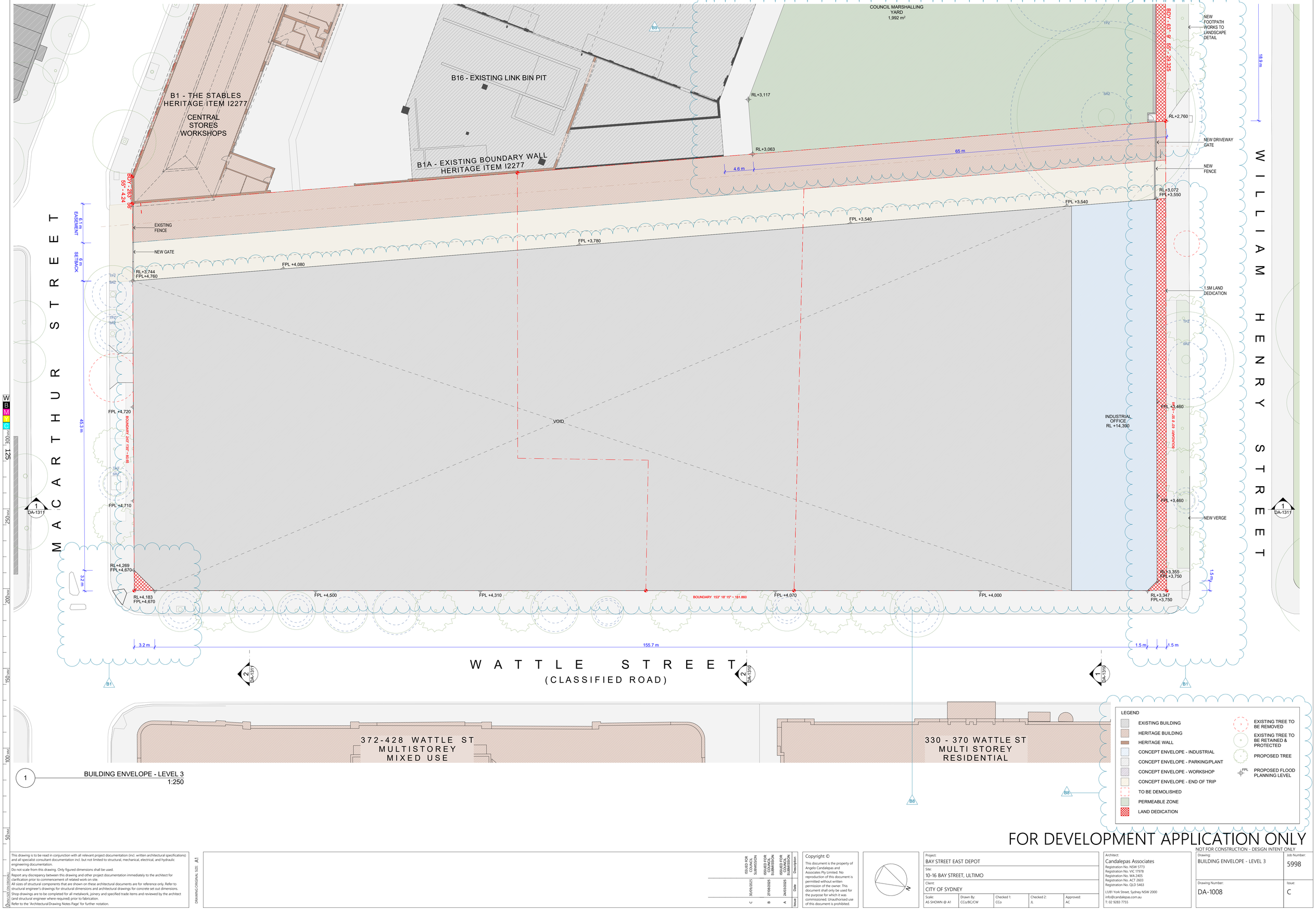
Project: BAY STREET EAST DEPOT
Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

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AS SHOWN @ A1	CCo/BC/CW	CCo	JL	AC

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Drawing: BUILDING ENVELOPE - LEVEL 2
Job Number: 5998
Drawing Number: DA-1007
Issue: C

Print Date: Tuesday, 30 September 2025 3:08 PM



1 BUILDING ENVELOPE - LEVEL 3
1:250

LEGEND

- EXISTING BUILDING
- HERITAGE BUILDING
- HERITAGE WALL
- CONCEPT ENVELOPE - INDUSTRIAL
- CONCEPT ENVELOPE - PARKING/PLANT
- CONCEPT ENVELOPE - WORKSHOP
- CONCEPT ENVELOPE - END OF TRIP
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B	ISSUED FOR DA RFI SUBMISSION	27/08/2025
A	ISSUED FOR COUNCIL SUBMISSION	24/03/2025

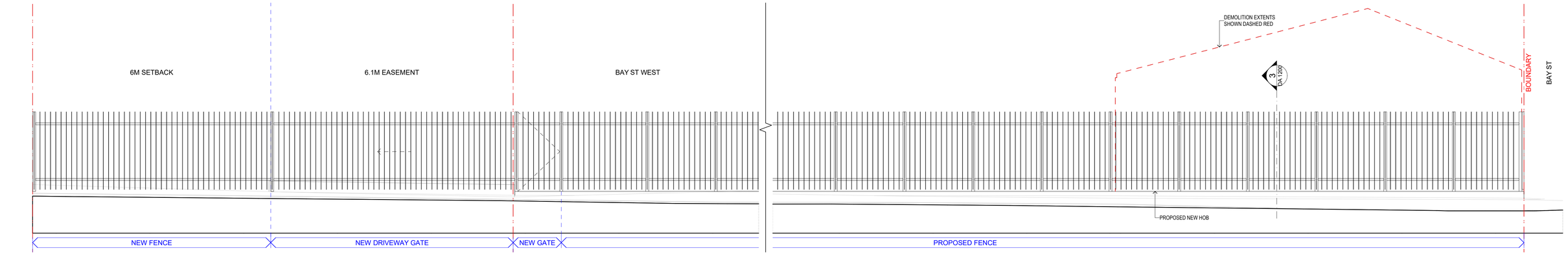
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Client: CITY OF SYDNEY				
Scale: AS SHOWN @ A1	Drawn By: CCo/BC/CW	Checked 1: CCo	Checked 2: JL	Approved: AC

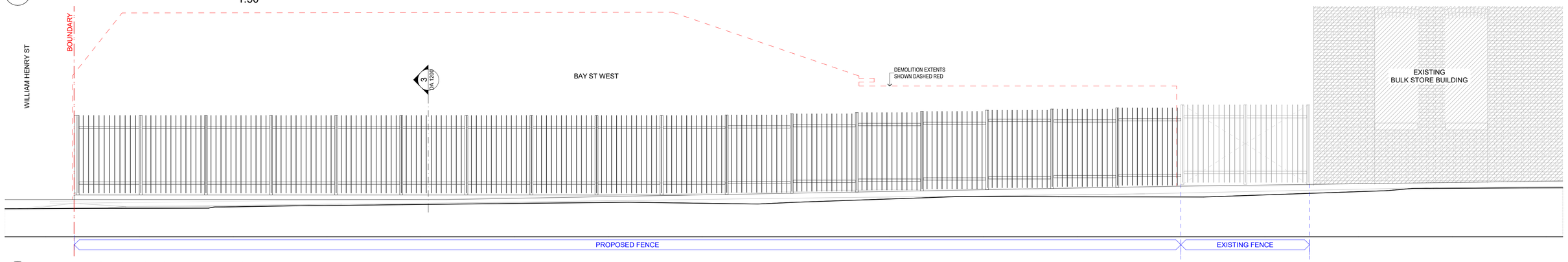
Architect:
Candalepas Associates
Registration No. NSW 5773
Registration No. VIC 17978
Registration No. WA 2405
Registration No. ACT 2603
Registration No. QLD 5463
L1/81 York Street, Sydney NSW 2000
info@candalepas.com.au
T: 02 9283 7755

Drawing:	Job Number:
BUILDING ENVELOPE - LEVEL 3	5998
Drawing Number:	Issue:
DA-1008	C

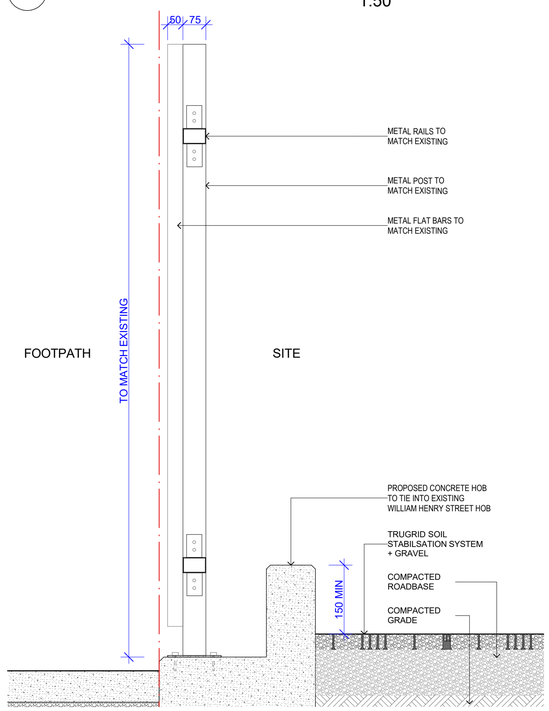
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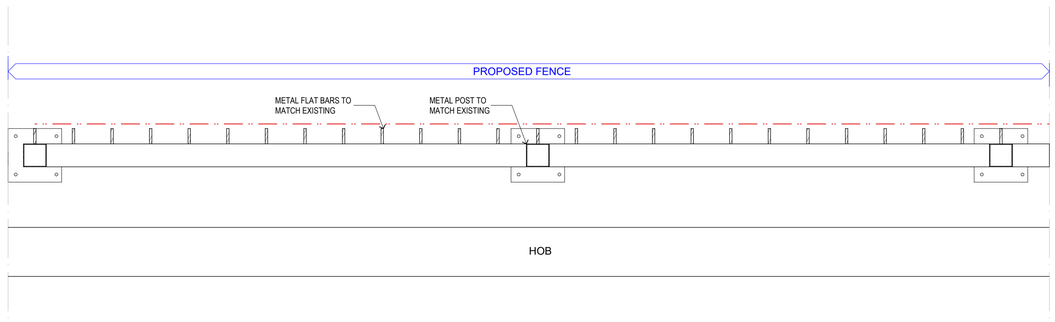
1 ENABLING WORKS NORTH ELEVATION
1:50



2 ENABLING WORKS NORTH ELEVATION
1:50



3 PROPOSED FENCE TYPICAL SECTION DETAIL
1:10



4 PROPOSED FENCE TYPICAL PLAN DETAIL
1:10

B5



MATERIALS & FINISHES

LEDA SECURITY PROPRIETARY POWDERCOAT
BLACK FINISH TO MATCH EXISTING

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NOT FOR CONSTRUCTION - DESIGN INTENT ONLY

W B M M C

0 50 100 150 200 250 300 mm (126)

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DRAWING ORIGINAL SIZE: A1

Issue	Date	Description
C	30/09/2025	ISSUED FOR COUNCIL SUBMISSION
B	27/08/2025	ISSUED FOR COUNCIL SUBMISSION
A	24/03/2025	ISSUED FOR COUNCIL SUBMISSION

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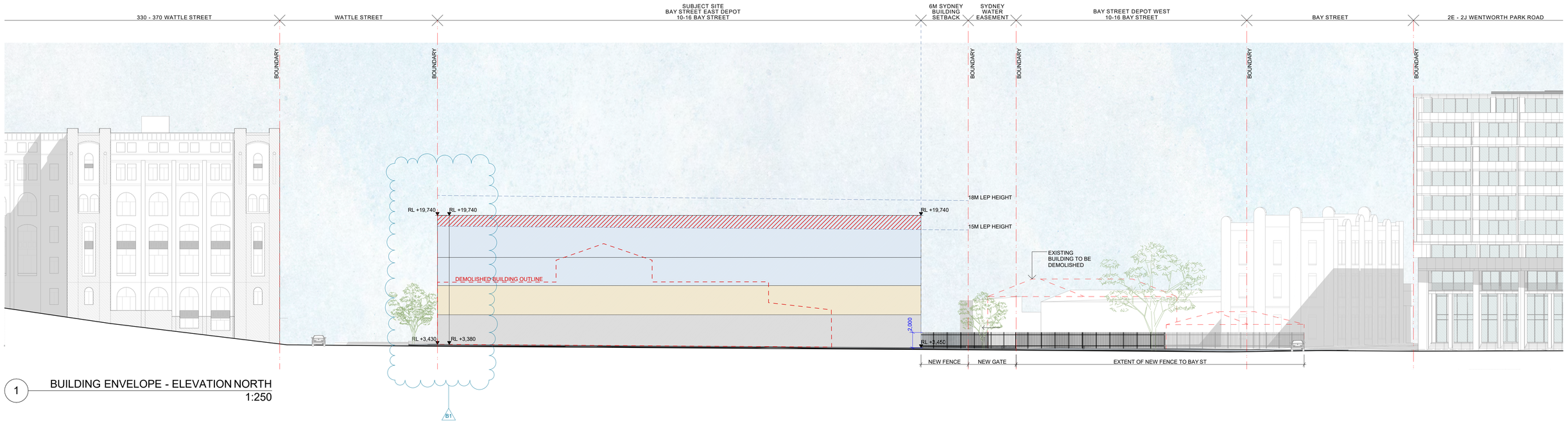
Project: BAY STREET EAST DEPOT
Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
AS SHOWN @ A1	CCo/CW	CCo/CW	JL	AC

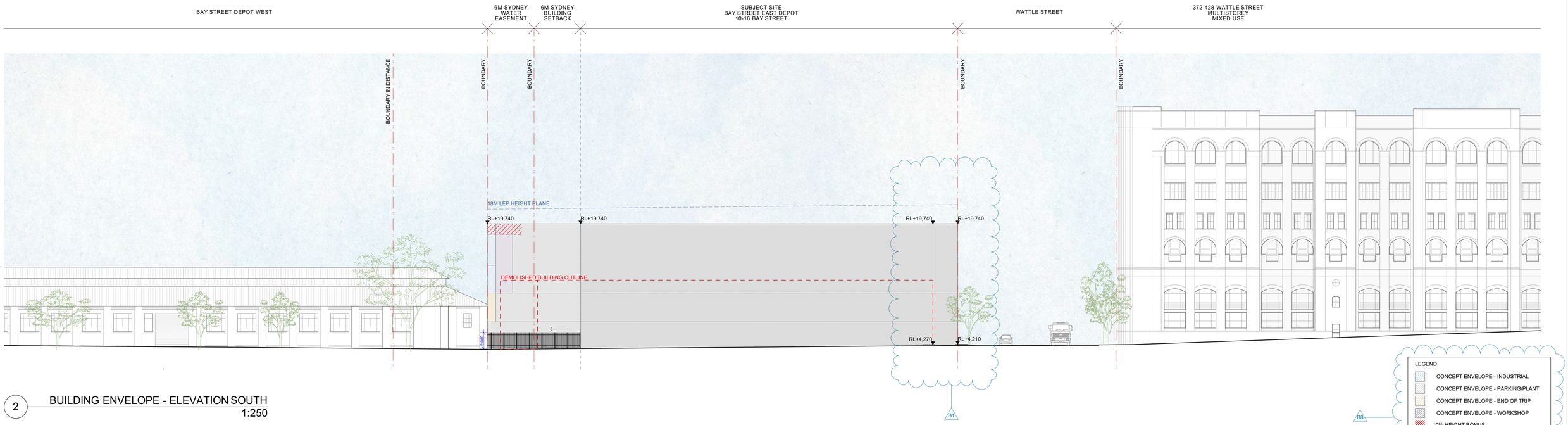
Architect:
Candalepas Associates
Registration No. NSW 5773
Registration No. VIC 17978
Registration No. WA 2405
Registration No. ACT 2603
Registration No. QLD 5463
L1/81 York Street, Sydney NSW 2000
info@candalepas.com.au
T: 02 9283 7755

Drawing: ELEVATIONS & FENCE DETAIL
Job Number: 5998
Drawing Number: DA-1200
Issue: C

Print Date: Tuesday, 30 September 2025 3:08 PM



1 BUILDING ENVELOPE - ELEVATION NORTH
1:250



2 BUILDING ENVELOPE - ELEVATION SOUTH
1:250

LEGEND
- CONCEPT ENVELOPE - INDUSTRIAL
- CONCEPT ENVELOPE - PARKING/PLANT
- CONCEPT ENVELOPE - END OF TRIP
- CONCEPT ENVELOPE - WORKSHOP
- 10% HEIGHT BONUS
- TO BE DEMOLISHED

FOR DEVELOPMENT APPLICATION ONLY

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY

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DRAWING ORIGINAL SIZE: A1

Issue	Date	Description
C	30/09/2025	ISSUED FOR COUNCIL SUBMISSION
B	27/08/2025	ISSUED FOR COUNCIL SUBMISSION
A	24/03/2025	ISSUED FOR COUNCIL SUBMISSION

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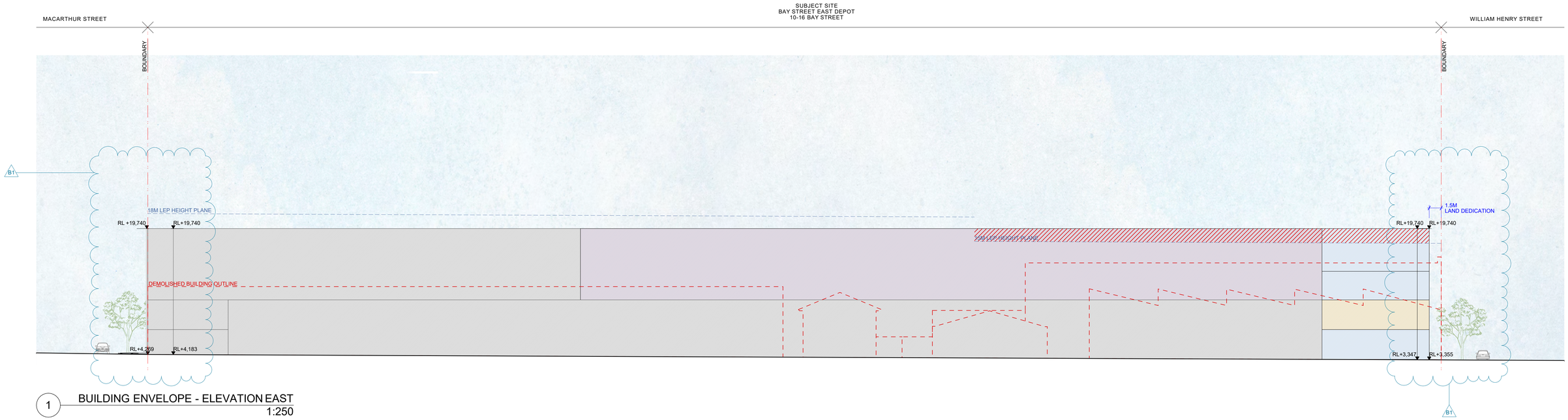
Project: BAY STREET EAST DEPOT
Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
AS SHOWN @ A1	CCo/BC/CW	CCo	JL	AC

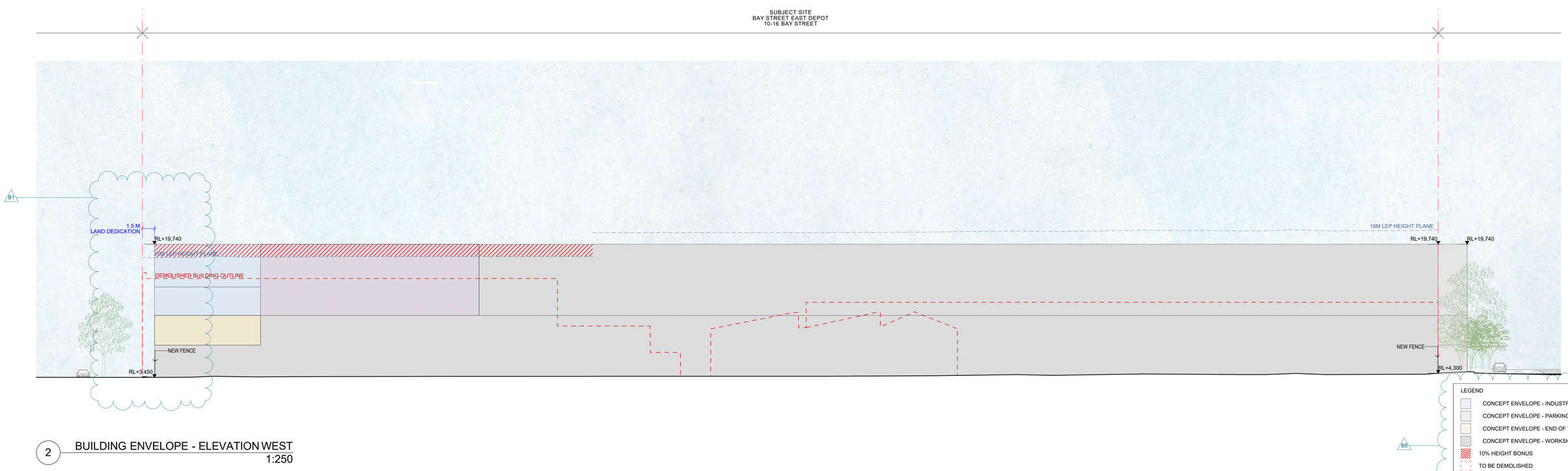
Architects:
Candalepas Associates
Registration No. NSW 5773
Registration No. VIC 17978
Registration No. WA 2405
Registration No. ACT 2603
Registration No. QLD 5463
L1/81 York Street, Sydney NSW 2000
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T: 02 9283 7755

Drawing: BUILDING ENVELOPE - ELEVATION NORTH + SOUTH
Job Number: 5998
Drawing Number: DA-1300
Issue: C

Print Date: Tuesday, 30 September 2025 3:08 PM



1 BUILDING ENVELOPE - ELEVATION EAST
1:250



2 BUILDING ENVELOPE - ELEVATION WEST
1:250

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DRAWING ORIGINAL SIZE: A1

Issue	Description	Date
C	ISSUED FOR COUNCIL SUBMISSION	30/09/2025
B	ISSUED FOR COUNCIL SUBMISSION	27/08/2025
A	ISSUED FOR COUNCIL SUBMISSION	24/03/2025

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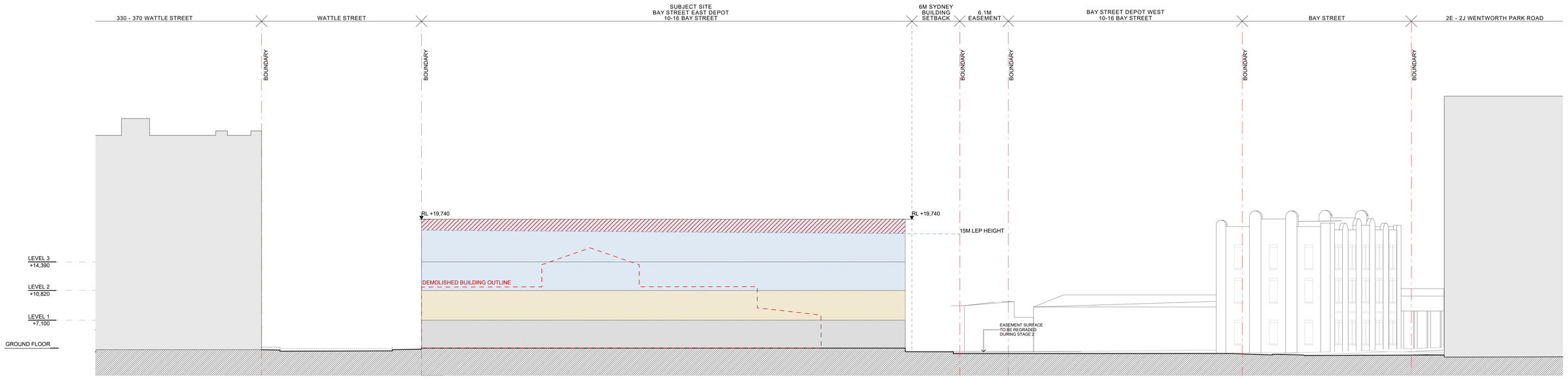
Project: BAY STREET EAST DEPOT
Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
AS SHOWN @ A1	CCo/BC/CW	CCo	JL	AC

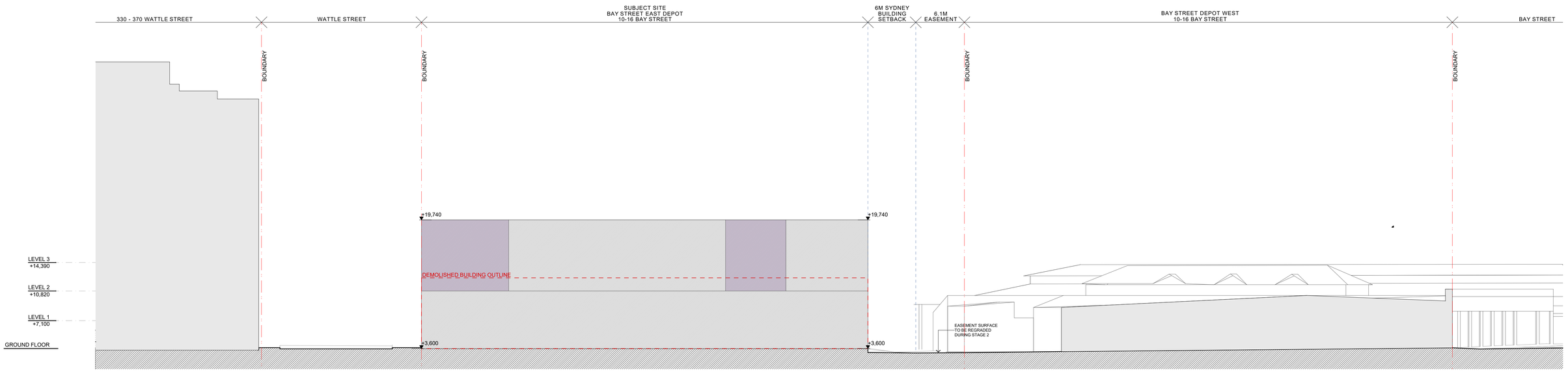
Architect:
Candalepas Associates
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Registration No. VIC 1791
Registration No. WA 240
Registration No. ACT 286
Registration No. QLD 541
L1/81 York Street, Sydney
info@candalepas.com.au
T: 02 9283 7755

Drawing: BUILDING ENVELOPE - ELEVATION EAST + WEST
Job Number: 5998
Drawing Number: DA-1301
Issue: C

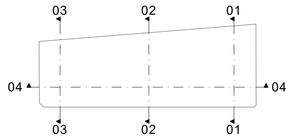
Print Date: Tuesday, 30 September 2025 3:08 PM



1 BUILDING ENVELOPE - SECTION 01
1:250



2 BUILDING ENVELOPE - SECTION 02
1:250



LEGEND
- CONCEPT ENVELOPE - INDUSTRIAL
- CONCEPT ENVELOPE - PARKING/PLANT
- CONCEPT ENVELOPE - END OF TRIP
- CONCEPT ENVELOPE - WORKSHOP
- 10% HEIGHT BONUS
- TO BE DEMOLISHED

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W B M Y C 300MM 129 250MM 200MM 150MM 100MM 50MM

Drawn Size (Colorbar)

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DRAWING ORIGINAL SIZE: A1

Issue	Date	Description
C	30/09/2015	ISSUED FOR COUNCIL SUBMISSION
B	27/08/2015	ISSUED FOR COUNCIL SUBMISSION
A	24/03/2015	ISSUED FOR COUNCIL SUBMISSION

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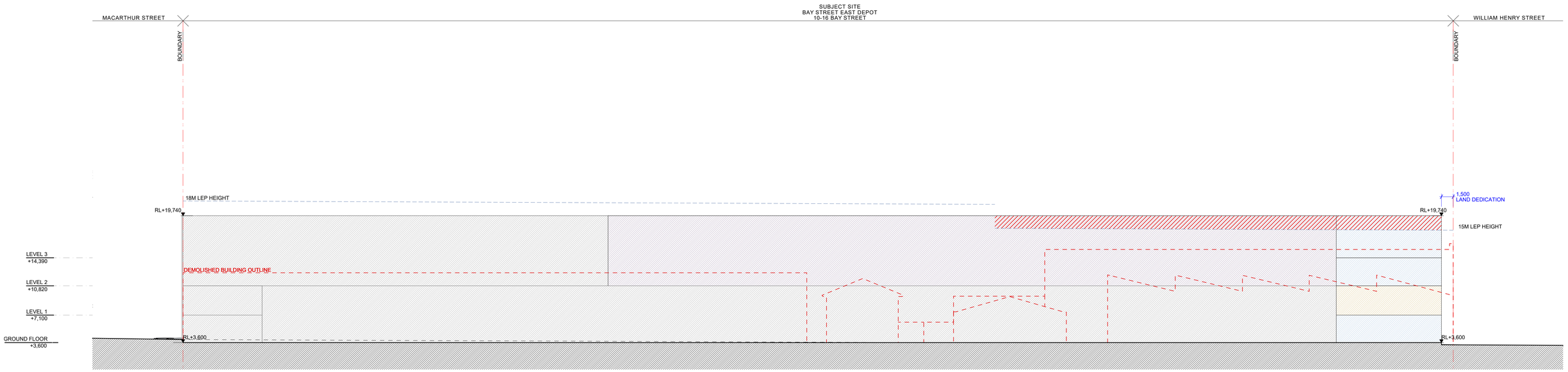
Project: BAY STREET EAST DEPOT
Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
AS SHOWN @ A1	CCo/BC/CW	CCo	JL	AC

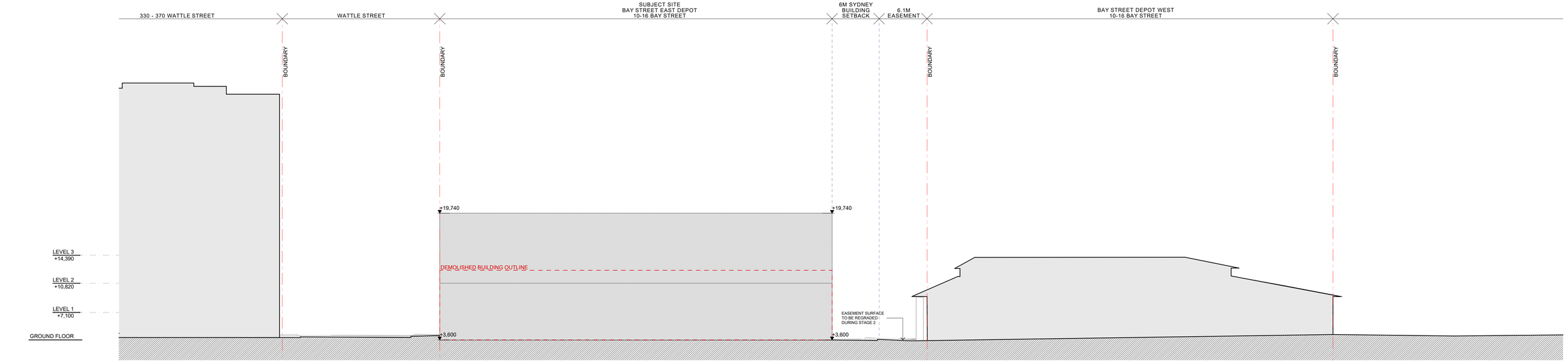
Architect:
Candalepas Associates
Registration No. NSW 57
Registration No. VIC 17Y;
Registration No. WA 240
Registration No. ACT 26C
Registration No. QLD 54
L1/81 York Street, Sydney
info@candalepas.com.au
T: 02 9283 7755

Drawing: BUILDING ENVELOPE - SECTION 1 + 2
Job Number: 5998
Drawing Number: DA-1310
Issue: C

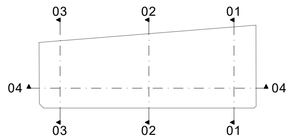
Print Date: Tuesday, 30 September 2015 3:08 PM



1 BUILDING ENVELOPE - SECTION 04
1:250



2 BUILDING ENVELOPE - SECTION 03
1:250



LEGEND
- CONCEPT ENVELOPE - INDUSTRIAL
- CONCEPT ENVELOPE - PARKING/PLANT
- CONCEPT ENVELOPE - END OF TRIP
- CONCEPT ENVELOPE - WORKSHOP
- 10% HEIGHT BONUS
- TO BE DEMOLISHED

FOR DEVELOPMENT APPLICATION ONLY

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W B M Y C

300MM 250MM 200MM 150MM 100MM 50MM 0MM

DRAWN USE COLOURS

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DRAWING ORIGINAL SIZE: A1

Issue	Date	Description
C	30/09/2015	ISSUED FOR COUNCIL SUBMISSION
B	27/08/2015	ISSUED FOR COUNCIL SUBMISSION
A	24/03/2015	ISSUED FOR COUNCIL SUBMISSION

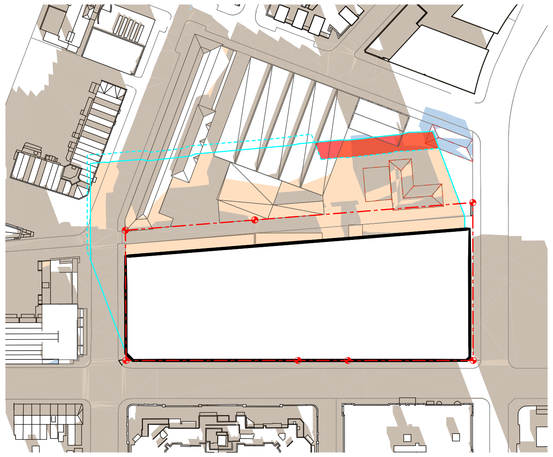
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Project: BAY STREET EAST DEPOT				
Site: 10-16 BAY STREET, ULTIMO				
Client: CITY OF SYDNEY				
Scale: AS SHOWN @ A1	Drawn By: CCo/BC/CW	Checked 1: CCo	Checked 2: JL	Approved: AC

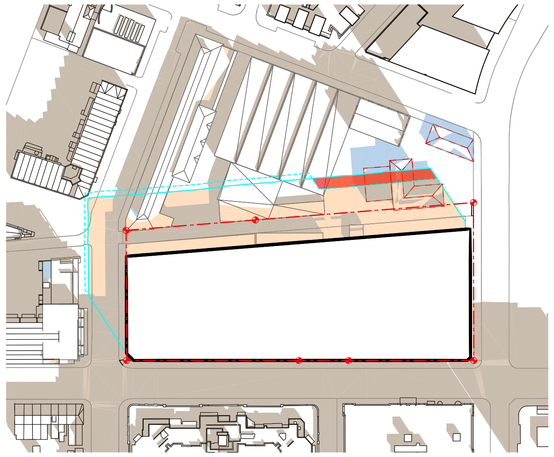
Architect:
Candalepas Associates
Registration No. NSW 57
Registration No. VIC 17Y;
Registration No. WA 240
Registration No. ACT 26C
Registration No. QLD 54
L1/81 York Street, Sydney
info@candalepas.com.au
T: 02 9283 7755

Drawing:	Job Number:
BUILDING ENVELOPE - SECTION 3	5998
Drawing Number: DA-1311	Issue: C

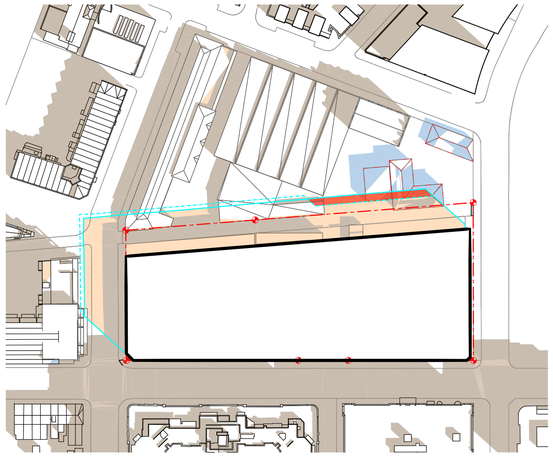
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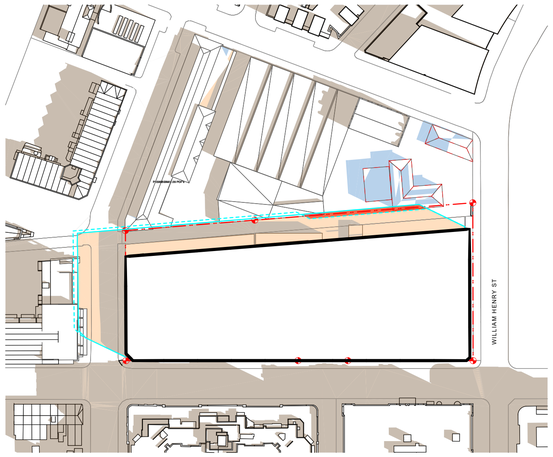
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21 JUNE 9AM



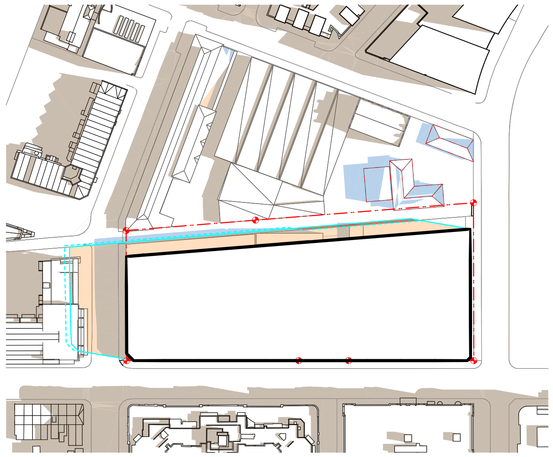
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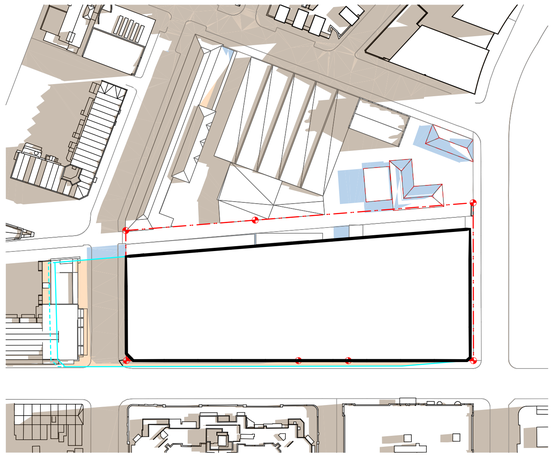
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21 JUNE 11AM



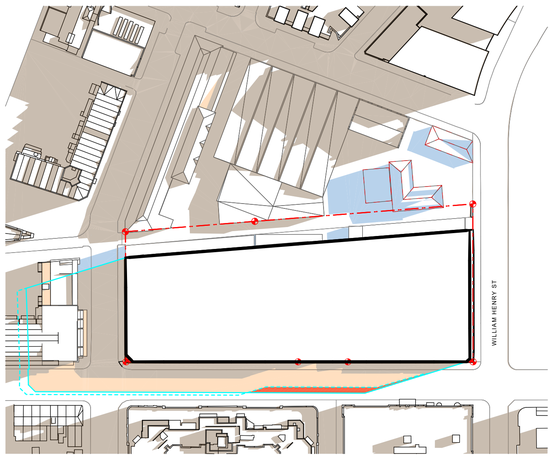
4
-
21 JUNE 12PM



5
-
21 JUNE 1PM



6
-
21 JUNE 2PM



7
-
21 JUNE 3PM

B6

LEGEND

- EXISTING SHADOW
- EXISTING SHADOW REMOVED
- PROPOSED SHADOW
- 10% HEIGHT BONUS SHADOW
- OUTLINE OF LEP COMPLIANT ENVELOPE
- OUTLINE OF PROPOSED ENVELOPE SHADOW
- SUBJECT SITE BOUNDARY
- EXTENT OF BUILDING ENVELOPE
- PROPOSED DEMOLITION

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A	24/03/2025	ISSUED FOR COUNCIL SUBMISSION

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N

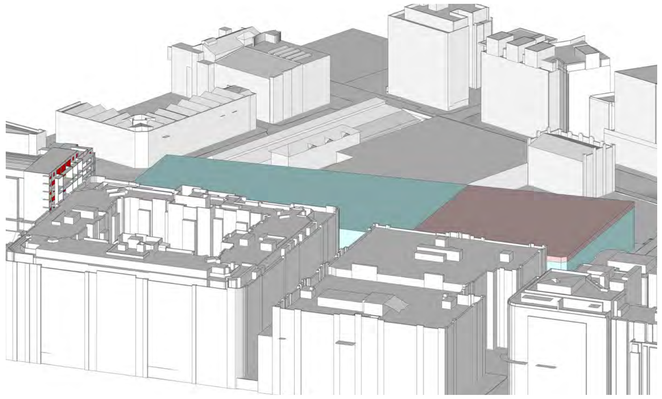
Project: BAY STREET EAST DEPOT				
Site: 10-16 BAY STREET, ULTIMO				
Client: CITY OF SYDNEY				
Scale: AS SHOWN @ A1	Drawn By: CCo/BC/CW	Checked 1: CCo	Checked 2: JL	Approved: AC

Architect:
Candalepas Associates
Registration No. NSW 5773
Registration No. VIC 17978
Registration No. WA 2405
Registration No. ACT 2603
Registration No. QLD 5463
L1/81 York Street, Sydney NSW 2000
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T: 02 9283 7755

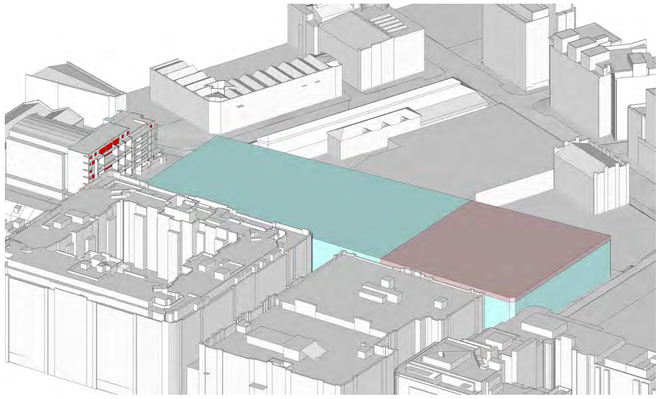
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BUILDING ENVELOPE - JUNE 21 SHADOW CALCULATIONS	5998
Drawing Number: DA-1651	Issue: C

Print Date: Tuesday, 30 September 2025 3:08 PM

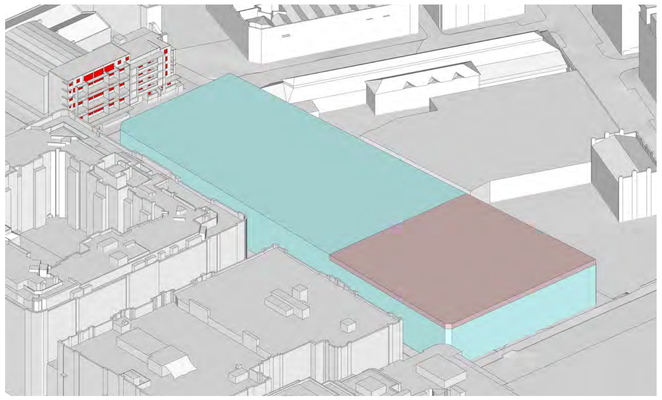
W B M Y C 300MM 131
250MM 200MM 150MM 100MM 50MM 0MM (ACTUAL ORIGINAL)



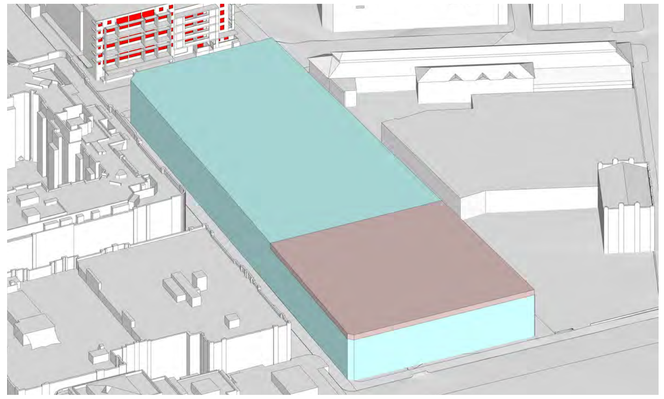
1 VIEW FROM THE SUN - 21 JUNE 9AM



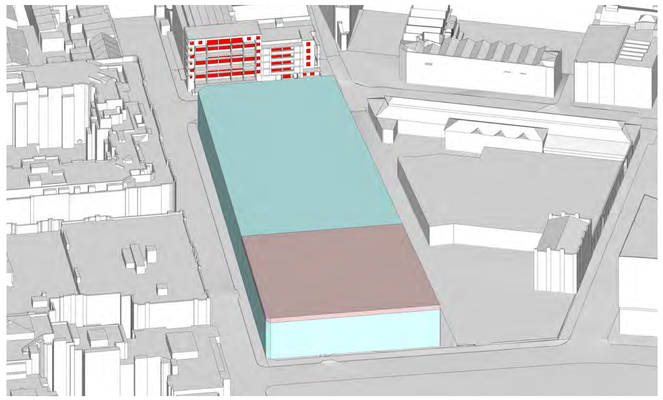
2 VIEW FROM THE SUN - 21 JUNE 10AM



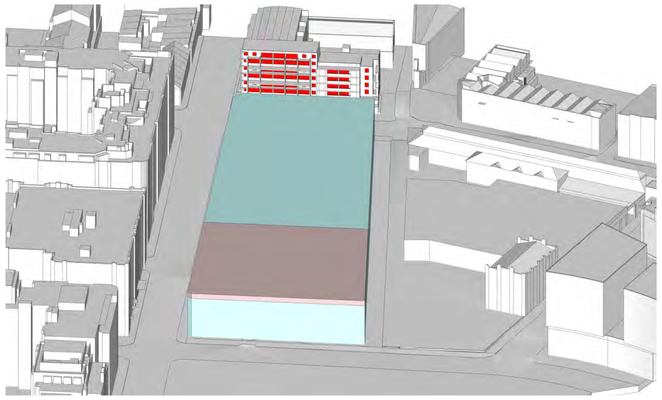
3 VIEW FROM THE SUN - 21 JUN 11AM



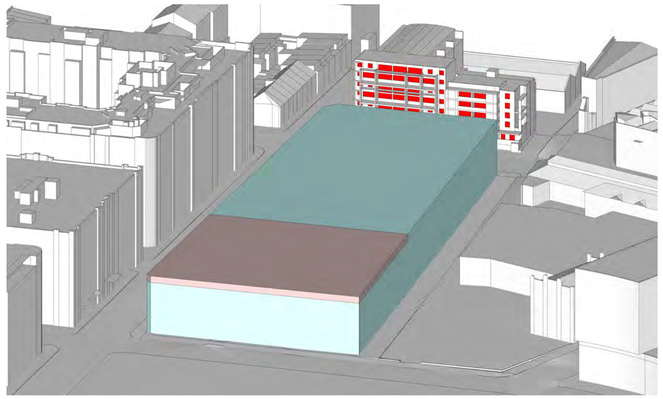
4 VIEW FROM THE SUN - 21 JUNE 12PM



5 VIEW FROM THE SUN - 21 JUNE 1PM



6 VIEW FROM THE SUN - 21 JUN 2PM



7 VIEW FROM THE SUN - 21 JUNE 3PM

B7

LEGEND

- BUILDING ENVELOPE VOLUME
- 10% HEIGHT BONUS
- NORTH FACING WINDOW IN MULTISTOREY RESIDENTIAL BUILDING TO SOUTH OF SITE: 17-19 MACARTHUR STREET

FOR DEVELOPMENT APPLICATION ONLY

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY

W B M Y C 300mm 132

0 50mm 100mm 150mm 200mm 250mm

IF NOT ON ORIGINAL SIZE

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C	30/09/2025	ISSUED FOR COUNCIL SUBMISSION
B	27/08/2025	ISSUED FOR COUNCIL SUBMISSION
A	24/03/2025	ISSUED FOR COUNCIL SUBMISSION

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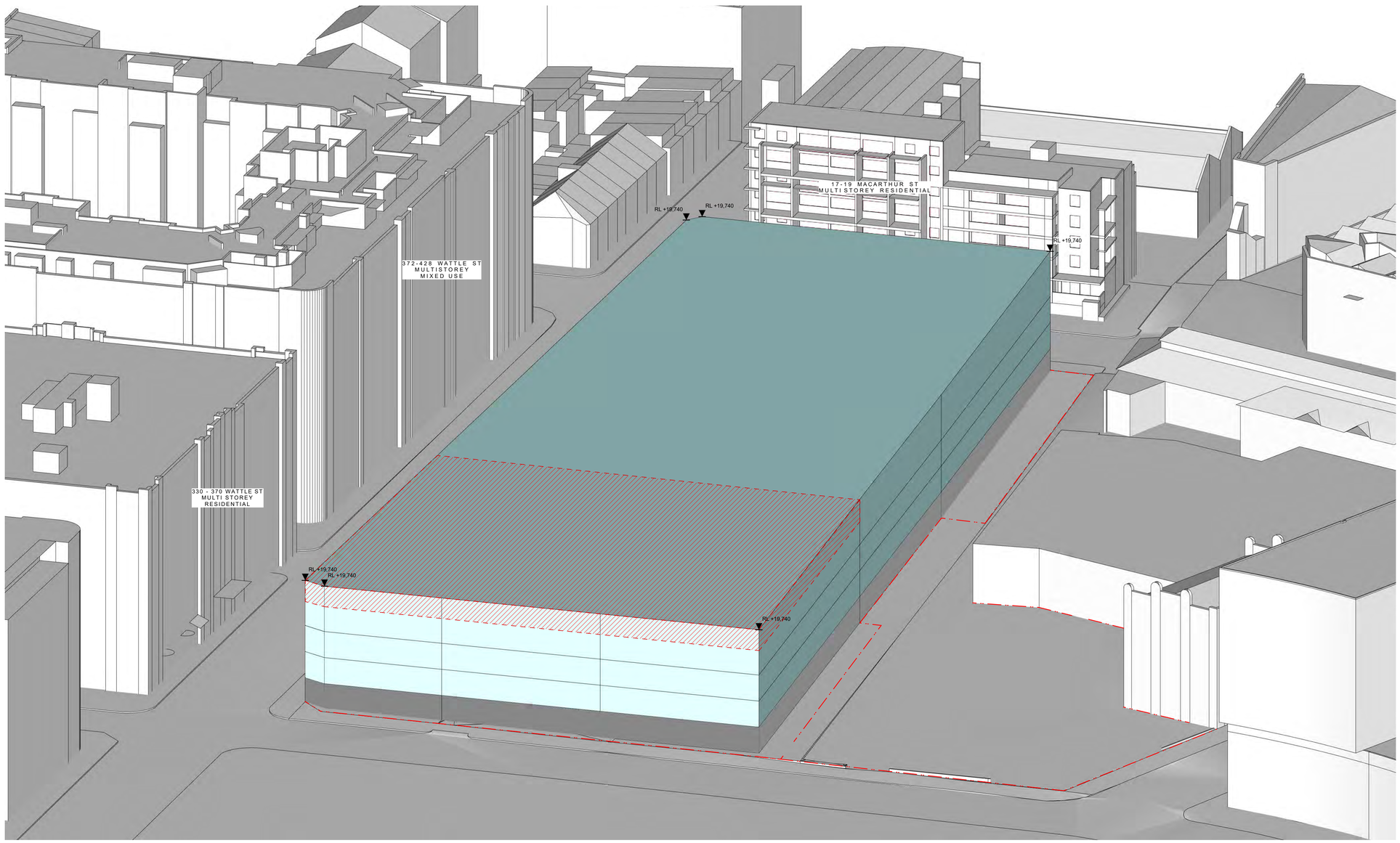
Project: BAY STREET EAST DEPOT
Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
AS SHOWN @ A1	CCo/BC	CCo	JL	AC

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Drawing: BUILDING ENVELOPE - VIEWS FROM SUN
Job Number: 5998
Drawing Number: DA-1652
Issue: C

Print Date: Tuesday, 30 September 2025 3:58 PM



1 ENVELOPE MASSING

B1

LEGEND
- CONCEPT ENVELOPE - MASSING
- 10% HEIGHT BONUS

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W B M M C

300MM 133 250MM 200MM 150MM 100MM 50MM 0MM

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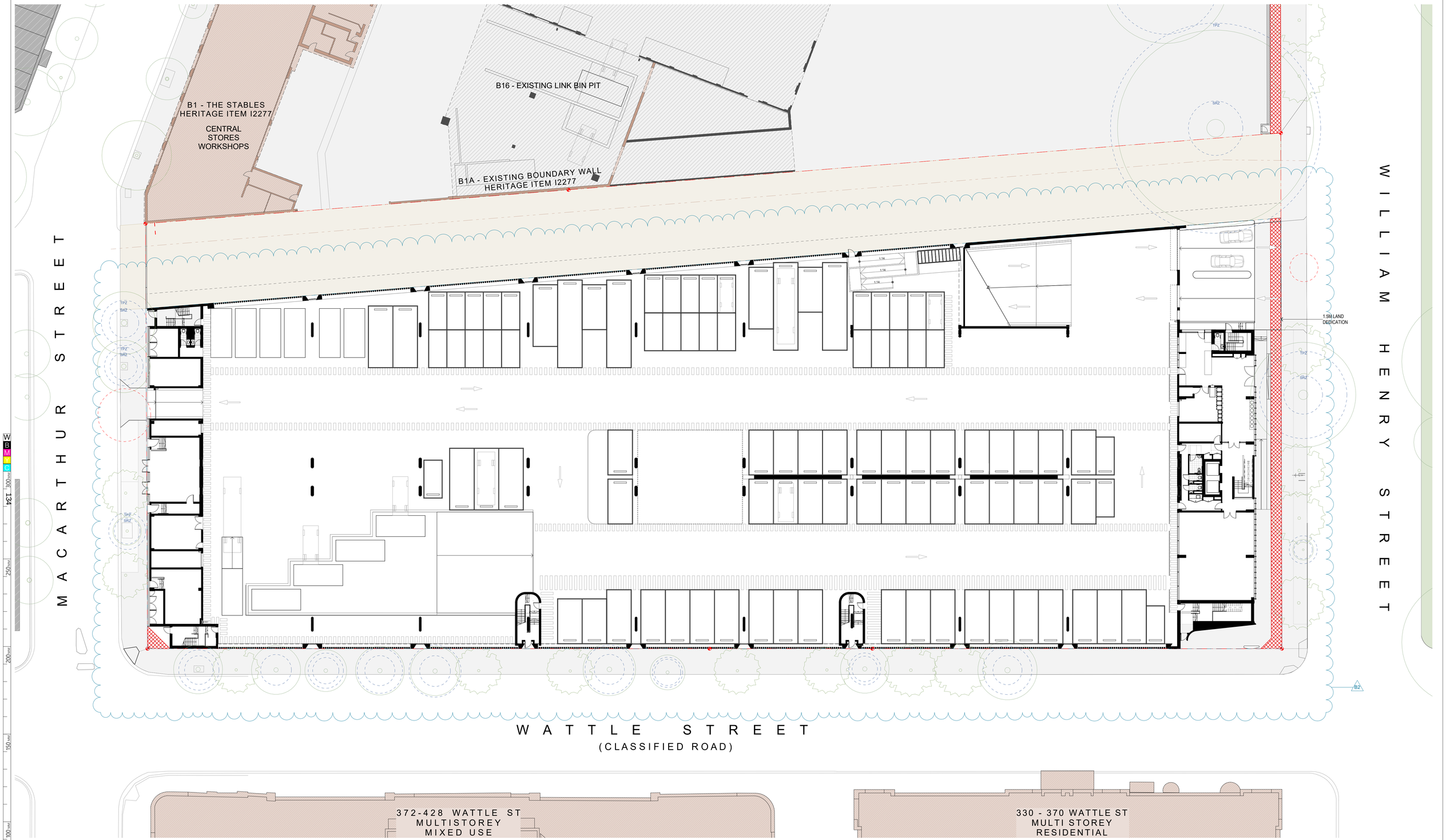
Project: BAY STREET EAST DEPOT
Site: 1D-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
AS SHOWN @ A1	CCo/BC	CCo	JL	AC

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Drawing: ENVELOPE MASSING
Job Number: 5998
Drawing Number: DA-1700
Issue: C

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1 / - GROUND FLOOR
1:250

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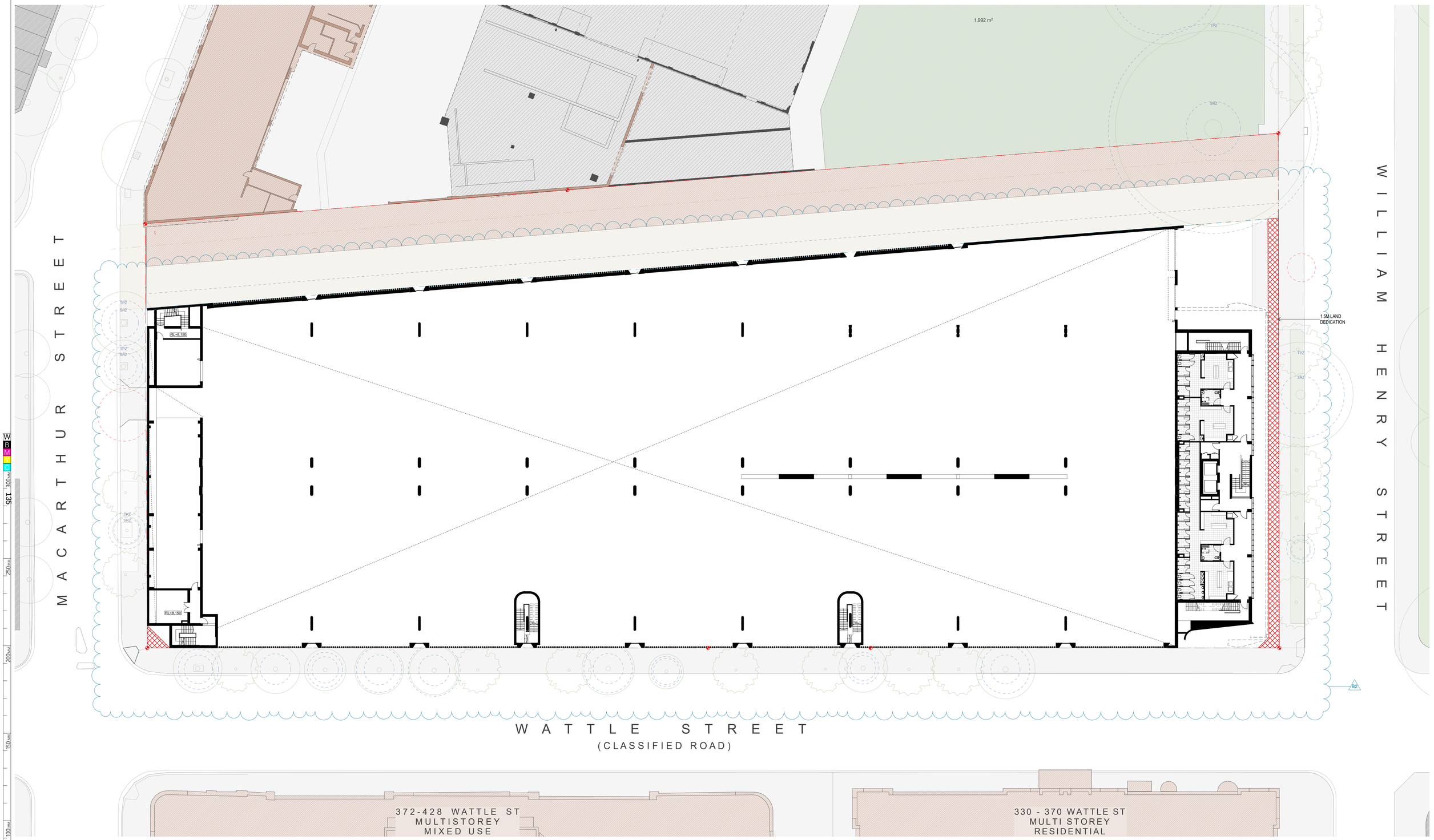
Project: BAY STREET EAST DEPOT
Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
AS SHOWN @ A1	CCo/BC/CW	CCo	JL	AC

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Drawing: REFERENCE SCHEME - GROUND LEVEL PLAN
Job Number: 5998
Drawing Number: DA-2101
Issue: C

Print Date: Tuesday, 30 September 2025 3:08 PM



1
-

LEVEL 1
1:250

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Issue	Description	Date
C	ISSUED FOR COUNCIL SUBMISSION	30/09/2025
B	ISSUED FOR COUNCIL SUBMISSION	29/08/2025
A	ISSUED FOR COUNCIL REVIEW	24/03/2025

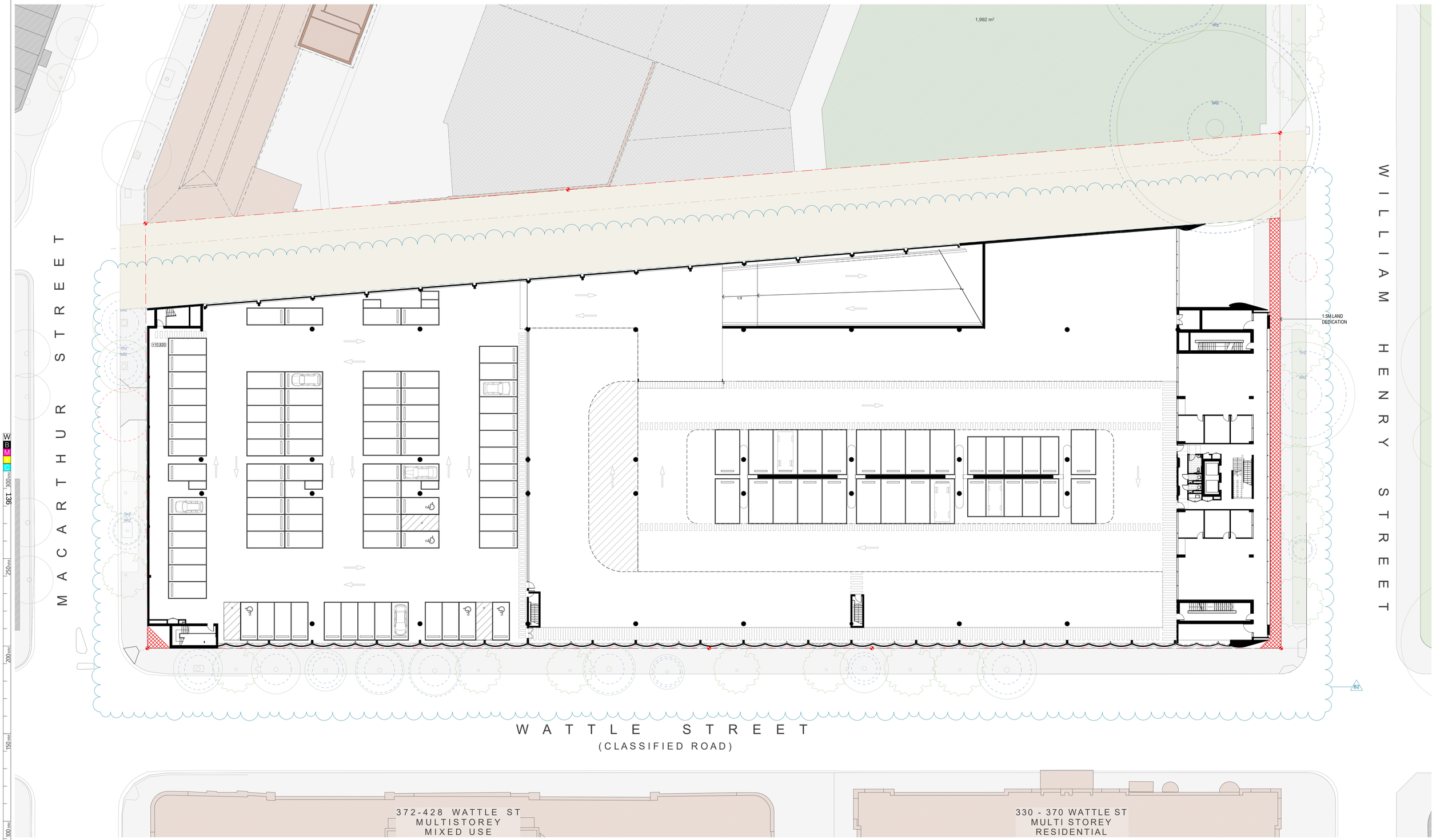
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Project: BAY STREET EAST DEPOT				
Site: 10-16 BAY STREET, ULTIMO				
Client: CITY OF SYDNEY				
Scale: AS SHOWN @ A1	Drawn By: CCo/BC/CW	Checked 1: CCo	Checked 2: JL	Approved: AC

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Drawing:	Job Number:
REFERENCE SCHEME - LEVEL 1 PLAN	5998
Drawing Number:	Issue:
DA-2102	C

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LEVEL 2
1:250

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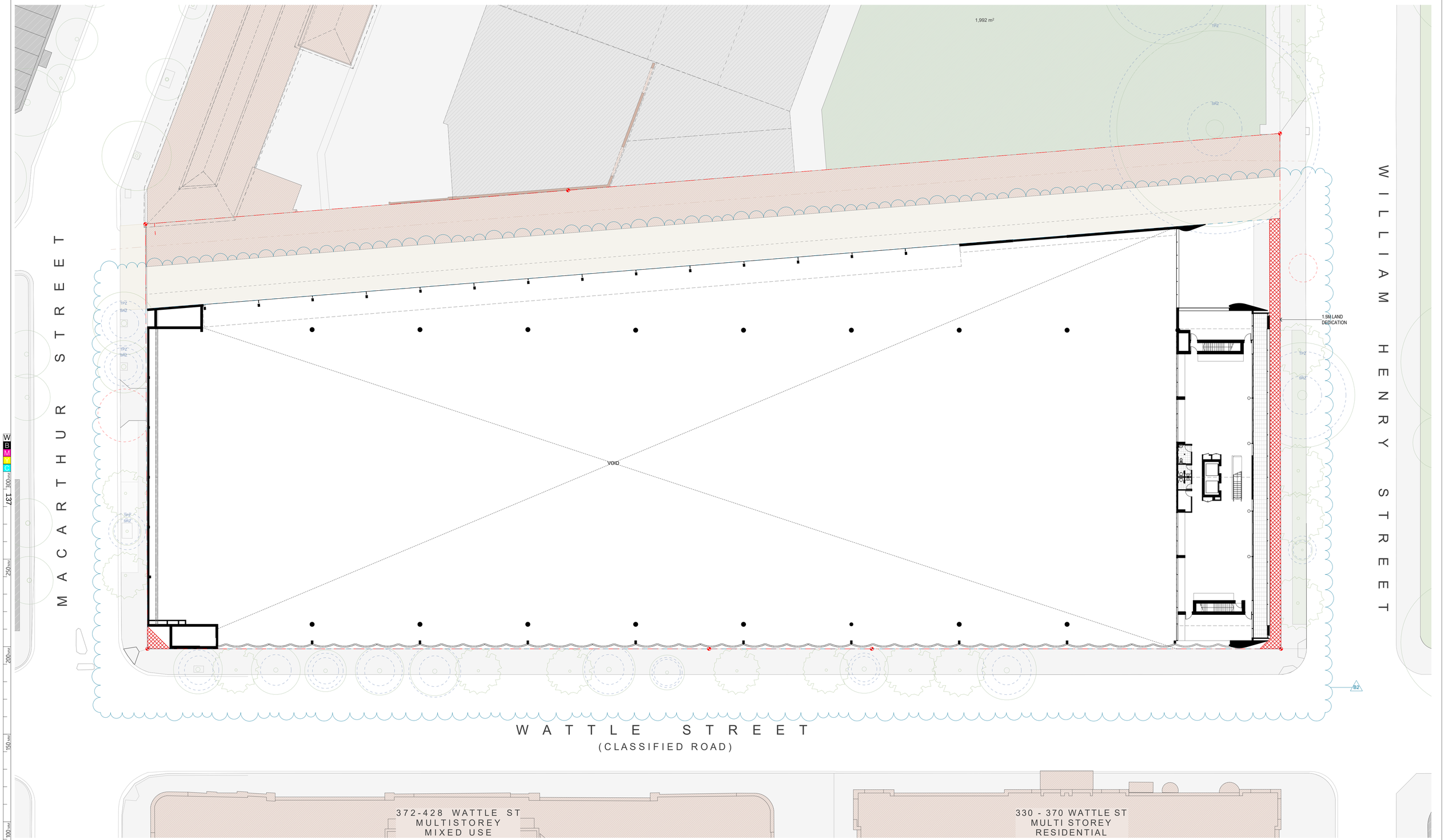
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Project: BAY STREET EAST DEPOT				
Site: 10-16 BAY STREET, ULTIMO				
Client: CITY OF SYDNEY				
Scale: AS SHOWN @ A1	Drawn By: CCo/BC/CW	Checked 1: CCo	Checked 2: JL	Approved: AC

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Drawing:	Job Number:
REFERENCE SCHEME - LEVEL 2 PLAN	5998
Drawing Number: DA-2103	Issue: C

Print Date: Tuesday, 30 September 2025 3:08 PM



1
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LEVEL 3
1:250

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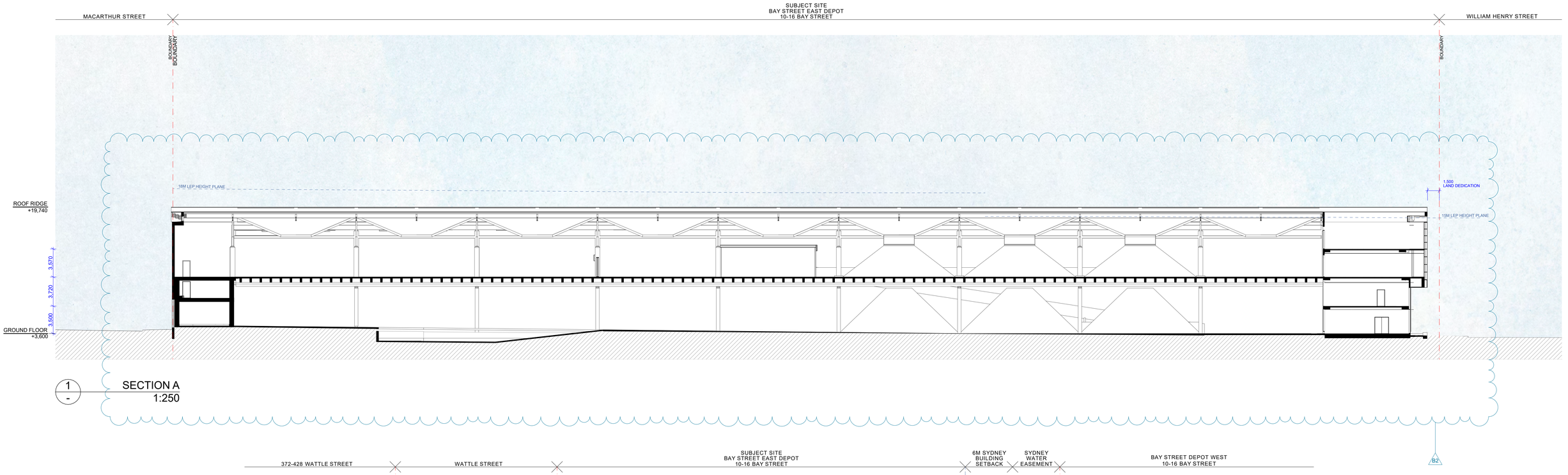
Project: BAY STREET EAST DEPOT
Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
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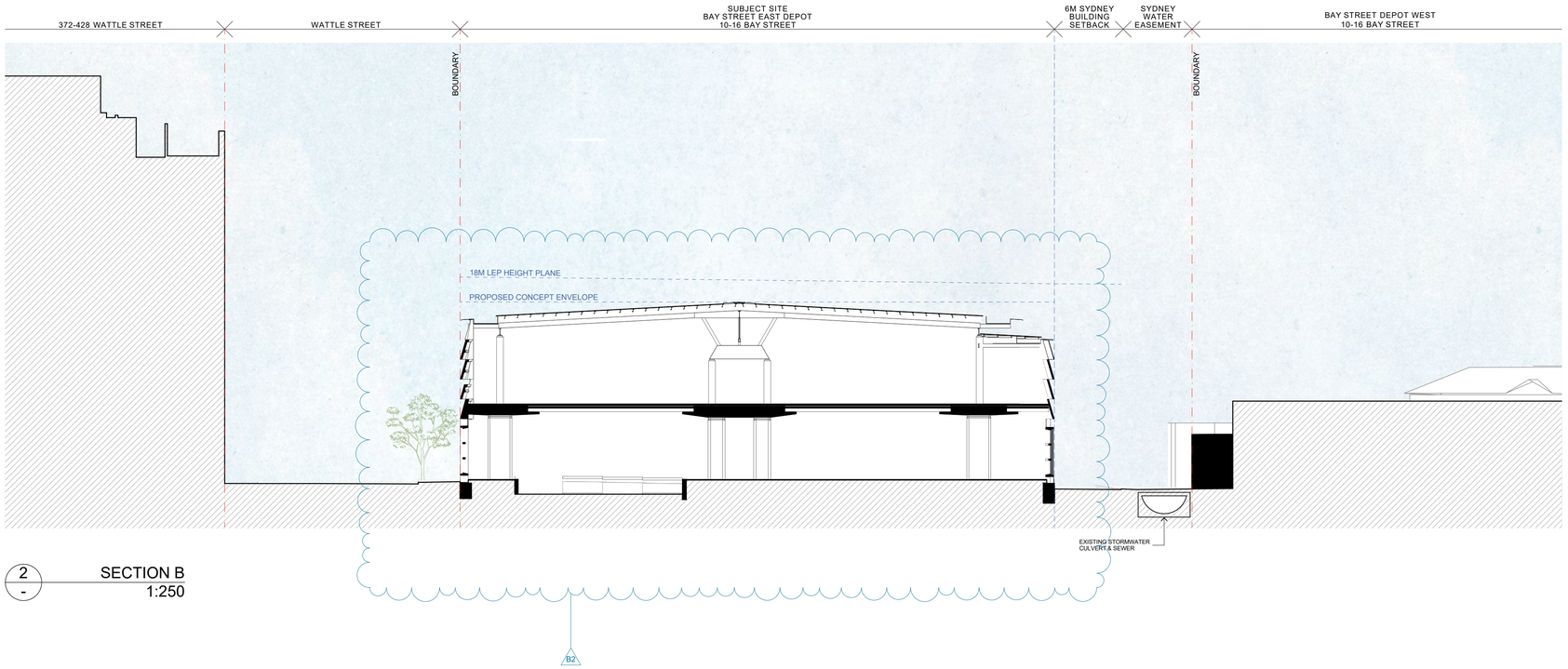
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Drawing: REFERENCE SCHEME - LEVEL 3 PLAN
Job Number: 5998
Drawing Number: DA-2104
Issue: C

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1
-
SECTION A
1:250



2
-
SECTION B
1:250

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W B M Y C 300MM 138

0MM 50MM 100MM 150MM 200MM 250MM 300MM

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Project: BAY STREET EAST DEPOT
Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
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Drawing: REFERENCE SCHEME - SECTION A + B
Job Number: 5998
Drawing Number: DA-2201
Issue: C

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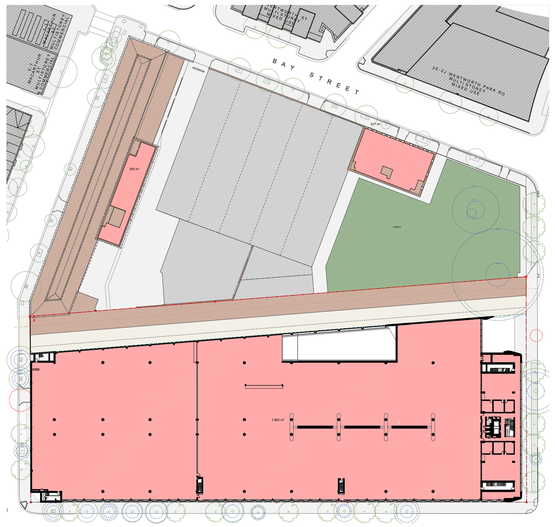
B3



GROUND FLOOR
1:1000



LEVEL 1
1:1000



LEVEL 2
1:1000



LEVEL 3
1:1000

KEY CONTROLS

TOTAL SITE AREA	19,989m²
BSED SITE AREA	10,867m²
BSWD SITE AREA	9,122m²
PERMISSIBLE FSR	2:1m²
PERMISSIBLE GFA	21,734m²

EXISTING

AREA SUMMARY - BAY STREET WEST DEPOT

BUILDING	APPROXIMATE GFA
THE STABLES	1,911m²
BULK STORES	979m²
CENTRAL STORES (BAYS 1+2)	2,681m²
ELECTRICIANS WORKSHOP	180m²
CENTRAL ADMINISTRATION	565m²
TOTAL	6,316m²

PROPOSED

AREA SUMMARY - BAY STREET WEST DEPOT

BUILDING	APPROXIMATE GFA
THE STABLES	1,911m²
BULK STORES	979m²
CENTRAL STORES (Bays 1+2)	2,681m²
TOTAL	5,571m²

AREA SUMMARY - BAY STREET EAST DEPOT

PROPOSED GFA	16,222m²
PROPOSED FSR	1.5:1

SUMMARY

AREA SUMMARY - TOTAL COMBINED SITE

PROPOSED GFA	21,793m²
PROPOSED FSR	1.1:1

LANDSCAPE

DEEP SOIL PLANTING	MIN 10% TO BE PROVIDED ON BAY ST WEST SITE
PROPOSED	1992m² (10%)

GROSS FLOOR AREA

SYDNEY LEP 2012 - DICTIONARY

GROSS FLOOR AREA MEANS THE SUM OF THE FLOOR AREA ON EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4m ABOVE THE FLOOR,

AND INCLUDES -

(A) THE AREA OF A MEZZANNIE, AND
(B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
(C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC

BUT EXCLUDES -

(D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
(E) ANY BASEMENT –
(I) STORAGE, AND
(II) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
(F) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING,
(G) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
(H) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
(I) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4m HIGH, AND
(J) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE

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W B M Y C 300MM 250MM 200MM 150MM 100MM 50MM 0MM (SIZE ON ORIGINAL) 139

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Project: BAY STREET EAST DEPOT
Site: 10-16 BAY STREET, ULTIMO
Client: CITY OF SYDNEY

Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
AS SHOWN @ A1	KK	KK	JL	AC

Architect:
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Drawing: REFERENCE SCHEME - DEVELOPMENT CALCULATIONS
Job Number: 5998
Drawing Number: DA-2850
Issue: C

Print Date: Tuesday, 30 September 2025 3:09 PM

Attachment D

Design Excellence Strategy

CITY OF SYDNEY

City of Sydney
Gadigal Country
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

Design Excellence Strategy

Bay Street East Depot
10-16 Bay Street, Ultimo

Submitted to City of Sydney

Prepared by Chief Operations Office, City of Sydney

Revision 1, September 2025

The City of Sydney acknowledges
the Gadigal of the Eora Nation as the
Traditional Custodians of our local area.

Contents

1.0 Overview
1.1 Overview of the Design Excellence Strategy
1.2 Objectives of the Design Excellence Strategy

2.0 Design Excellence Strategy
2.1 Location and extent of competitive design process
2.2 Type of competitive design process to be undertaken
2.3 Selection of competitors
2.4 Selection panel
2.5 Competition brief
2.6 Proposed allocation of additional height
2.7 Vehicle accessibility and servicing
2.8 Sustainable design targets

3.0 Design Integrity

Figures
Figure 1 City of Sydney's Bay Street Depot Site – 10-16 Bay Street, Ultimo
Figure 2 Location and extent of Bay Street East Depot (BSED) site

Tables
Table 1 Property Title Description – Bay Street East Depot (BSED)

1.0 Overview

1.1 Overview of the Design Excellence Strategy

This Design Excellence Strategy (Strategy) has been prepared by Professional Services, Chief Operations Office, City of Sydney on behalf of City Projects, Chief Operations Office, City of Sydney (the proponent). It supports the Concept Development Application (DA D/2025/276) for 10-16 Bay Street, Ultimo (the site) submitted to the City of Sydney Council.

The broad intent of the Concept Development Application (DA) is to achieve continuation of use of the entire site as an operational depot to accommodate the next 100 years of City operations. A modern multi-storey depot is proposed to be constructed on the eastern portion of the site, and selected demolition and renovation of existing structures on the western portion is proposed to maintain operations on the western half of the site.

The purpose of this Strategy is to establish the framework for the competitive design process to deliver the highest standard of architectural design.

This Strategy has been prepared in accordance with the *City of Sydney Competitive Design Policy* 2020 (the Policy), the *Sydney Local Environmental Plan 2012* (the LEP) and the *Sydney Development Control Plan 2012* (the DCP).

- In accordance with section 1.2 of the Policy and 3.3.2 of the DCP, this Strategy defines the location and extent of the competitive design process;
- The type of competitive design process to be undertaken;
    - An architectural design competition, open or invited; or
    - The preparation of design alternatives on a competitive basis.
- The number of designers involved in the process;
- Whether the competitive design process is pursuing additional height or floor space;
- How fine grain and contextually varied architectural design is to be achieved across large sites;
- Options for distributing any additional floor space ratio or height which may be granted by the consent authority for demonstrating design excellence through a competitive design process;
- The target benchmarks for ecologically sustainable development.

1.2 Objectives of the Design Excellence Strategy

This Design Excellence Strategy is guided by the following objectives:

- Establish a methodology for the proponent to implement a Competitive Design Alternative Process for the redevelopment of the Subject Site, in accordance with the Policy;
- Ensure that the Competitive Design Alternatives Process works within the framework of this approved Design Excellence Strategy;
- Confirm the number of architectural practices to participate in the Competitive Design Alternative Process and how these will be selected;
- Establish the process for the selection of a developer's selection panel;
- Set out the approach for establishing a competition brief that ensures:
    - The Consent Authority's design excellence requirements are balanced with the Proponent's objectives,
    - The achievement of design and architectural diversity,
    - Procedural fairness for Competitors.

- Ensure sustainability initiatives and ecologically sustainable development targets are defined and developed through the Competition, detailed design development and construction phases through to completion of the project;
- Ensure that design excellence integrity is continued in the subsequent detailed development proposal through construction phase to completion of the project; and
- Clarify the rationale for granting of up to 10% additional building height under clause 6.21 of Sydney LEP 2012 and having regard to the planning objectives and building envelope controls outlined in the Stage 1 Development Application.

2.0 Location and extent of competitive design process

The City's Bay Street Depot site is located at 10-16 Bay Street, Ultimo and is bound by William Henry Street to the north, Wattle Street to the east, MacArthur Street to the south and Bay Street to the west (**Figure 1**). The site is legally described as Lot 1 DP 81399, Lot 1 DP 87619, Lot 1 DP 89317, Lot 2 DP 87619. The site is on Gadigal Country, the traditional land of the Gadigal People of the Eora Nation.



Figure 1: City of Sydney's Bay Street Depot Site – 10-16 Bay Street, Ultimo. The competitive process site will be undertaken on the Bay Street East Depot site.

Source: Geocortex

The existing Bay Street Depot site has a total area of approximately 19,989 sqm. The Bay Street East Depot site area is approximately 10,867 sqm. The Bay Street West Depot site area is approximately 9,122 sqm. The competitive design process will apply to the Bay Street East Depot site as shown in **Figure 2** and is legally described in **Table 1**



Figure 2: Location and extent of Bay Street East Depot (BSED) site (subject to the Competitive Design Alternatives Process)

Source: Nearmap

Ref	Lot and DP
1	Lot 1 DP 87619
2	Lot 1 DP 89317
3	Lot 2 DP 87619

Table 1: Property Title Description – Bay Street East Depot (BSED)

2.1 Type of competitive design process to be undertaken

An '**invited' competitive design alternatives process** (competitive process) will be undertaken. The process is to be undertaken prior to the lodgement of the detailed (Stage 2) DA and following the determination of the concept (Stage 1) DA.

2.2 Selection of Competitors

The proponent will appoint a minimum of three (3) **invited Competitors**. The selected Competitors will meet the requirements under the Policy, and will:

- include a range of established architectural firms in collaboration with an emerging architect;
- ensure that each Competitor will be a person, corporation or firm registered as an Architect in accordance with the NSW Architects Act 2003 or, in the case of interstate or overseas competitors, eligible for registration with their equivalent association; and
- demonstrate experience on projects that have achieved a high level of sustainable design and achieved high Green Star Design & As Built or NABERS Energy/Water ratings or international equivalent (LEED, BREAM, other);

- demonstrate capabilities in design excellence by being the recipient of an Australian Institute of Architects (AIA) commendation or award in the past 5 years, or equivalent overseas professional association.

2.3 Selection panel

The selection panel will comprise four (4) members with:

- two (2) members nominated by the Proponent;
- two (2) member nominated by the City (City Planning Development & Transport) and who have no pecuniary interests in the development proposal or involvement in approval processes; and
- one (1) member must have ESD expertise.

Selection panel members are to:

- Represent the public interest;
- Be appropriate to the type of development proposed;
- Include only persons who have expertise and experience in the design and construction professions and related industries; and
- Include a majority of registered Architects with urban design experience.

The City will nominate an observer(s) to verify that the competitive process has been followed appropriately and fairly.

The selection panel's decision will be via a majority vote and will not fetter the discretion of the Consent Authority in its determination of any subsequent DA associated with the development site that is the subject of this competitive process.

2.4 Competitive Design Alternatives Process Brief

In establishing the Brief, the Proponent will ensure that:

- All details regarding the conduct of the competitive process are contained within the Brief and no other document;
- The Brief and appended documents are reviewed and endorsed in writing by the City of Sydney prior to commencement of any associated competitive process and its distribution to Competitors; and
- The Brief is in accordance with the City's Competitive Design Policy and Competitive Design Model Brief.

2.5 Proposed allocation of up to 10% additional height

The Proponent will pursue up to 10% additional height under clause 6.21D(3)(a) of the LEP, the distribution of which will be explored through the competitive process and is to be consistent with the Concept DA consent and relevant provisions of the LEP and DCP.

Any additional height pursued under clause 6.21D(3)(a) of the LEP must not result in a breach of the maximum floor space control.

Nothing in this document is to be taken as an approval or endorsement of the potential additional height available under clause 6.21D(3)(a) of the LEP.

2.6 Sustainable design targets

The competitive process must seek to address and respond to the climate crisis.

- Be future proofed for a changing climate;
- Consider total lifecycle impacts for materials, resources and operations;

- Include low embodied carbon and circular economy principles;
- Create a net positive energy balance; reduce potable water use, and protect water quality and biodiversity;
- Create a resilient design by addressing identified risks across environmental, social + economic outcomes; and
- Remain operational and deliver emergency response support during shock events.

All ecologically sustainable development (ESD) targets are proposed to be consistent with the City's Sustainable Sydney 2030-2050 and the brief. The key sustainability targets for the proposal are:

- 5-star Green Star Buildings v 1 certified rating (Commitment Agreement); or
- 6-star Green Star Buildings (Stretch Target);
- Net positive energy balance;
- Incorporation of Water Sensitive Urban Design (WSUD) to ensure best practice principles and zero increase in stormwater overflows to adjacent properties;
- 50% reduction in potable water use based on FY2019 levels;
- 90% resource recovery of construction and demolition waste, and landfill diversion strategies for site-wide recourse recovery for operational waste / recycling systems;
- Commitment to electric vehicle charging facilities for 100% of the Fleet and provision for staff and visitor electric vehicle charging;
- the design is to incorporate Circular Economy principles, such as reduced materials, designing out waste, recycled or refurbished content, and keeping materials in use for as long as possible through durability and purposeful design;
- 100-year futureproofed design life, with clear demonstrations in climate change resilience and risk mitigation actions.

ESD targets and sustainability initiatives will be carried through the competition phase, design development, construction, and through to completion of the project to deliver an exemplar of environmentally sustainable development.

3.0 Design Integrity

The architect of the winning scheme, as selected by the Selection Panel will be appointed by the Proponent as the Design Architect. Where the winning architect is a consortium, partnership, or other joint authorship, each must retain representation and a leadership role in all processes following.

To ensure design continuity and excellence of the winning scheme is maintained throughout the development process, as a minimum the Design Architect is to:

- Prepare a detailed (Stage 2) DA for the preferred design;
- Prepare the design drawings for a construction certificate for the preferred design;
- Prepare the design drawings for the tender and construction documentation;
- Maintain continuity during the construction phases through to the completion of the project;
- Provide any documentation required by the Proponent and the Consent Authority verifying the design intent has been achieved at completion;
- Attend all meetings relating to design issues with the community, authorities and other stakeholders (as required); and
- Manage all sub-consultant engagements required to satisfy the Project Scope and Schedule of Services.

The Design Architect may work in association with other architectural practices but is to retain a leadership role over design decisions.

Attachment E1

Landscape Strategy

BAY STREET DEPOT
LANDSCAPE STATEMENT

CITY OF SYDNEY
SEPTEMBER 2025

PROJECT	**22075**
STATUS	**FINAL**
ISSUE	**E**
DATE	**30.09.2025**
PREPARED BY	**CS**
APPROVED BY	**NB**

Item 149

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1.2 Site analysis 4
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APPENDICES **18**

Executive Summary

This landscape statement outlines the concept design framework for the future redevelopment of the Bay Street Depot and its surrounding public domain. The vision is to deliver a new, contemporary depot facility integrated within a network of upgraded streetscapes that prioritise sustainability, connectivity, and community amenity.

The concept design establishes a foundation for future competition entrants to build upon, guided by the following key documents:

- Sydney Street Codes 2021 Street Classifications Manual
- City of Sydney Street Tree Masterplan (2023)
- Greening Sydney Strategy (2023)
- Urban Forest Strategy (2023)
- City of Sydney Public Domain Design Guidelines
- Bay Street East Depot Design Guidelines

These frameworks inform the proposed street typologies, planting palettes, and public realm strategies, ensuring alignment with city-wide objectives while allowing for innovation and site-specific responses.

1.1 Landscape scope of works

Bay Street Depot is situated at the intersection of key urban corridors - Wattle Street, William Henry Street, Bay Street, and Macarthur Street, placing it within a complex urban fabric that includes major traffic routes, residential and retail frontages, and green open space. The proximity to Wentworth Park provides a strong landscape character to the north, while the surrounding streets vary in scale, use, and amenity.

Understanding the site's historical context, topography, and urban connections is essential in informing future landscape response and infrastructure planning, ensuring that new developments respond sensitively to both the site's past and its current role within the city.



Photo of Bay Street Depot taken from Macarthur Street | Source: ASPECT Studios



Photo of Bay Street Depot taken from William Henry Street | Source: ASPECT Studios



Scope of works diagram

1.2 Site analysis

KEY

Site

Bay St Depot Site Area

Flooding Depths (m)

<0.15

0.15 - 0.30

0.30 - 0.50

0.50. - 1.00

> 1.00

Elevation (metres above AHD)

<10m

- 10 - 10m

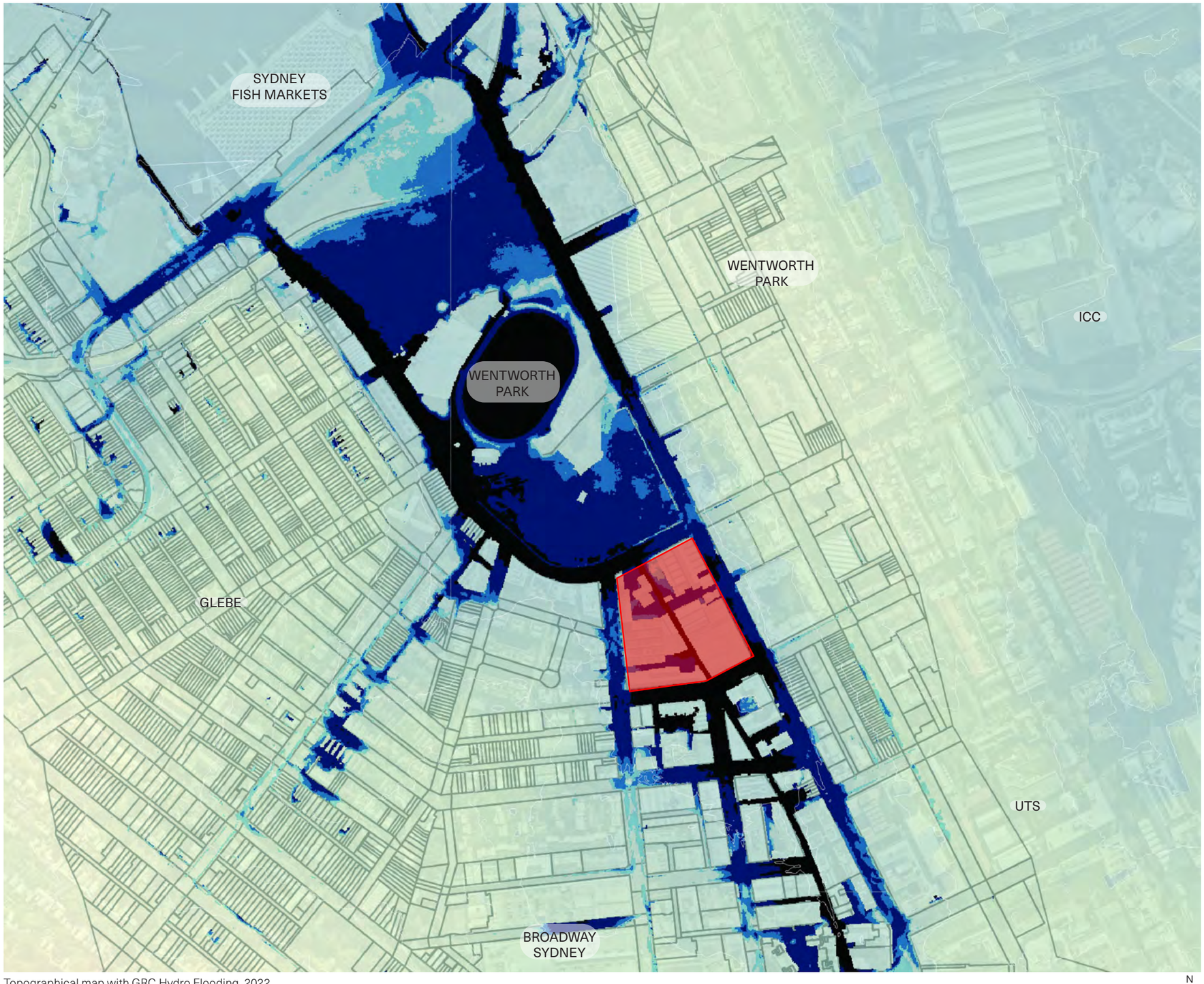
10 - 30m

30 - 50m

> 70m

Bay Street Depot is located within a historically and environmentally sensitive part of Sydney, occupying land that was originally part of Blackwattle Creek. The natural topography of the surrounding area slopes towards the site and Wentworth Park, following the original drainage patterns of the former creek and swamp system. This low-lying condition makes the site vulnerable to stormwater runoff and flooding, which presents a significant challenge for future development.

Flooding risk is compounded by the site's context, where impervious surfaces contribute to water pooling during heavy rainfall events. To address these issues, consideration of integrated water-sensitive urban design (WSUD) strategies is required.



Topographical map with GRC Hydro Flooding, 2022

1:5000 0 50 100 200 N

ASPECT Studios

1.3 Sydney water easement

The Sydney water easement is an underground concrete channel that transects the Bay Street Depot in a north–south direction. The easement follows the alignment of a former natural watercourse, originally part of Blackwattle Swamp. In 1877, the swamp was filled in and the creek was redirected through a newly constructed culvert that functioned as an open sewer.

This culvert was later reconstructed in 1905 as an underground concrete channel. The easement is of high heritage significance as it marks the location of the original watercourse, which has influenced the occupation, development, and use of the site over time. It serves as a physical reminder of historical urban water management practices and the evolution of infrastructure in response to environmental and urban pressures.



2023 Photo of Sydney Water Easement | Source: ASPECT Studios



1966 Historical image of Sydney Water Easement per the Conservation Management Plan



Historical shoreline map

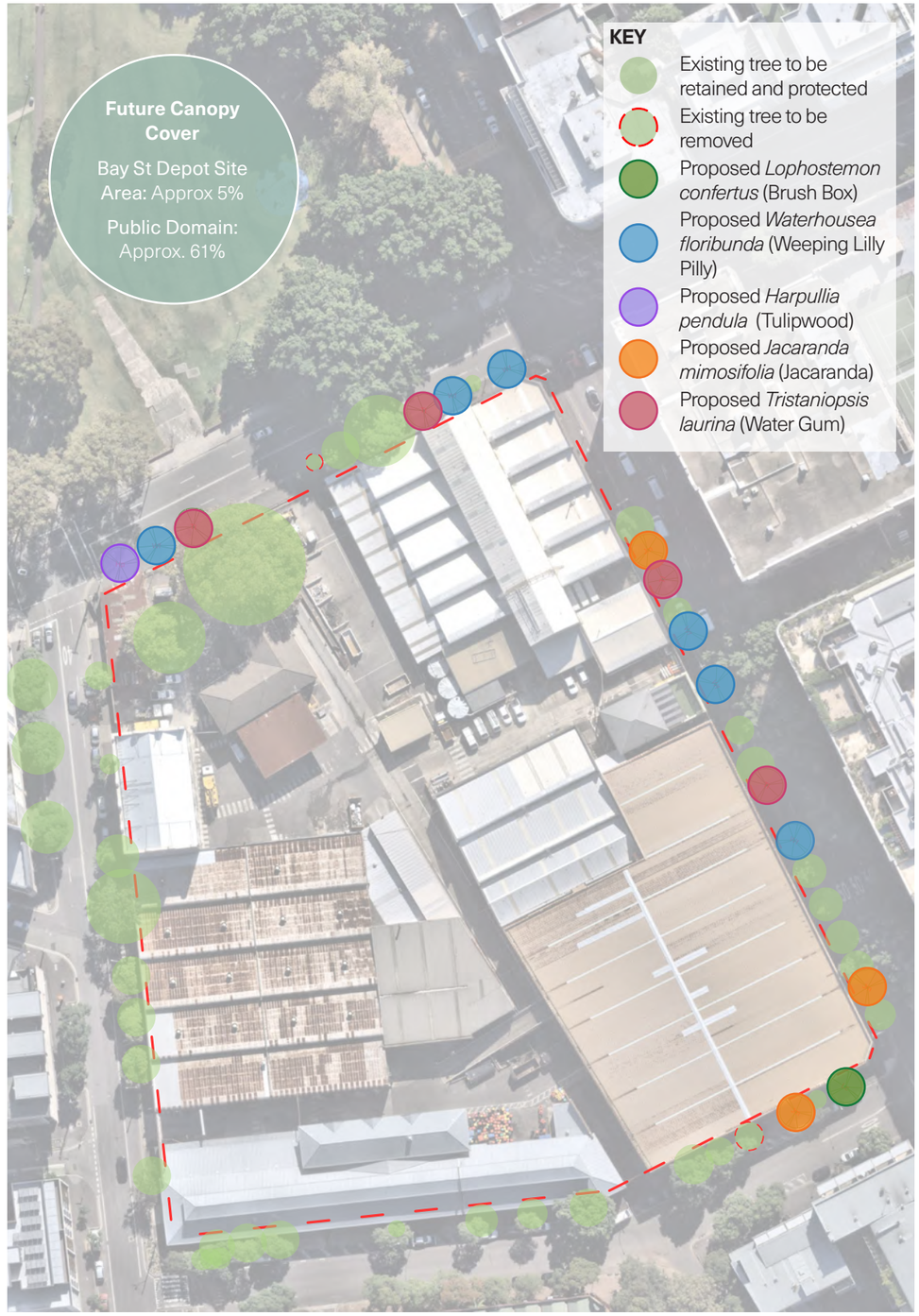
Attachment E2

Landscape Strategy

1.4 Tree canopy coverage



Existing trees



Proposed tree species

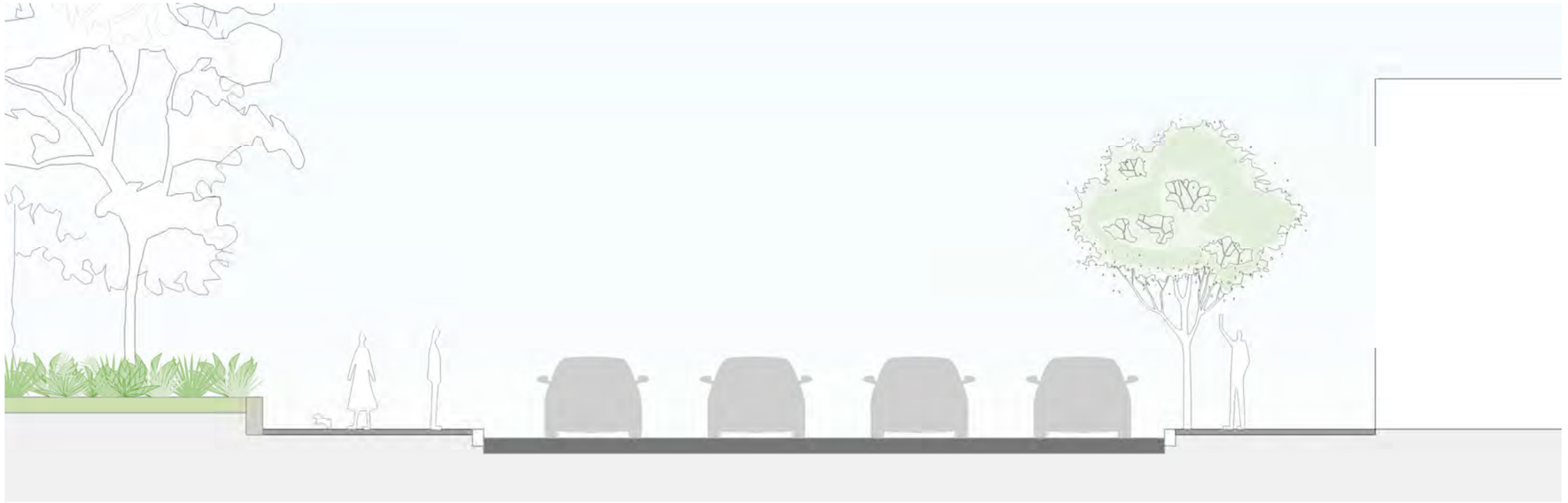
Tree canopy coverage across the area is variable. In some locations, coverage appears to be relatively good, primarily due to the presence of large, established trees within Wentworth Park along William Henry Street, as well as existing fig trees along the eastern side of Wattle Street.

However, in other areas, canopy coverage is relatively sparse. This is largely due to physical constraints that limit opportunities for tree planting, such as driveways and underground utilities - particularly along Macarthur Street and Bay Street.

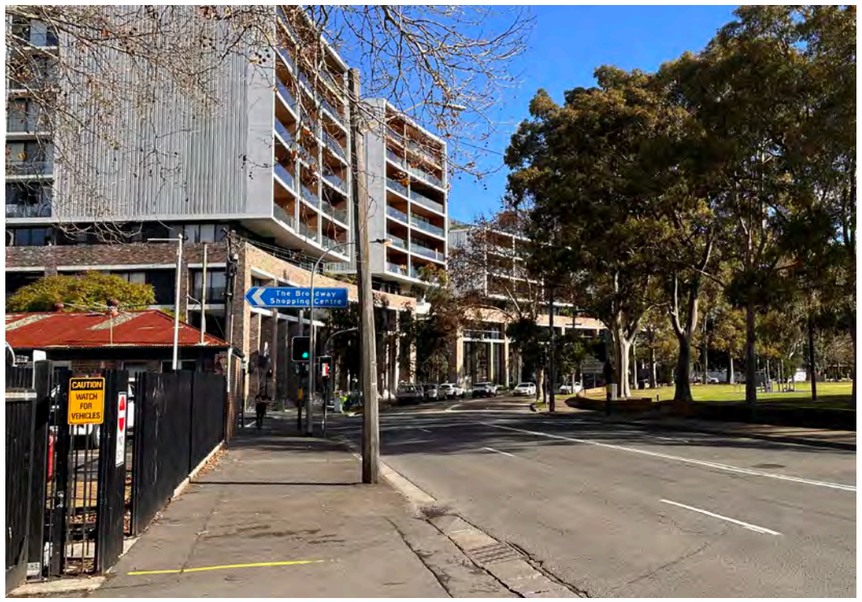
The western side of Wattle Street also has limited canopy coverage, primarily due to the heavy pruning of existing trees around overhead power lines. Notably, as the power lines in this area are bundled conductors, there is potential to reduce the extent of pruning in the future, which could support improved canopy development.

Proposed tree species for the area are consistent with the *Sydney Street Tree Masterplan (2023)*, ensuring alignment with broader urban greening strategies.

1.5 Existing street | William Henry Street



SCALE: 1:100



V1 | Looking west towards Wentworth Park Road



V2 | Looking east towards Wattle Street

LANDSCAPE RESPONSE

William Henry Street is classified as a Connecting Main Street under the *Sydney Street Codes 2021 Street Classifications Manual,* serving as a key link to Wattle Street and the Broadway Shopping Centre with two traffic lanes in each direction and high vehicle volumes.

The northern side benefits from a pleasant streetscape, supported by large trees in Wentworth Park and a 4m wide shared path separated by a low retaining wall. In contrast, the southern side has limited tree planting and appears spatially constrained despite its 3.5m width. The future public domain should apply the City of Sydney's approved palette to enhance the streetscape character in line with its Connecting Main Street classification.

PROPOSED PALETTE - CITY OF SYDNEY



Paving | Insitu Concrete Type A



Paving | Concrete unit paving

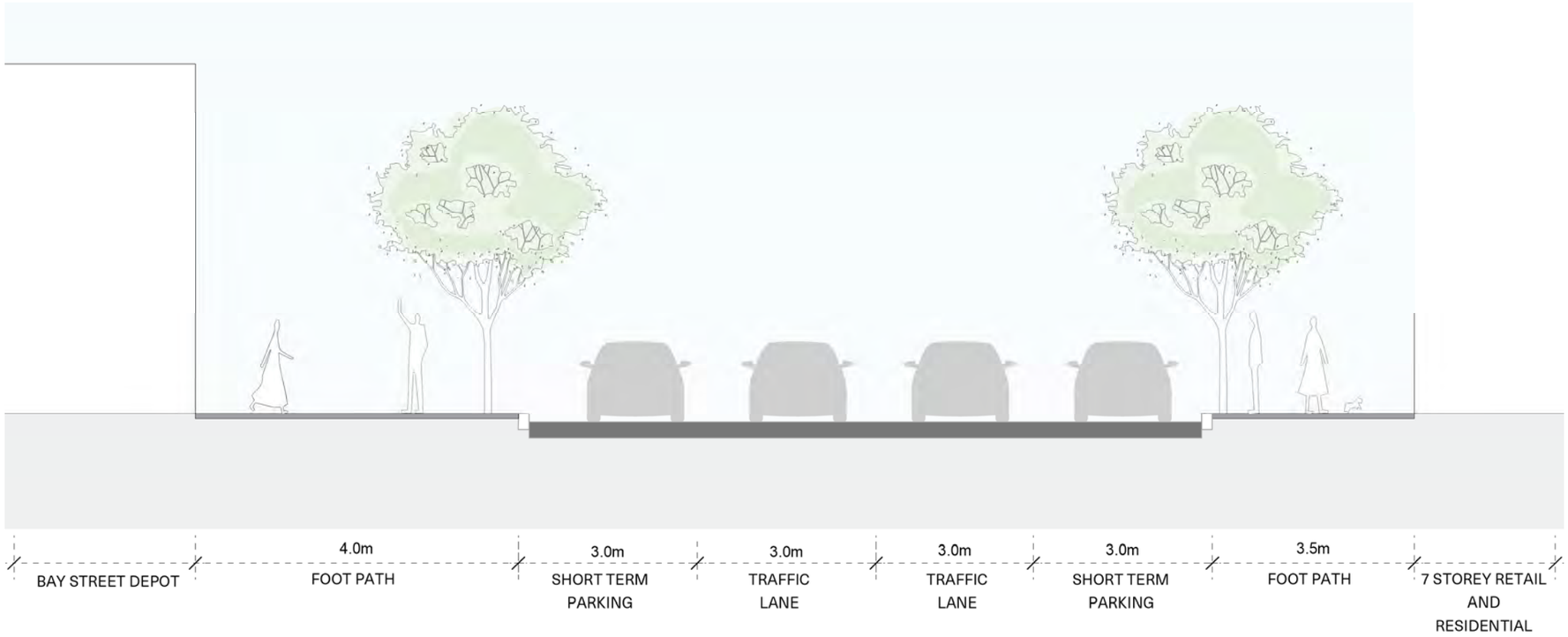


Driveway | Continuous footpath treatment



Planting | Trees in mass planting

1.6 Existing street | Macarthur Street



SCALE: 1:100



V1 | Looking west towards Mountain Street Reserve



V2 | Looking west towards Bay Street

LANDSCAPE RESPONSE

Macarthur Street is classified as a Local Street under the *Sydney Street Codes 2021 Street Classifications Manual*. It features one lane of traffic in each direction with restricted parking on both sides, and experiences the lowest traffic volumes in the area.

Trees are planted on both sides of the street, with a shared path on bitumen and tree planting integrated into porous paving infill. The future public domain should apply the City of Sydney's approved palette, supporting the street's quieter residential and retail character and enhancing its green infrastructure.

PROPOSED PALETTE - CITY OF SYDNEY



Paving | Insitu Concrete Type A

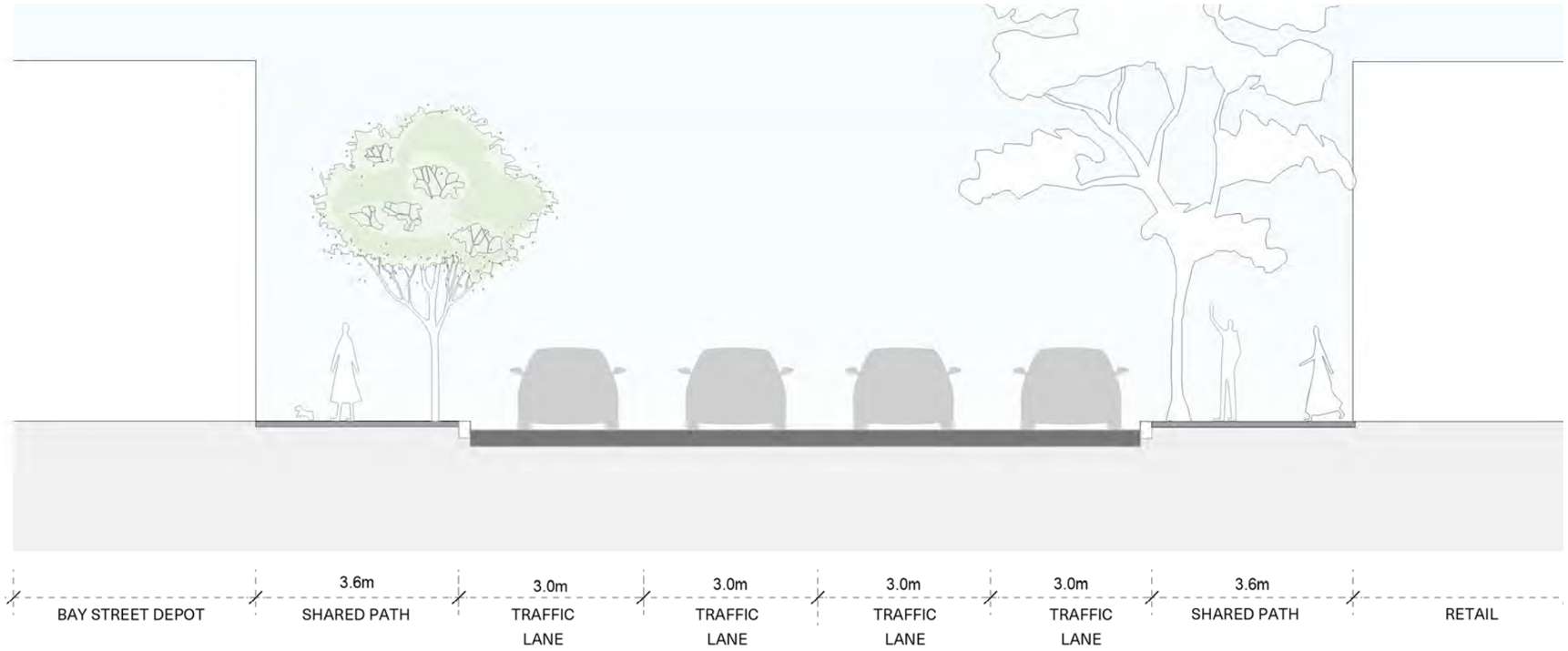


Driveway | Continuous footpath treatment



Planting | Trees in mass planting

1.7 Existing street | Wattle Street



SCALE: 1:100



V1 | Looking north towards William Henry Street



V2 | Looking south towards Macarthur Street

LANDSCAPE RESPONSE

Wattle Street is classified as a Connecting Main Street under the *Sydney Street Codes 2021 Street Classifications Manual* and functions as a major city thoroughfare, linking the southern CBD to the Harbour and Anzac Bridges and the Western Distributor.

It carries very high traffic volumes, resulting in significant noise and air pollution, which contribute to a poor pedestrian experience. A signalised crossing is located at the intersection with William Henry Street.

The future public domain should apply the City of Sydney's approved palette to enhance amenity and improve the pedestrian environment in line with its Connecting Main Street classification.

PROPOSED PALETTE - CITY OF SYDNEY



Paving | Insitu Concrete Type A



Driveway | Continuous footpath treatment



Planting | Trees in mass planting

1.8 Landscape Concept Plan



KEY

- Bay St Depot Site Area
- Approximate extent of existing Sydney Water Easement
- Existing footpath to be retained
- Concrete unit paving
- Continuous footpath treatment over driveway crossover
- Planting beds with native, low maintenance shrubs and groundcovers
  Irrigation supplied by on site water tank
- Deep Soil Zone - 1,992 sqm
  TruGrid or similar ground stabilisation grid
- Proposed Trees
- Existing trees to be retained and protected
- Existing trees to be removed
- Seating
- Bike racks

1.9 Public Domain Plan



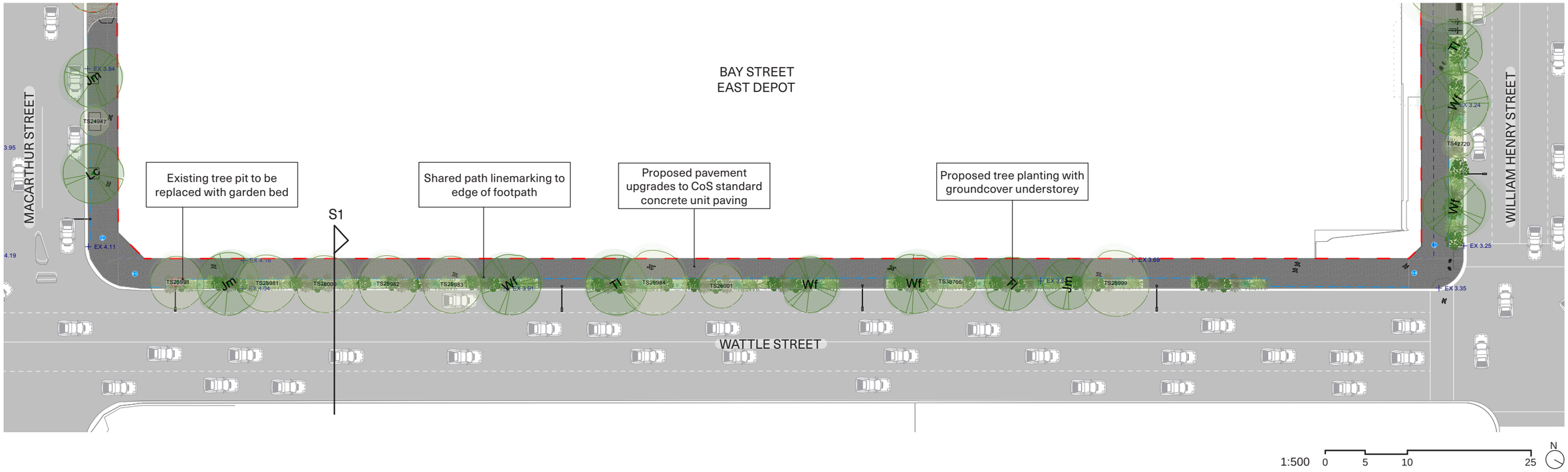
KEY

- Bay St Depot Site Area
- Approximate extent of existing Sydney Water Easement
- Existing footpath to be retained
- Concrete unit paving
- Continuous footpath treatment over driveway crossover
- Planting beds with native, low maintenance shrubs and groundcovers
  Irrigation supplied by on site water tank
- Proposed Trees
- Existing trees to be retained and protected
- Existing trees to be removed
- Seating
- Bike racks

Attachment E3

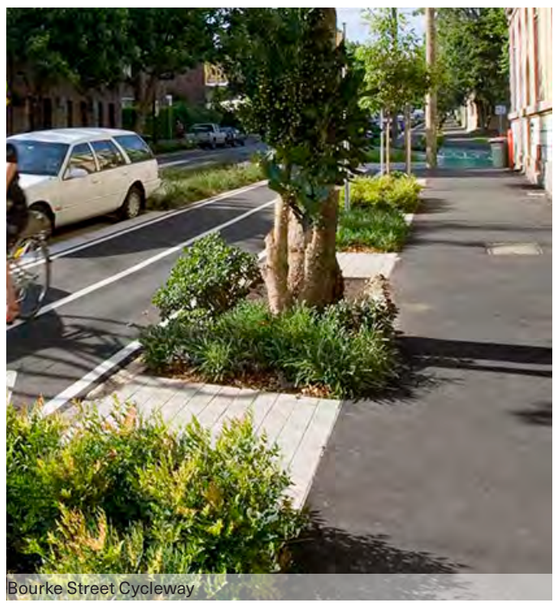
Landscape Strategy

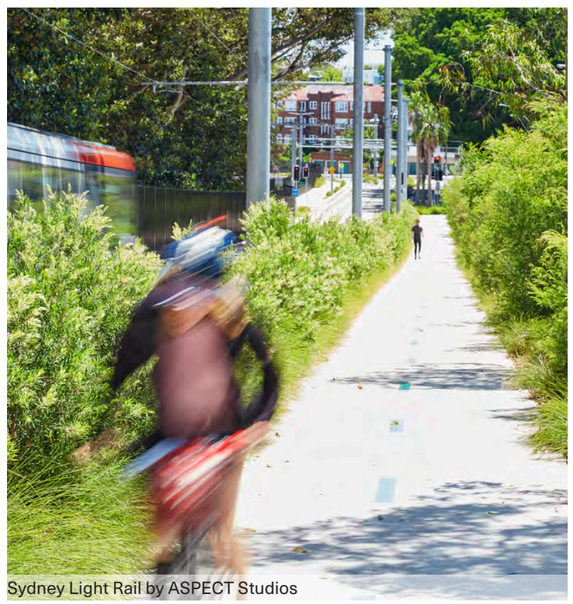
1.10 Wattle Street



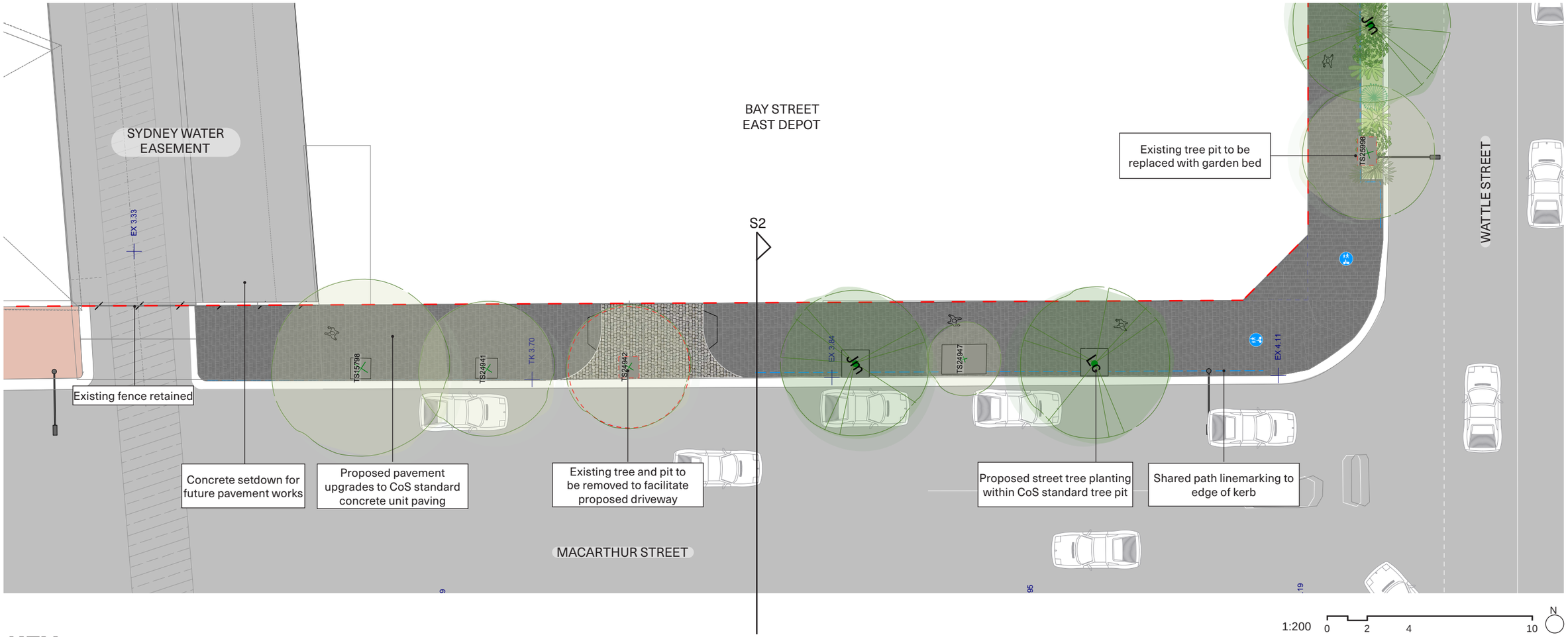
KEY

- Bay St Depot Site Area
- Approximate extent of existing Sydney Water Easement
- Existing footpath to be retained
- Concrete unit paving
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- Planting beds with native, low maintenance shrubs and groundcovers - irrigation supplied by on site water tank
- Proposed Trees
- Existing trees to be retained and protected
- Existing trees to be removed
- Seating
- Bike racks


Bourke Street Cycleway


Sydney Light Rail by ASPECT Studios

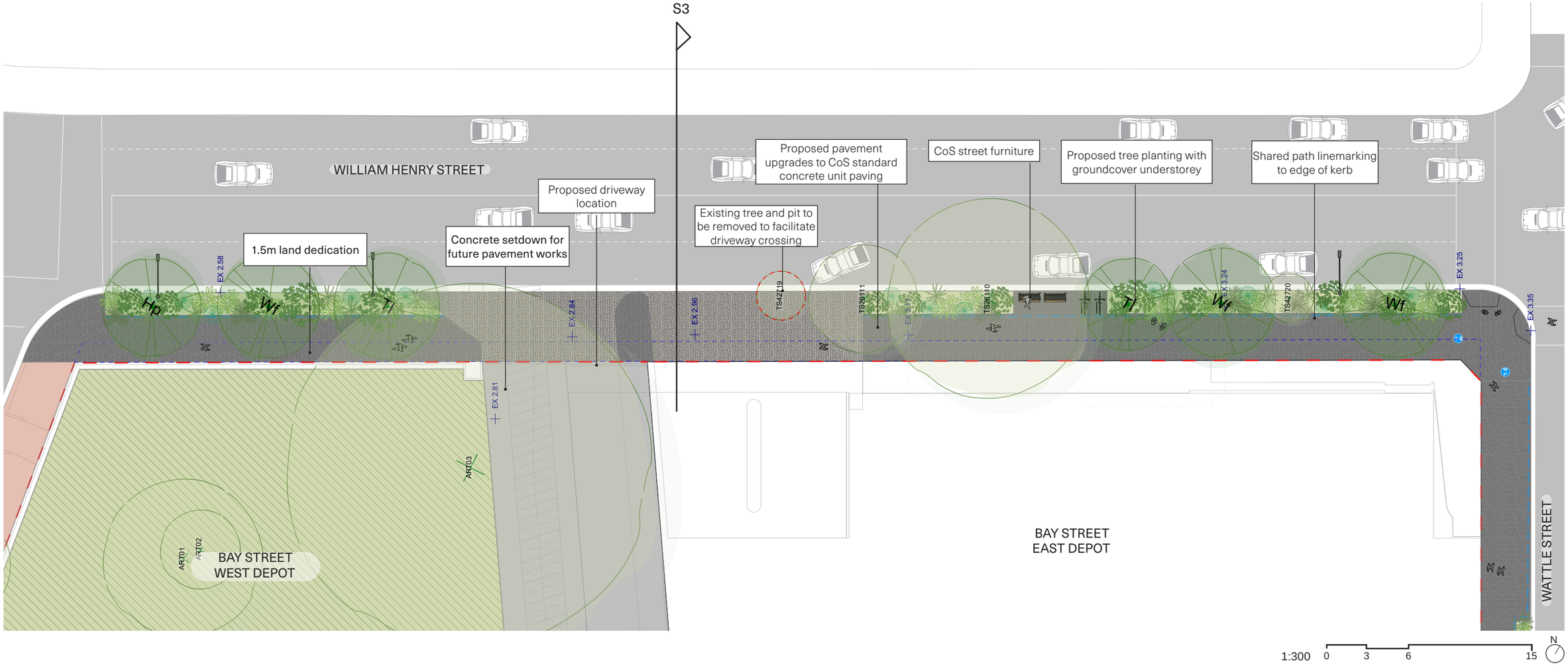
1.11 Macarthur Street



KEY

- Bay St Depot Site Area
- Approximate extent of existing Sydney Water Easement
- Existing footpath to be retained
- Concrete unit paving
- Continuous footpath treatment over driveway crossover
- Planting beds with native, low maintenance shrubs and groundcovers - irrigation supplied by on site water tank
- Proposed Trees
- Existing trees to be retained and protected
- Existing trees to be removed
- Seating
- Bike racks

1.12 William Henry Street



KEY

- Bay St Depot Site Area
- Approximate extent of existing Sydney Water Easement
- Existing footpath to be retained
- Concrete unit paving
- Continuous footpath treatment over driveway crossover
- Planting beds with native, low maintenance shrubs and groundcovers - irrigation supplied by on site water tank
- Deep Soil Zone - TruGrid or similar ground stabilisation grid
- Proposed Trees
- Existing trees to be retained and protected
- Existing trees to be removed
- Seating
- Bike racks

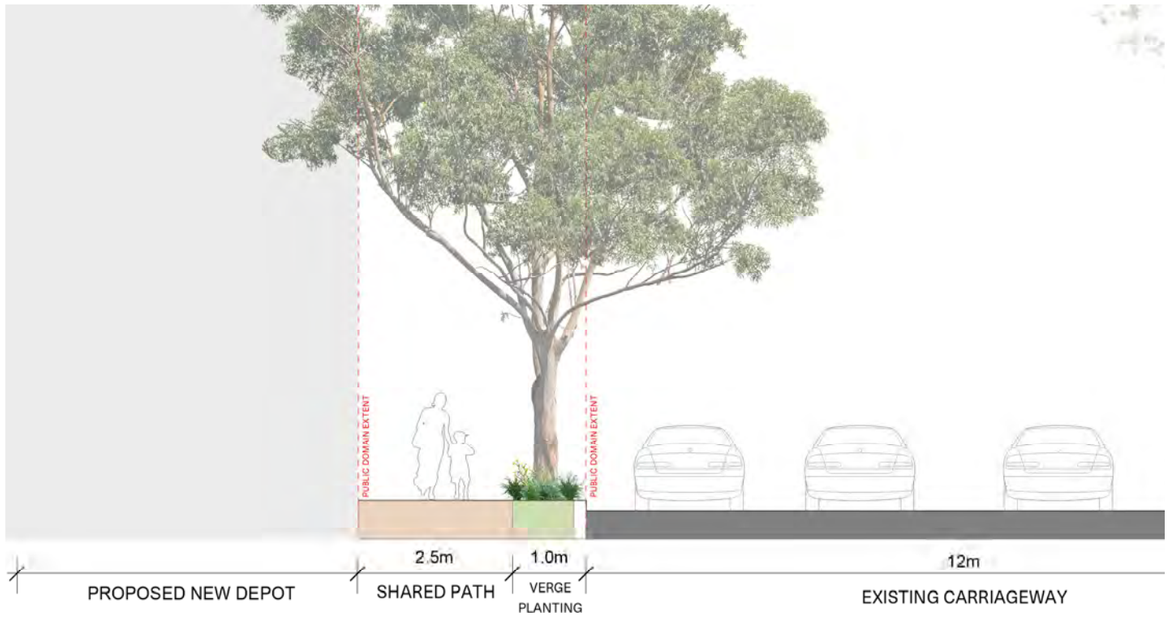

Harold Park by ASPECT Studios


South Everleigh by ASPECT Studios

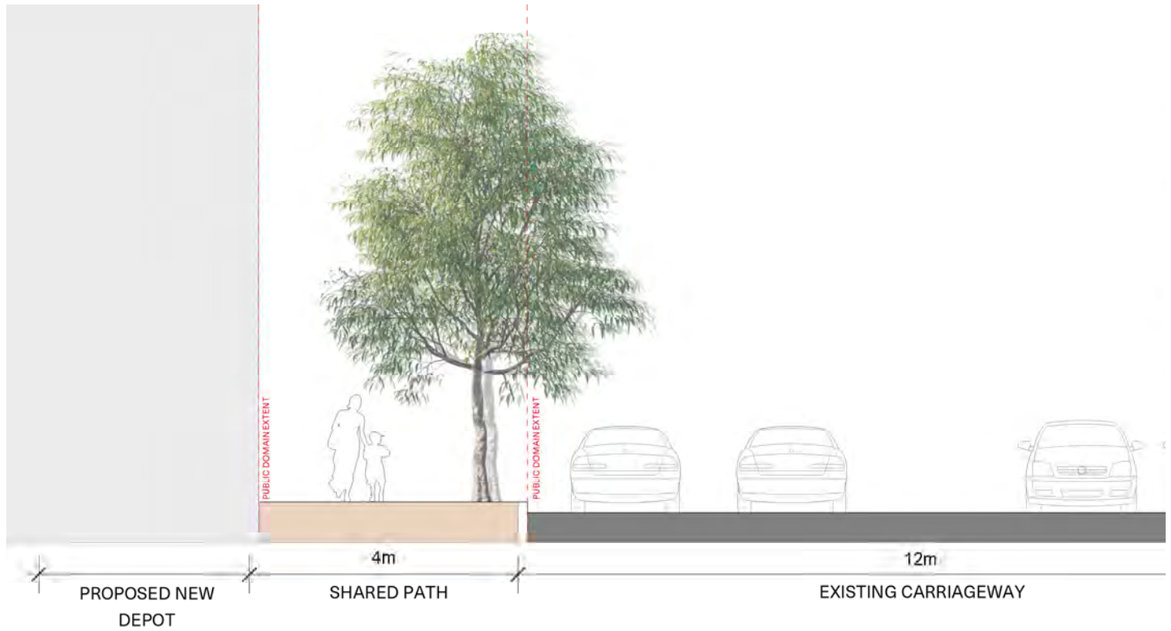
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Landscape Strategy

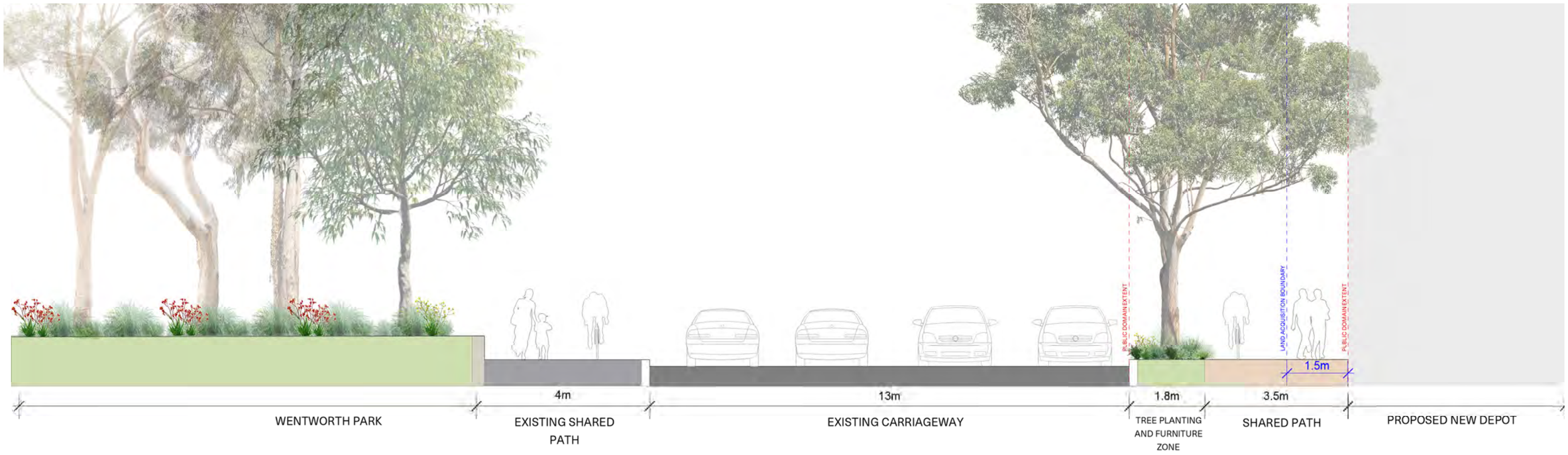
1.13 Public domain sections



S1 | Wattle Street Proposed Section



S2 | Macarthur Street Proposed Section



S3 | William Henry Street Proposed Section

1.14 Planting palette



Lophostemon confertus (Brush Box) | H: 10m W: 7m



Hakes teretifolia (Dagger Hakea) | H: 1m W: 2m



Themeda australis (Kangaroo Grass) | H: 0.7m W: 0.5m



Dianella caerulea (Blueberry Lily) | H: 0.8m W: 0.7m



Acacia longifolia (Coastal Wattle) | H: 1.5m W: 1m



Poa labillardieri (Tussock Grass) | H: 1.2m W: 1m



Kunzea ambigua (Tick Bush) | H: 3m W: 1m



Jacaranda mimosifolia (Jacaranda) | H: 15m W: 12m



Waterhousia floribunda (Weeping Lilly Pilly) | H: 10m W: 7m



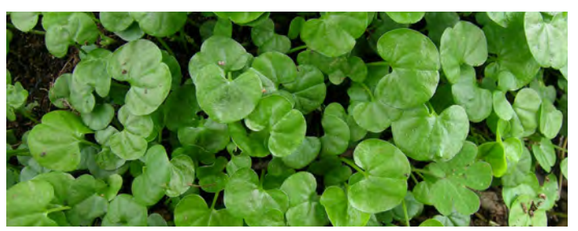
Harpullia pendula (Tulipwood) | H: 6m W: 4m



Doodia aspera (Prickly Rasp Fern) | H: 0.3m W: 7m



Epacris longiflora (Fuscia Heath) | H: 1.5m W: 1m



Dichondra repens (Kidney Weed) | H: 0.1m W: 0.4m



Leptospermum laevigatum (Coastal Tea Tree) | H: 5m W: 3m

1.15 Future landscape character

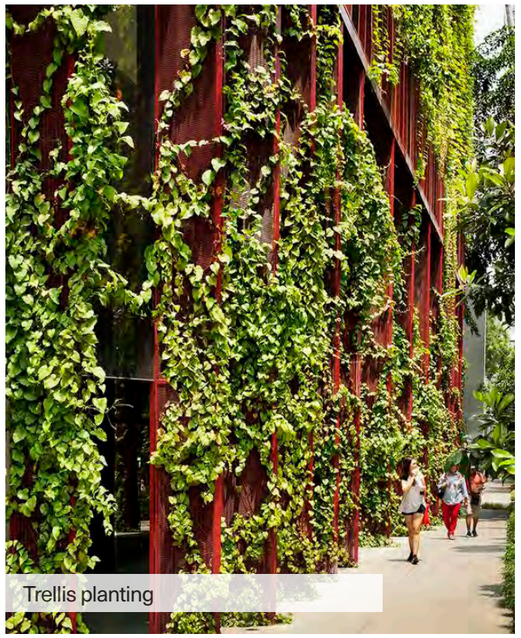
There are opportunities to incorporate landscaping within the proposed building envelope, allowing green elements to soften and integrate with the built form. Additional tree planting and planted verges in the public domain support in improving the pedestrian human scale experience. Landscaping can also be provided within the setback, contributing to stormwater management and enhancing amenity across the site.



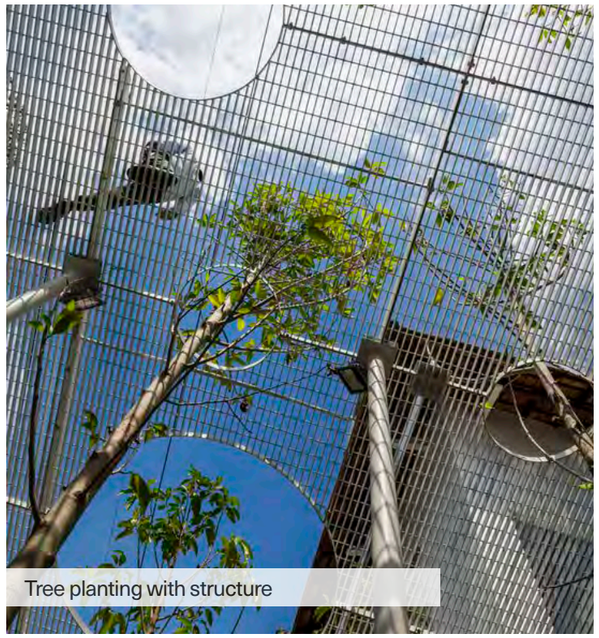
Climbers on structure



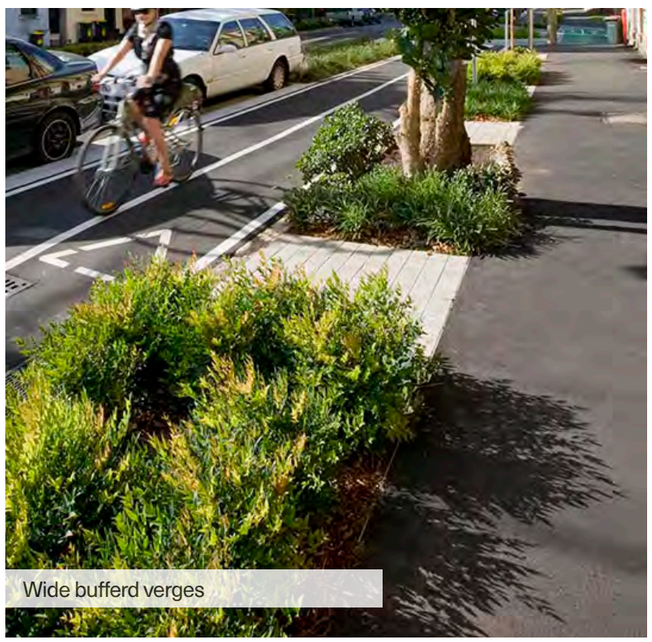
Integrated green roof system



Trellis planting



Tree planting with structure



Wide bufferd verges



Lush native planting



Generous footpaths

Appendices



LEGEND

- BAY STREET DEPOT SITE
- APPROXIMATE EXTENT OF EXISTING SYDNEY WATER EASEMENT
- EXISTING FOOTPATH TO BE RETAINED
- CONCRETE UNIT PAVING
  CITY OF SYDNEY
- INTERLOCKING CONTINOUS FOOTPATH OVER DRIVEWAY CROSSOVER
  CITY OF SYDNEY
- PLANTING BED
  IRRIGATION SUPPLIED BY ON-SITE WATER TANK
- DEEP SOIL ZONE (1,992 sqm)
  TRUGRID OR SIMILAR GROUND STABILISATION GRID
- SHARED PATH LINEMARKING
- PROPOSED TREE
- EXISTING TREE TO BE RETAINED AND PROTECTED
- EXISTING TREE TO BE REMOVED

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Created Date:	Scale:			
30.09.2025	1:750	@ A3	BAY STREET DEPOT	**22075 - LA-001** Revision: D	Landscape Concept Plan

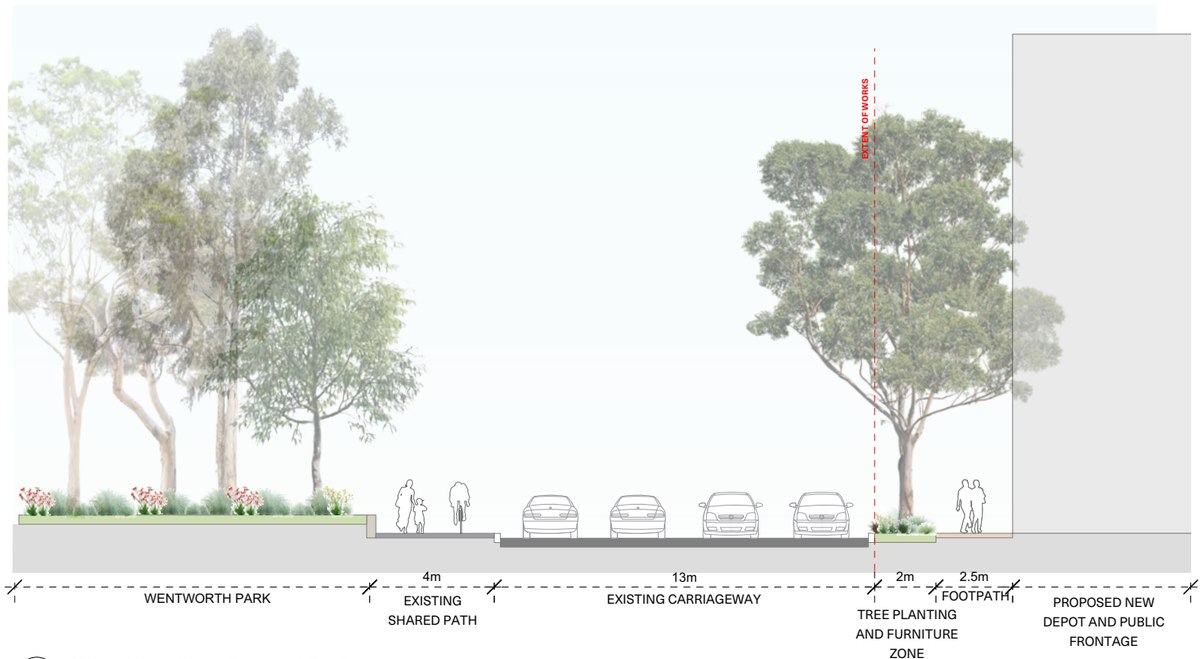


LEGEND

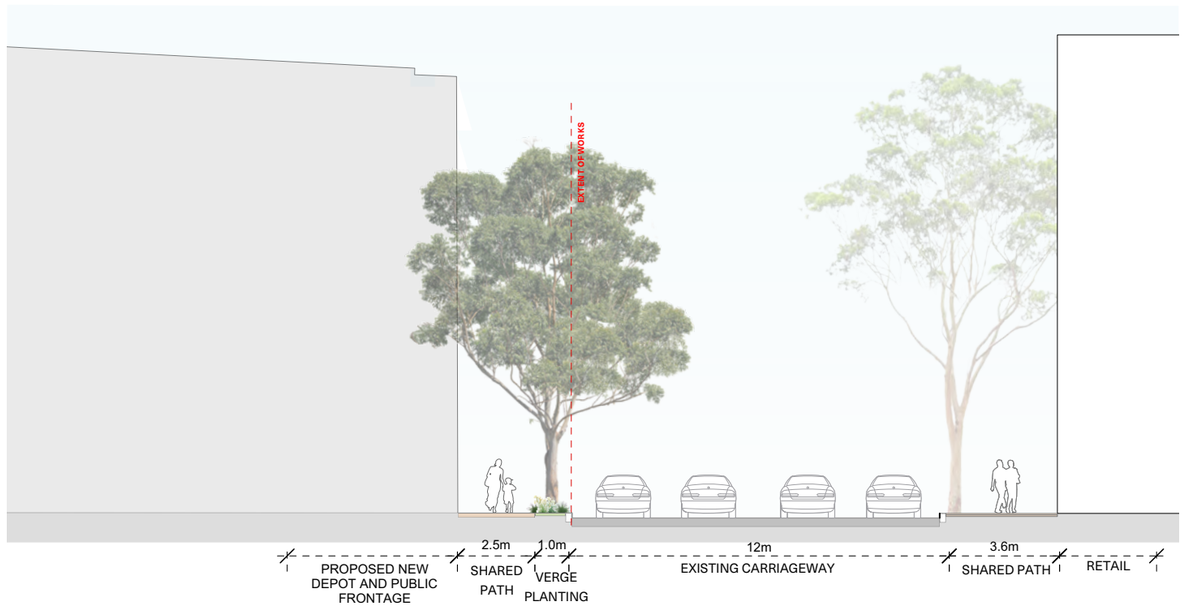
- BAY STREET DEPOT SITE
- APPROXIMATE EXTENT OF EXISTING SYDNEY WATER EASEMENT
- EXISTING FOOTPATH TO BE RETAINED
- CONCRETE UNIT PAVING
  CITY OF SYDNEY
- INTERLOCKING CONTINOUS FOOTPATH OVER DRIVEWAY CROSSOVER
  CITY OF SYDNEY
- PLANTING BED
  IRRIGATION SUPPLIED BY ON-SITE WATER TANK
- SHARED PATH LINEMARKING
- PROPOSED TREE
- EXISTING TREE TO BE RETAINED AND PROTECTED
- EXISTING TREE TO BE REMOVED

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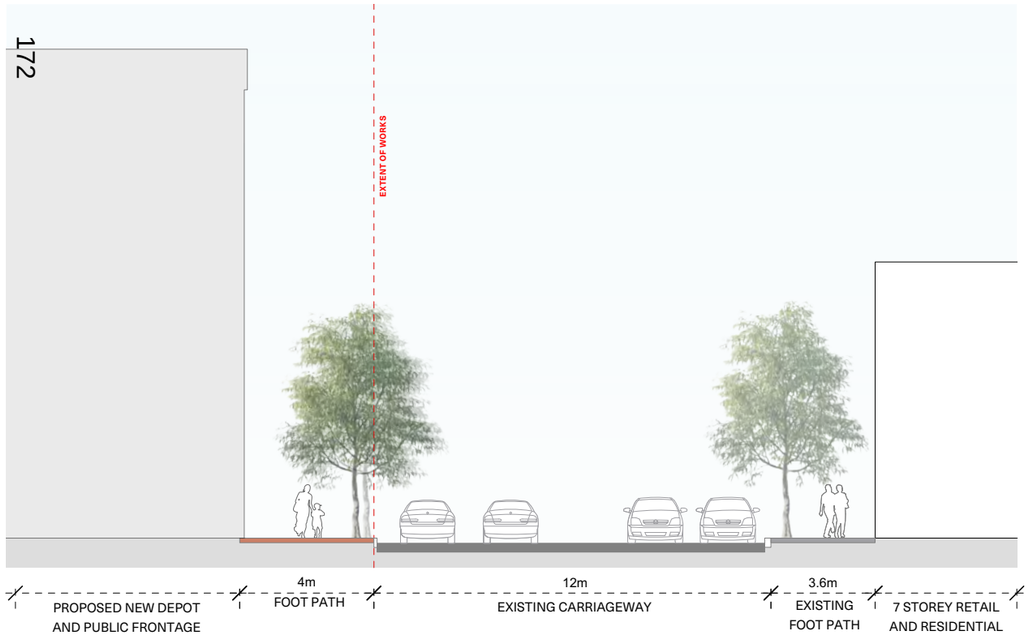
Created Date:	Scale:			
30.09.2025	1:750	@ A3	BAY STREET DEPOT	**22075 - LA-001** Revision: D	Public Domain Plan



1 William Henry Street Proposed Section
Scale: 1:200



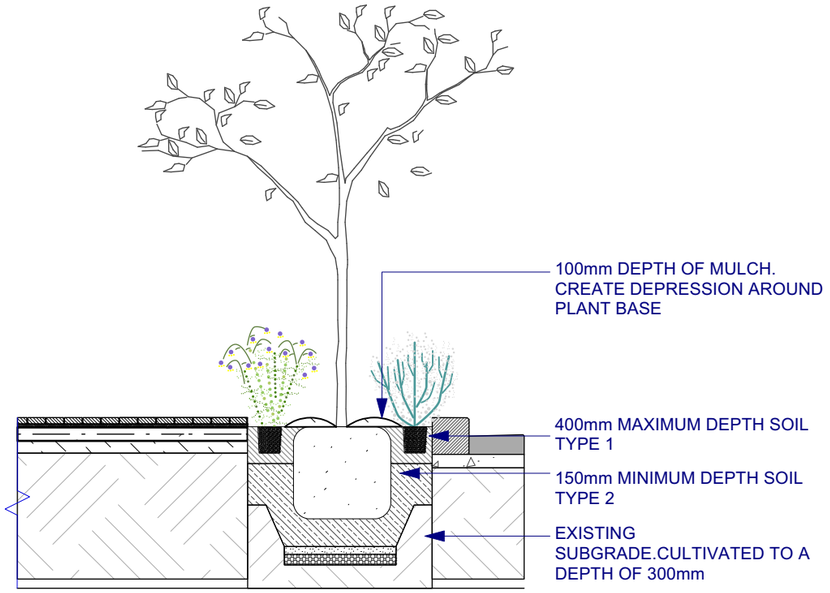
2 Wattle Street Proposed Section
Scale: 1:200



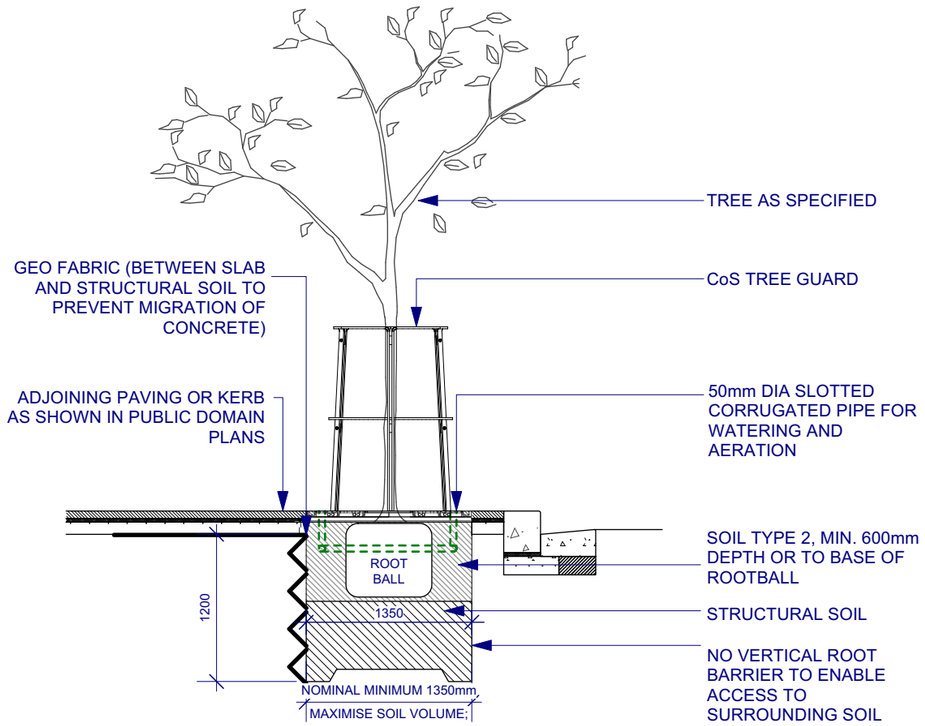
3 Macarthur Street Proposed Section
Scale: 1:200

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Created Date:	Scale:		BAY STREET DEPOT	22075 - LA-002	Proposed Street Sections
25.02.2025	1:200	@ A3		Revision: A	



2 Tree Planting in Garden Bed | Typical
Scale: 1:50



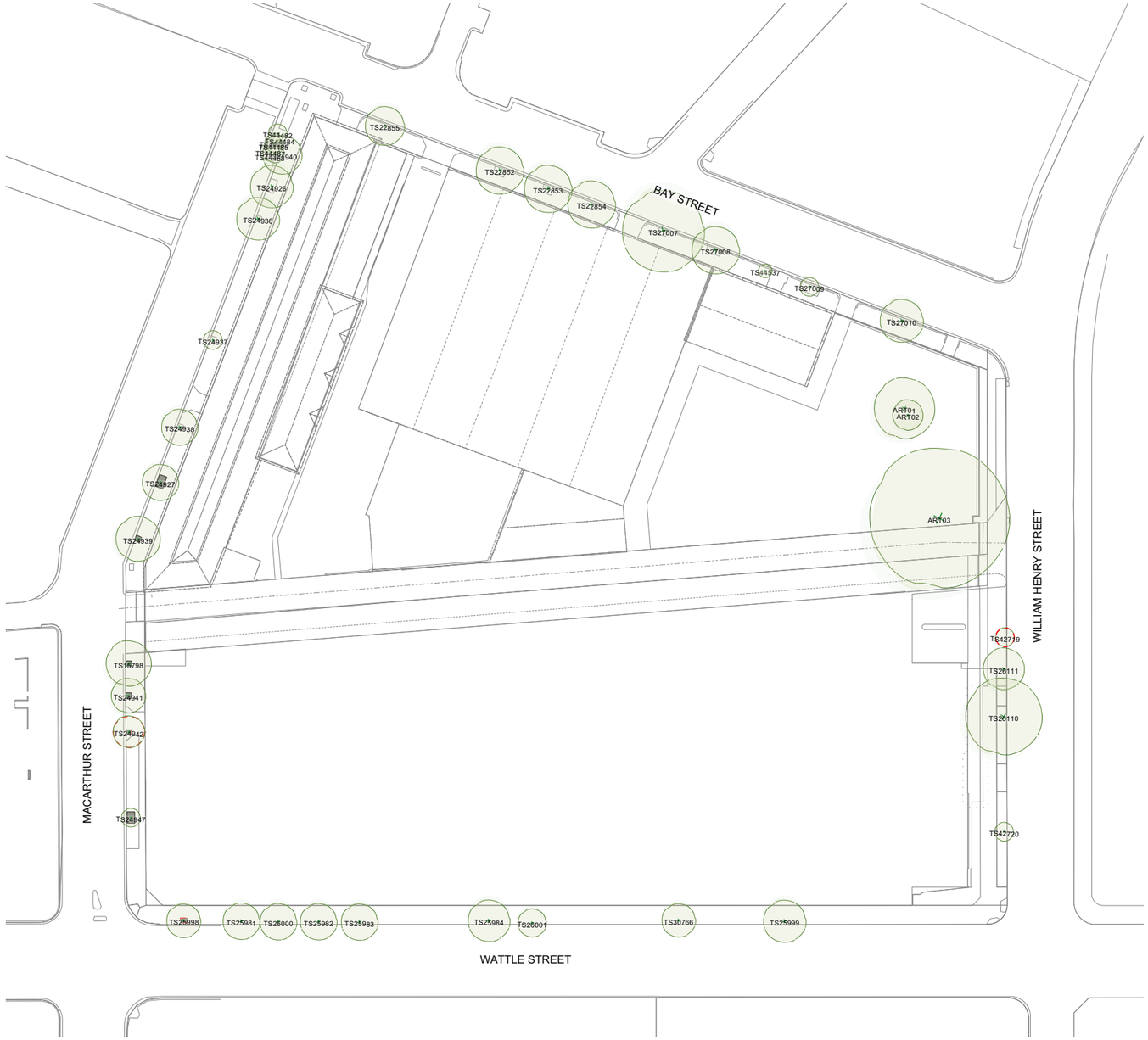
1 Tree Planting in Pit | Typical
Scale: 1:50

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	ORIGIN	MATURE HEIGHT m	MATURE SPREAD Ø m	POT SIZE Ø mm / L	CALIPER Ø mm	INSTALL HEIGHT m	SPACING / RATE	QTY
TREES										
Hp	Harpullia pendula	Tulipwood	Native	12m	8m	200L	65mm	3.8m	as shown	1
Jm	Jacaranda mimosifolia	Jacaranda	Exotic	15m	12m	200L	65mm	3.8m	as shown	3
Lc	Lophostemon confertus	Brush Box	Native	10m	7m	200L	65mm	3.8m	as shown	1
Tl	Tristaniopsis laurina	Water Gum	Native	8m	6m	200L	65mm	3.8m	as shown	4
Wf	Waterhousea floribunda 'Green Avenue'	Weeping Lilly Pilly	Native	10m	7m	200L	65mm	3.8m	as shown	6

The table belows provides a summary of the trees to be retained or removed. Refer to the Bay Street Depot Tree Retention Plan (2023) for detailed assessments and recommendations.

Tree ID	Tree Species	Common Name	Retain / Remove
15798	*Jacaranda mimosifolia*	Jacaranda	Retain
22852	*Fraxinus griffithii*	Griffith's Ash	Retain
22853	*Fraxinus griffithii*	Griffith's Ash	Retain
22854	*Fraxinus griffithii*	Griffith's Ash	Retain
22855	*Fraxinus pennsylvanica cv.*	Green Ash	Retain
24926	*Tristaniopsis laurina*	Water Gum	Retain
24927	*Tristaniopsis laurina*	Water Gum	Retain
24936	*Jacaranda mimosifolia*	Jacaranda	Retain
24937	*Jacaranda mimosifolia*	Jacaranda	Retain
24938	*Jacaranda mimosifolia*	Jacaranda	Retain
24939	*Jacaranda mimosifolia*	Jacaranda	Retain
24940	*Jacaranda mimosifolia*	Jacaranda	Retain
24941	*Jacaranda mimosifolia*	Jacaranda	Retain
24942	*Jacaranda mimosifolia*	Jacaranda	Remove
24947	*Tristaniopsis laurina*	Water Gum	Retain
25981	*Lophostemon confertus*	Brush Box	Retain
25982	*Lophostemon confertus*	Brush Box	Retain
25983	*Lophostemon confertus*	Brush Box	Retain
25984	*Lophostemon confertus*	Brush Box	Retain
25998	*Tristaniopsis laurina*	Water Gum	Retain
25999	*Tristaniopsis laurina*	Water Gum	Retain
26000	*Tristaniopsis laurina*	Water Gum	Retain
26001	*Tristaniopsis laurina*	Water Gum	Retain
26110	*Lophostemon confertus*	Brush Box	Retain
26111	*Waterhousea floribunda*	Weeping Lilly Pilly	Retain
27007	*Fraxinus pennsylvanica cv.*	Green Ash	Retain
27008	*Podocarpus elatus*	Plum Pine	Retain
27009	*Jacaranda mimosifolia*	Jacaranda	Retain
27010	*Podocarpus elatus*	Plum Pine	Retain
30766	*Tristaniopsis laurina*	Water Gum	Retain
42719	*Waterhousea floribunda*	Weeping Lilly Pilly	Remove
42720	*Waterhousea floribunda*	Weeping Lilly Pilly	Retain
44482	*Callistemon viminalis cv.*	Weeping Bottlebrush	Retain
44483	*Tristaniopsis laurina*	Water Gum	Retain
44484	*Fraxinus griffithii*	Griffith's Ash	Retain
44485	*Tristaniopsis laurina*	Water Gum	Retain
44486	*Callistemon viminalis cv.*	Weeping Bottlebrush	Retain
44487	*Fraxinus griffithii*	Griffith's Ash	Retain
44488	*Fraxinus griffithii*	Griffith's Ash	Retain
44537	*Jacaranda mimosifolia*	Jacaranda	Retain
ART01	*Platanus x acerifolia*	London Plane	Retain
ART02	*Callistemon viminalis cv.*	Weeping Bottlebrush	Retain
ART03	*Platanus x acerifolia*	London Plane	Retain



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Created Date:	Scale:			
30.09.2025	@ A3	BAY STREET DEPOT	**22075 - LA-005** Revision: A	Tree Schedule

Attachment F

Submissions

From: <[redacted]

Sent on: Tuesday, April 22, 2025 7:49:36 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/276 - 10-16 Bay Street ULTIMO NSW 2007 - Attention Elizabeth L Jones

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Elizabeth,

As a local resident, I have received the letter about this concept development application. My feedback can be summarised as follows:

- Council depot does not belong to densely populated inner city residential area. This site is bounded by residential buildings on both Wattle and Bay Streets. Even at present, the site generates excessive noise. In particular, I can hear the industrial grade noise coming from the site every day - it is not only vehicles but also recycling facility. Unfortunately, it often happens in the middle of night creating significant hardship for local residents who are trying to sleep.
- The proposed development is the worst possible option. It will create additional issues over the extended period of time. There will be an unbearable noise during the demolition phase and construction phase. The interim car park will also contribute to this problem. The proposed building envelope is excessive and is likely to be a poor fit for the surrounding area. Industrial buildings do not belong here.
- Ideally, Bay St Council depot should be relocated to an industrial area. This site should be developed as a combination of low-rise residential buildings and additional park landscaping. Heritage buildings should be preserved. This will contribute to the increased residential amenity and create a more pleasant urban environment for residents and visitors alike. This will fit well into the proposed Pyrmont-Ultimo long-term strategic plan. The proposed Landream Pyrmont Place residential development is a good example of what can be achieved as a result of proper planning - a former quarry and Council depot will be converted into a landmark mixed-use complex. The Bay St depot site is a golden opportunity to achieve something similar, albeit on a much larger scale. This preferred option will take many years to plan and develop. Meanwhile, Bay St depot should remain as is.

Best regards,

Goran Krezic
99 Jones St, Ultimo

From: MJ Daly <[redacted] on behalf of MJ Daly <[redacted] <MJ Daly <[redacted]

Sent on: Tuesday, April 29, 2025 5:39:10 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/276 - 10-16 Bay Street ULTIMO NSW 2007 - Attention Elizabeth L Jones

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

My name is MJ Daly and I live across the street in Dalgety Square.
The proposed multi-level development would completely remove the natural light from my apartment and significantly lower my value and liveability of my apartment.
As the building stands now it allows natural light into my apartment but a new development would ruin that.

From: Virginia <[redacted] on behalf of Virginia <[redacted] <Virginia <[redacted]

Sent on: Monday, May 5, 2025 9:46:59 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/276 - 10-16 Bay Street ULTIMO NSW 2007 - Attention Elizabeth L Jones

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

As a resident of the Dalgety Square Apartments on Jones Street, with a direct view of the Ultimo Council Depot across Wattle Street, I am writing to express several key concerns regarding its proposed redevelopment.

The plan to elevate the depot to four storeys is particularly worrying. From my fourth-floor vantage point facing Wattle Street, and considering the orientation of other apartments facing Wattle Street, I foresee a considerable reduction in the amount of natural light and, importantly, the direct sunlight that currently graces our living spaces. While acknowledging that shade assessments were a part of the planning process, it's vital to recognize that these studies don't always fully convey the tangible impact of losing direct sunlight due to a significantly taller building directly opposite. This will undoubtedly diminish the quality of life within our homes.

Beyond the issue of sunlight, I also have serious reservations about potential increases in both noise and air pollution. The construction of a substantially taller building directly adjacent to our residential complex, situated on a busy corridor like Wattle Street, could create conditions that trap and amplify traffic noise. Furthermore, such a structure might impede the natural dispersal of airborne pollutants, potentially leading to a noticeable decline in the air quality we experience.

Given these points, I urge the committee to carefully consider the tangible impact of the increased building height on the direct sunlight available to neighbouring residences – an impact that may not be fully captured by standard shade studies. I also request a thorough evaluation of the potential for amplified noise and worsened air quality resulting from the proposed taller building's proximity to our homes on a busy street. Perhaps the committee could consider an option that would minimise the increased building height (for example, is it possible for the depot to have certain levels underground? The depot would still have more space without increasing building height)

Finally, in reviewing the provided architectural documents, it proved difficult to truly grasp the implications of the proposed design changes without a clear visual comparison to the existing two-storey structure. To aid understanding, I believe providing residents with a visual overlay comparing the new and existing structures would be invaluable.

Thank you for considering these crucial concerns during this consultation. I trust that the committee will weigh them thoughtfully as part of the overall redevelopment assessment. I look forward to understanding how these issues will be addressed.

Virginia Tam
[redacted]

From: Trevor Clarkson <[redacted] on behalf of Trevor Clarkson <[redacted] <Trevor Clarkson <[redacted]

Sent on: Monday, May 5, 2025 8:25:56 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/276 - 10-16 Bay Street ULTIMO NSW 2007 - Attention Elizabeth L Jones

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Submission - D/2025/276 - 10-16 Bay Street ULTIMO NSW 2007 - Attention Elizabeth L Jones

Hello,

I am writing regarding the proposed redevelopment of the Ultimo council depot located across the street from my residence. I live in the Dalgety Square Apartment Building on Jones Street, though my apartment faces Wattle Street and directly overlooks the depot.

As a resident directly affected by this project, I am concerned about the proposal to increase the depot building height from 2 to 4 floors. Living on the 4th floor, I believe this change will significantly reduce the natural light and sunlight entering my apartment and those of other residents facing Wattle Street, negatively impacting our quality of life. I urge the council to reconsider and retain the current 2-storey height to minimise disruption to nearby residents.

I understand that shade studies have been conducted as part of the planning process. However, I believe these studies may not fully capture the reduction in light experienced by residents living directly opposite the proposed development. I respectfully request that this be further reviewed during the assessment process.

I am also concerned about a potential increase in noise levels and a reduction in air quality. A taller building directly opposite residential apartments on a busy road may funnel and amplify both traffic noise and pollution between the two structures, further impacting the livability of our homes.

In reviewing the architectural drawings, I found it difficult to visualise the changes without a side-by-side comparison to the existing structure. An overlaid version would help residents better understand the visual and spatial impact of the proposed development.

I appreciate the opportunity to provide feedback during this critical consultation phase and trust the council will weigh these concerns carefully alongside the broader goals of the redevelopment.

Thank you for considering my input. I look forward to hearing further updates on this matter.

Kind regards,
Trevor
[redacted]

From: Dr Bradley Dolph from RightPeople <[redacted] on behalf of Dr Bradley Dolph from RightPeople <[redacted] <Dr Bradley Dolph from RightPeople <[redacted]

Sent on: Wednesday, May 7, 2025 11:37:18 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/276 - 10-16 Bay Street ULTIMO NSW 2007 - Attention Elizabeth L Jones

Attachments: Objection_Letter_Bradley_Melinda_Dolph.pdf (78.03 KB)

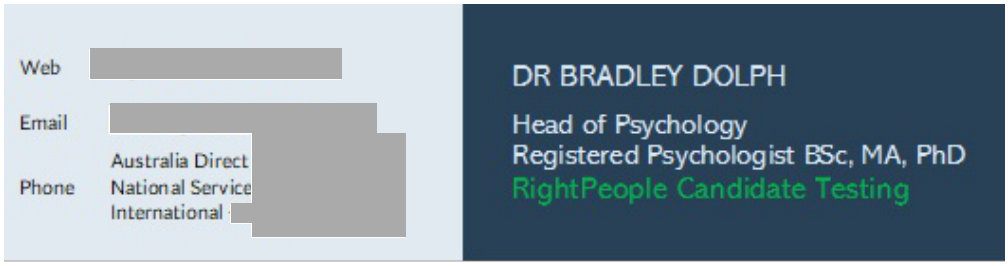
Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

Please find attached our objection to the concept development application.

Regards,

Bradley



Bradley and Melinda Dolph
[redacted]
Ultimo NSW 2007
05 May 2025

To:
THE COUNCIL of the CITY OF SYDNEY
Reference: D/2025/276
Site Address: 10-16 Bay Street, Ultimo NSW 2007

Subject: Formal Objection to Proposed Council Depot Development Reference: D/2025/276
To whom it may concern,

We are writing to formally object to the proposed development of a council depot at 10-16 Bay Street, Ultimo NSW 2007, directly opposite our apartment building at [redacted]

As residents and ratepayers, we strongly oppose this development on the basis that it will significantly impact residential amenity, health, and lifestyle. The following concerns are central to our objection:

1. Loss of Natural Light and Sunlight
Our apartment and all others on the Wattle Street side lack balconies or outdoor drying areas, and the only source of natural light is from the front-facing windows overlooking the proposed site. The planned development will block sunlight, significantly reducing natural lighting.

Natural sunlight is essential not just for comfort, but for overall physical and mental health. Inadequate sunlight exposure has been linked to numerous serious health issues. These issues are exacerbated for residents who spend extended hours indoors—such as remote workers, elderly individuals, carers, or those with limited mobility—who rely heavily on sunlight for their daily wellbeing.

Moreover, we, like other residents maintain indoor plants near windows to enhance air quality, create a calming environment, and contribute to emotional wellbeing. The shadowing from the depot infrastructure will eliminate this possibility, depriving residents of a simple yet meaningful way to improve their living conditions. This level of environmental deprivation is not appropriate in a residential setting and contradicts the Council's stated goals around liveability and urban sustainability.

2. Noise Impact and Disruption

Construction and ongoing depot activity will result in substantial noise disruption for us and other residents in the building including and not limited to:

- Working from home post-COVID, with productivity being impaired.
- Young families with children who require daytime sleep.
- Elderly and vulnerable residents who need quiet surroundings.

3. Property Devaluation and Residential Character

A depot is industrial by nature and inconsistent with residential zoning. It will reduce property appeal and value and diminish the character of the neighbourhood.

4. Traffic, Safety and Access Concerns

Depot-related heavy vehicle traffic on residential streets poses serious safety concerns for pedestrians, especially children, and may obstruct local access and parking.

5. Site Suitability

More appropriate locations should be identified within industrial zones that would not adversely affect residential dwellings.

We urge the City of Sydney to reject this application in light of its significant negative impact on our homes and community. We are available to discuss these issues further and request that an alternative, more suitable site be considered.

Sincerely,
Bradley and Melinda Dolph

From: Neil Li <[redacted] on behalf of Neil Li <[redacted] <Neil Li <[redacted]

Sent on: Saturday, May 10, 2025 3:42:42 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/276 - 10-16 Bay Street ULTIMO NSW 2007 - Attention Elizabeth L Jones

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Elizabeth L Jones,

I am writing to provide a submission regarding Development Application D/2025/276 for 10–16 Bay Street, Ultimo.

My partner and I recently moved into an apartment directly opposite the proposed development site at 89 Bay Street, Glebe. We are extremely concerned about the long-term impact of this project on our well-being and quality of life.

Over the past week, we have already experienced early morning construction noise starting as early as 7:00 AM, which has had a noticeable effect on our mental health and daily comfort. We are deeply worried that if this project proceeds, it may lead to even more significant disruption due to heavy demolition, long-term construction, and depot operations.

In particular, we are concerned about:

Ongoing construction noise, especially early in the morning

Airborne dust and potential pollutants during demolition and excavation

Traffic congestion and increased safety risks for pedestrians

The overall erosion of a peaceful and healthy living environment

Additionally, my partner has a history of clinical depression and is very sensitive to environmental stress and noise. The recent construction noise has already caused heightened anxiety and disruption to her recovery. Prolonged exposure to such stressors could have serious consequences for their mental health.

Furthermore, we are currently planning to have a baby. We are concerned that long-term exposure to dust, noise, and general construction-related stress could negatively affect maternal health and well-being. We hope this consideration will be taken seriously in assessing the project's community impact.

Given all of the above, we respectfully request the City of Sydney to:

Reassess the impact of the proposed development on nearby residents

Ensure a full environmental, acoustic, and social impact assessment is conducted

Restrict construction hours to more reasonable times, starting no earlier than 9:00 AM on weekdays

Implement strict dust suppression, noise mitigation, and community notification protocols

Lastly, I would be grateful if you could advise how residents may access the planned construction timeline and associated environmental management plans (EMP), if available. Understanding the expected schedule would allow us to better prepare and protect our household's health and wellbeing.

We appreciate the opportunity to provide this submission and sincerely hope that the voices of local residents—

especially those with health concerns—will be taken seriously in the decision-making process.

Kind regards,
Neil Li
Apartment, 89 Bay Street
Glebe NSW 2037

From: Salil Akolkar <[redacted] on behalf of Salil Akolkar <[redacted] <Salil Akolkar <[redacted]
Sent on: Saturday, May 10, 2025 5:46:40 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: sgy nx <[redacted]
Subject: Reference: D/2025/276 - Objections to proposed redevelopment of Bay Street East depot.
Attachments: DA Concept development application objections.pdf (54.87 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Elizabeth L Jones,

Please find our objections to the Bay Street East depot demolition and redevelopment as part of the larger Bay Street Depot project.
We are available for attending any discussion sessions if necessary.

Regards,
Sarita Yerandekar & Salil Akolkar

10 May 2025

Submission Reference: D/2025/276
10-16 Bay Street, ULTIMO, NSW 2007
Attention: Elizabeth L Jones

Subject: Formal Objections to Proposed changes to Council Depot ref: D/2025/276

This letter is a formal objection to the proposed developments at 10-16 Bay Street, Ultimo NSW 2007 specifically the proposed re-construction of Bay Street Depot East which directly faces our apartment at 620/99 Jones Street Ultimo.

We as residents of 620/99 Jones Street Ultimo and ratepayers to City of Sydney council oppose the proposed development of Bay Street East depot for the following reasons –

1. **Site Suitability and Traffic Impacts**

   The Bay Street East Depot is located in close proximity to residential buildings (incl. Heritage buildings). While the current Bay Street East depot is a 2-storey structure stretching halfway of the length of Wattle Street, the redevelopment proposes a 4-level structure stretching along the full length of Wattle Street indicating more than 2-3x volume of the existing space. The rationale for an increase of capacity between 2-3x of existing space is unclear from the proposal.

   Noting the depot is surrounded by residential buildings esp. two Heritage buildings along Wattle Street, it is not ideal to have a large industrial site with sizeable additional capacity leading to increased traffic movement in close proximity to residents.

   Wattle Street is a busy street throughout the day and even during late hours of night and early morning. Further there are sizeable new residential developments planned like Pyrmont Place (237 apartments), large residential complex at the Sydney Fish market site and developments off Wentworth Park Road which will lead to increased residential traffic on Wattle Street. With the depot parking capacity increasing, this is likely to lead to increased traffic for apartments of residents of 99 Jones Street (west facing i.e. Wattle Street) and leading to higher noise and congestion which is not conducive for resident health and safety.

2. **Noise impacts and Health impacts**

   The Wattle Street is a very busy street through the day and night making it noisy and relatively more polluted compared to other sides of 99 Jones Street. Demolition of the existing depot as well as construction of a new depot will lead to increase noise disturbance, additional dust as well as parking disturbance along Wattle Street (where there is free parking on weekends).

   It is unclear from the proposal if the Bay Street East depot building has any asbestos issues and what could be potential impacts for residents of 99 Jones Street (west side) whose windows completely face only Wattle Street, and which is the only source of fresh air and

ventilation. This is likely to impact residents' health in terms of increased pollution, dust and noise and potentially asbestos exposure.

The existing parking structure houses garbage collection trucks and on occasion we get wafts of garbage and sewer smells while walking along Wattle Street (usually during warm weather). With significant parking space being added, we expect there would be further increases in garbage smells as well as risks of rodents and insects.

The proposed structure will be taller than existing structure as per designs provided leading to less wind flow and sunlight for the West side of 99 Jones Street. Exact construction timelines for the demolition and reconstruction and not specified in the proposal making it objectively hard to estimate the impact of the disruption.

3. Property Devaluation

With a large industrial 4 storey carpark on Wattle Street, we expect this will negatively impact property price for our apartment which faces Wattle Street. 99 Jones Street is a heritage building meaning banks usually lend no more than 80% of property value already restricting the number of buyers. With a sizeable industrial site with increased noise and pollution, this will have a negative bearing for our residence which has windows facing Wattle Street.

4. Wattle Street walkability

The section of Wattle Street along the East side of depot is as it is not very pleasant to walk currently. There are large trees (Port Jackson Figs) along one side and the road with dense canopy and the footpath is dark and uninhabited in late evenings. There are mentions of potential public artworks on the building with nighttime activation. Any further nighttime lights beyond 10pm are likely increase light pollution for residential units facing Wattle Street (including our property).

5. Natural airflows and sunlight

In winter months or during rainy weather there is low natural light during late afternoon. This will be worsened by a larger structure on Wattle Street and studies are indicating even larger shadows than existing structure. Natural airflows will also be impacted by a 4-storey structure extending full length of Wattle Street. The sunlight and evening breeze are necessary for mental and physical well being and will be negatively affected by the proposed structure.

We urge the City of Sydney council to reject this application given sizeable negative impacts on resident well-being who reside in close proximity. We are available to review any alternatives and provide suggestions (e.g. 2 levels of underground parking while retaining current depot height will avoid sunlight/airflow impacts) or an alternative location for the depot.

Ultimo is increasingly getting gentrified given its close proximity to the CBD, harbour, dining/entertainment options and a large industrial site does not seem consistent with improving overall quality of life.

For avoidance of doubt our objections are specifically towards the Bay Street East Depot building reconstruction and we have no objections to other aspects of the overall Bay Street Depot development plans.

Sincerely,

Sarita Yerandekar and Salil Akolkar

620/99 Jones Street, Ultimo NSW 2007

From: Trevor Clarkson <[redacted] on behalf of Trevor Clarkson <[redacted] <Trevor Clarkson <[redacted]

Sent on: Wednesday, May 14, 2025 7:00:46 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/276 - 10-16 Bay Street ULTIMO NSW 2007 - Attention Elizabeth L Jones

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

HI,

I have recently submitted a response to this proposal. Upon further thought and discussion with other residents of my building I am following up my initial reply with additional concerns and to state my opposition to this proposal. I live in Dalgety Square, which is at 99 Jones street and my apartment directly faces Wattle street and the council depot.

My opposition to the proposed development is for the following reasons:

1. **Loss of Privacy and Visual Impact:**
   The proposed height increase will bring the new building in direct alignment with my apartment, significantly reducing my privacy and view. At present, the two-storey depot does not intrude on the outlook from my home. A four-storey structure, however, will face directly into my windows, compromising both privacy and comfort.

2. **Loss of Natural Light:**
   The current open skyline above the two-storey depot allows for natural light in my apartment. A building of increased height would block this light, particularly in the afternoons and evenings, affecting the livability and enjoyment of my home.

3. **Increased Noise and Traffic Disruption:**
   The site sits across a 3/4 lane busy road that already experiences high traffic volumes. Any expansion or intensification of activity on the depot site will add to the noise and congestion in an already strained traffic environment. This is a concern during both construction and ongoing use. Also with the new fish market and development of the old fish market I am expectiing Wattle street traffic to continue to increase.

4. **Construction Impacts:**
   Extended construction timelines for a project of this scale will cause considerable disruption. Noise, dust, and vibration from construction works will affect my quality of life and may pose health and safety concerns for nearby residents.

5. **Negative Effect on Property Value:**
   The visual intrusion, noise, and loss of amenity associated with this development are likely to impact the desirability of properties in the vicinity, potentially decreasing property values, including my own.

6. **Precedent for Future Development:**
   Approving a four-storey commercial/industrial structure in this location could set a precedent for further height increases in the area, changing the character of the neighbourhood and encouraging overdevelopment without adequate consideration for residential impacts.

7. Health & Environment Concerns:
   Already with the current depot we can at times smell the garbage trucks etc from our side. Increased building height and use will undoubtably make this worse. A building bloking our own will stop the open air flow, restricting our ability to open the windows and access clean fresh air.

I am not against having the Council Depot or its redevelopment and understand its necessity. But I would strongly

prefer it to be kept at its current height of 2 floors and am opposed to a height increase. If an increase in area is needed I would encourage the council to build downwards, my own building has many underground floors for parking so this does seem quite feasible.

Kind regards,
Trevor

From: Rachel g <[redacted] on behalf of Rachel g <[redacted] <Rachel g <[redacted]

Sent on: Wednesday, May 14, 2025 8:58:38 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/276 - 10-16 Bay Street ULTIMO NSW 2007 - Attention Elizabeth L Jones

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Elizabeth

I live across from the West side of the depot on Bay Street, my apartment overlooks the the corrugated rooves and historic Mitchell Farming building.

I have lived here for 5 years and love the view of the depot, the historic buildings to the east and the general streetscape. I am incredibly fortunate to not be overlooked by another apartment building, which is a rare thing in Sydney. It is also a blessing to feel safe, as the lack of being overlooked allows me more freedom and enjoyment in my own space.

I fully support the refurbishment and potential development of the depot to keep it running for another 100 years. I think it is important to maintain working spaces in the city and surrounding suburbs.

However I don't agree with the height you are proposing to make the new Eastside building.

As stated in your planning proposal:

(b) requirements to minimise the detrimental impact of proposed development on view corridors,

The maximum height proposed as part of the envelope is significantly lower than the height of surrounding development to the west, east and south of the site and will therefore maintain existing view corridors surrounding the site. *(I do not believe it will maintain existing view corridors of the historic buildings next to the site and will greatly impact on the view corridor and streetscape for all residents on the West and South West side of the site, not to mention the residents of the historic buildings being completely overlooked by depot employees.)*

The proposed height of the reference scheme provides a transition in heights across the site in accordance with the existing built form. The eastern massing is appropriately setback from the smaller scale heritage listed buildings to the west.
(This may be true for the site itself but not for the relationship to the 2 historic buildings just across the street from the proposed Eastside depot building.)

The Concept proposal will improve the site's relationship with the public domain and replace an old ageing building that contributes little to the streetscape, with a high-quality design that must satisfy Council's Design Excellence criteria.
(The continual mention of satisfying the "Council's Design Excellence criteria", while innocuous at first, does make me question its
genuine purpose. While striving for design excellence and opening up submissions for various design companies to creatively fulfil that desire is commendable, it seems more likely that you're choosing this option as a loophole to gain more height on the building than would otherwise be allowed.)

I reiterate that, I fully support the refurbishment and potential development of the depot to keep it running well into the future, I would just like to see it done with a little more sensitivity for the historic buildings, view corridor and surrounding residents.

Kind Regards
Rachel

Item 5.

Public Exhibition - Planning Proposal - 580 George Street, Sydney - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

File No: X124325

Summary

Central Sydney remains the preferred location for workers, residents and visitors, serving as Australia's leading economic centre. Maintaining Central Sydney's status as a global city with a dynamic economy and high quality of life, form part of the City of Sydney's key strategic actions. The Central Sydney Planning Strategy supports development and new investment by increased capacity in locations that can accommodate additional density. The Strategy protects Central Sydney's heritage and public places, encourages greater use of public transport, and moves towards a more sustainable city.

A planning proposal has been prepared for 580 George Street, Sydney, following a request by the proponent to amend the planning controls for the site. Located on the corner of George and Bathurst Streets it is in the 'midtown' precinct of Central Sydney with excellent connections to public transport including recent capacity increases through light rail and Sydney Metro.

This planning proposal seeks to change the floor space ratio control to facilitate 8,000 square metres of additional employment generating floor space in a new 10 storey office building on the northern portion of the site. The new building will be integrated with the existing 37 storey office tower on the southern portion of the site, as well as the lower ground retail arcade and pedestrian connection to Town Hall railway station, both of which will remain accessible during construction.

A draft site-specific development control plan has been prepared to support the planning proposal, detailing the building envelope and providing guidance on the built form, public art, heritage, sustainability and design excellence.

This report recommends approval of the planning proposal for submission to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination, followed by public exhibition and referral to government agencies for comment. It also recommends that the draft site-specific development control plan is endorsed and exhibited concurrently. After this consultation, the planning proposal and any issues raised in submissions will be reported back to Council and the Central Sydney Planning Committee.

Recommendation

It is resolved that:

(A) the Central Sydney Planning Committee approve Planning Proposal - 580 George Street, Sydney, as shown at Attachment A to the subject report, to be submitted to the Minister for Planning and Public Spaces with a request for Gateway Determination;

(B) the Central Sydney Planning Committee approve Planning Proposal - 580 George Street, Sydney, as shown at Attachment A to the subject report, for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;

(C) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 8 December 2025, that Council seek authority from the Minister for Planning and Public Spaces to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect Planning Proposal - 580 George Street, Sydney;

(D) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 8 December 2025, that Council approve the Draft Sydney Development Control Plan 2012 - 580 George Street, Sydney, as shown at Attachment B to the subject report, for public authority consultation and public exhibition concurrent with the Planning Proposal;

(E) authority be delegated to the Chief Executive Officer to make any variations to Planning Proposal - 580 George Street, Sydney, to correct any drafting errors or to ensure consistency with the Gateway Determination; and

(F) authority be delegated to the Chief Executive Officer to make any variations to Draft Sydney Development Control Plan 2012 - 580 George Street, Sydney, to correct any drafting errors or ensure it is consistent with the Planning Proposal following the Gateway Determination.

Attachments

Attachment A. Planning Proposal - 580 George Street, Sydney and Appendices

Attachment B. Draft Sydney Development Control Plan 2012 - 580 George Street, Sydney

Background

1. In September 2025, a request to prepare a planning proposal was lodged on behalf of the landowner, The GPT Group for 580 George Street, Sydney (the site). The site is shown in Figure 1.



Figure 1: Land affected by this planning proposal

2. The site has an area of 3,567 square metres and has frontages to George Street, Bathurst Street and Wilmot Street, and a shared boundary to 2 properties to the east.

3. Existing development consists of a 37-storey office tower and retail podium with food court, childcare centre and underground connection to Town Hall Station. The building was completed in 1988 and refurbished in 2014 with the addition of the distinct curved awning along George Street.

4. Further details of the site and existing planning controls is found in the planning proposal at Attachment A to this report. Photos of the site and existing development are at Figures 2 and 3.

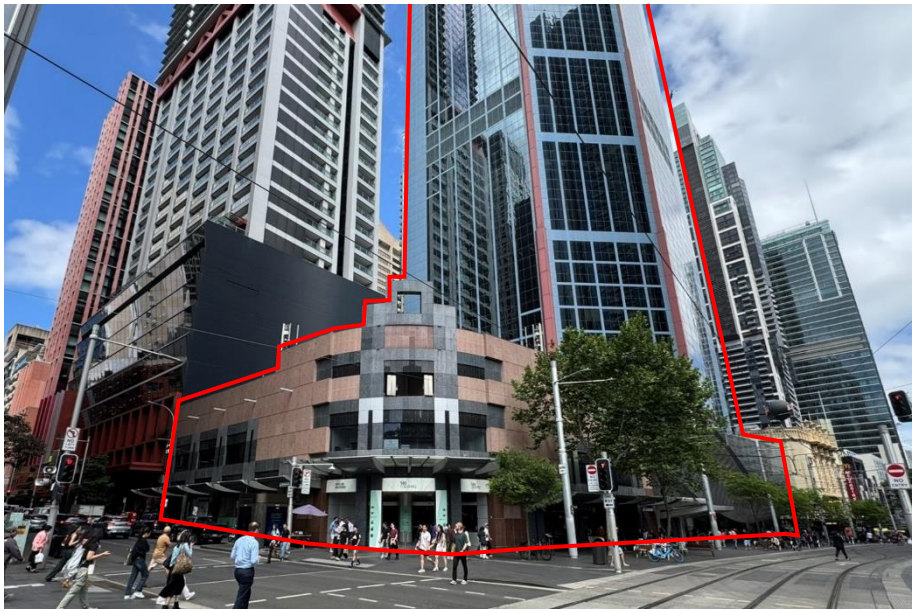


Figure 2: Looking south-east from George Street towards the subject site (in red)



Figure 3: Looking north-east towards the subject site (in red) from George Street

The proponent has requested a change to the floor space ratio control to facilitate construction of a new 10-storey building on site

5. The proponent requested a planning proposal to facilitate the redevelopment as follows:

   (a) a new 10-storey office building to a maximum height of RL 62.22 metres (approximately 38 metres above street level)

(b) deliver approximately 8,000 square metres of new premium-grade office space, to a maximum floor space ratio of 15.1:1

(c) ensure the resulting building remains consistent with the assessment and would not be used for the purposes of residential accommodation or serviced apartments and

(d) ensure the new building includes end of journey facilities

6. Photomontages of the indicative scheme are provided at Figures 4 and 5.



Figure 4: Photomontage of the concept development facilitated by this planning proposal



Figure 5: Photomontage of the planning proposal concept development

The City has prepared a planning proposal to increase the floor space ratio control for a commercial office development

7. The planning proposal details the proposed amendments to the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) by inserting new site-specific provisions to incentivise commercial floor space: The provisions are to:

   (a) increase the maximum floor space ratio control to 15.1:1 inclusive of design excellence and end of journey floor space

   (b) ensure the resulting building includes end of journey facilities and

   (c) ensure the building is not used for the purposes of residential accommodation or serviced apartments and does not include any additional car parking spaces

8. Further explanation of the provisions can be found in Section 4 of the Planning Proposal at Attachment A.

Changes to the Development Control Plan will ensure the delivery of a high-quality built form that respects adjacent heritage buildings

9. A draft site-specific Development Control Plan (draft DCP) is at Attachment B and provides further guidance for development facilitated by this planning proposal. The draft DCP provisions include:

   (a) building envelope dimensions, including maximum height, as shown at Figure 6

   (b) built form requirements, including facade articulation and horizontal recess zones and integration of the existing curved feature awning and

   (c) additional provisions addressing heritage, sustainability, public art and design excellence

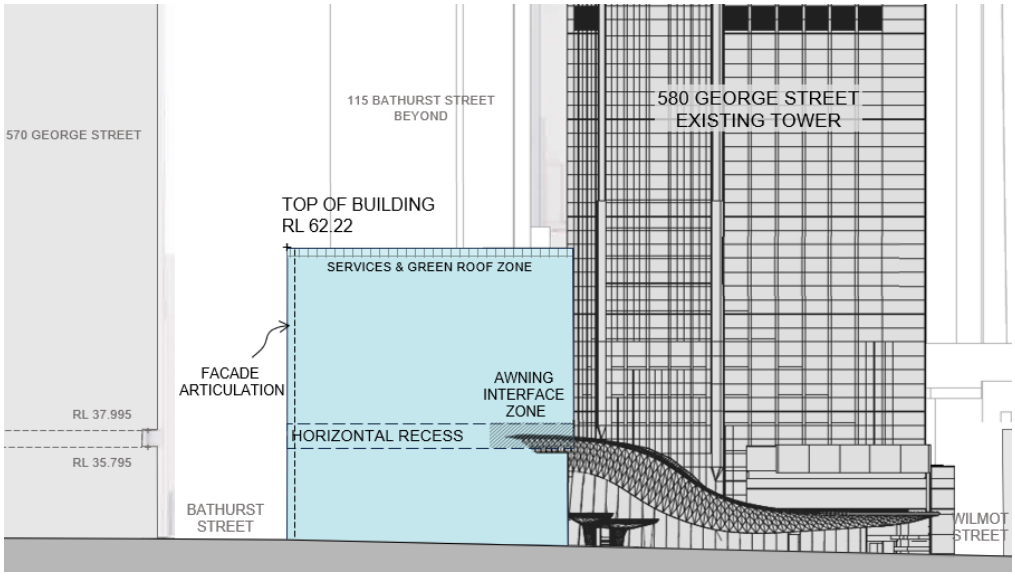


Figure 6: George Street envelope elevation of the proposed new office building, shown in blue

The proposal demonstrates strategic and site-specific merit

The proposal is well located and provides a good contextual fit and has site-specific merit

10. The site is located in a tower cluster where additional density may be accommodated for productive and employment generating floor space. The proposed amended controls support new office space, consistent with the City's strategies for a mixed-use Central Sydney, as a destination for business, investment and talent.

11. The proposal is well positioned for efficient use of recent capacity upgrades to active and public transport, including Sydney Metro, light rail and the pedestrianised George Street. New employment opportunities facilitated by this proposal will support more homes in locations close to public transport in Greater Sydney.

12. The proposed scheme has been developed with environmental impacts identified and addressed during the assessment. The City's Design Advisory Panel noted the site's prominent location, proximity to heritage buildings and tower backdrop. They recommended design solutions consider the site's location, and that a competitive design process comprising a selection of experienced architects is essential in ensuring a high quality outcome. The planning envelope is responsive to its context, protects the amenity of adjoining residential apartments and maintain good pedestrian wind and daylight conditions. Key considerations are discussed below.

Floor space ratio

13. The proposed maximum floor space ratio control of 15.1:1, provides an additional 8,000 square metres for a new 10 storey office building. The planning envelope is capable of accommodating the proposed additional floor space and meet the City's efficiency and architectural articulation requirements.

14. The floor space ratio is specific to the building detailed in this planning proposal and draft DCP and as such future development is not eligible for any other types of additional floor space available elsewhere in the LEP.

15. The site-specific floor space ratio will be expressed as a maximum control, inclusive of end of journey floor space, accommodation floor space and design excellence. There is no change to the application of the City's heritage floor space scheme, which will remain applicable in accordance with the LEP's existing provisions.

16. To be eligible for the proposed controls, future development is to be for non-residential uses only, include an end of journey facility and have no additional car parking spaces.

Building height

17. This planning proposal does not seek to change the building height control. At RL 62.22 metres, the planning envelope is approximately 38 metres above the existing ground level of George and Bathurst Street ground level. It is beneath the 55 metre height control for the north-west corner for the site and the 235 metre height control applicable for the rest of the site.

18. This planning proposal facilitates a new modern workplace building that complements the surrounding scale and provides a transition between adjacent towers and prominent heritage buildings nearby and as such is considered acceptable. The planning envelope and maximum building height is clearly defined in the draft DCP.

Protection of residential amenity

19. An overshadowing and view loss analysis was undertaken for the apartments that overlook the site in the adjoining Greenland Building on Bathurst Street. At RL 62.22 metres the new building is below the west facing apartments, which will ensure the existing solar access is maintained and no adverse impacts to views from the west facing windows, as shown in Figure 7.

20. The planning envelope and site-specific provisions will ensure that the new building, including balustrade, lift overrun and plant equipment cannot exceed RL 62.22 metres to protect views over the new building from the adjoining apartments.

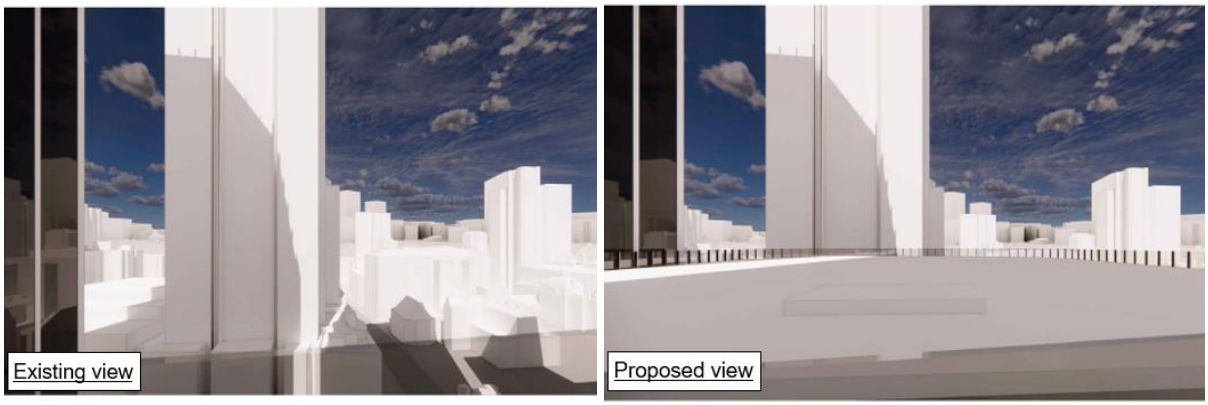


Figure 7: View impact analysis from the apartment on level 9 of the Greenland Building

Heritage

21. The site is close to a number of heritage items, including State heritage listed Sydney Town Hall and St Andrew's Cathedral, and the former Bank of NSW and former Sydney County Council buildings on the opposite corners of the George and Bathurst Street intersection. The planning envelope does not impact or obstruct public views to these heritage items. The exhibition of revised planning envelopes does not approve the detail architecture of the concept reference scheme.

22. The planning envelope responds to its surrounding context, which comprises a mix of contemporary high-rise buildings and lower-scale heritage buildings. A recessed 'waist' zone, with a 2 metre setback and external terrace, will form a horizontal break in the building's facade and provides a visual and spatial distinction between the lower podium and upper floors.

23. The recess zone will help the new building relate to adjacent heritage building by drawing on the heritage datums set by the former Bank of NSW building and podium recess of the former Sydney County Council building. The use of materials, including sandstone in the new building's lower podium will reference nearby State heritage buildings. Future development will be subject to a site-specific DCP, design competition and heritage advice to inform the detailed design and respond its heritage and urban context.

Awning

24. The site's George Street frontage features a distinctive curved awning feature installed as part retail, lobby and facade upgrade works in 2014. The awning, shown in Figure 4, is integrated into the office tower's form and extends over the lobby to the office tower, terminating above the retail podium.

25. The planning proposal requires integration of the awning feature with the new building. The horizontal recess above the lower podium serves as the location for the interface between the curved awning and the new building. The 2 metre setback in this zone provides for its integration into the design of the new building. Draft DCP provisions recommend holistic consideration of the awning, helping it serve as an element to connect the two buildings on the site.

Town Hall station connection

26. A retail arcade and through-site link runs through the lower-ground floor of the site, forming an accessible pedestrian connection from Town Hall train station to George Street and the surrounding area. This planning proposal excludes the pedestrian connection and lower ground floor retail spaces, which will be retained following the redevelopment of the site, with public access maintained during construction works to the new building.

27. The pedestrian experience will be enhanced by this planning proposal. The Bathurst Street entrance will be reinstated and will provide access to pedestrians of all levels of mobility to the lower-ground Town Hall station level.

Commercial car parking

28. The existing car parking on site includes 137 parking spaces, including a commercial carpark in the basement, accessed from Wilmot Street. To support the new building additional structural columns will penetrate into the basement, across the 3 basement levels, it is anticipated there will be a reduction of 31 car parking spaces.

29. This planning proposal does not propose any changes to the parking arrangements on site, however site-specific LEP provisions are proposed to ensure future development will not result in additional car parking spaces on the subject site.

Key Implications

Sustainable Sydney 2030-2050 Continuing the Vision

30. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for the sustainable development of the city to 2050. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. This planning proposal is aligned with the following strategic directions and objectives:

    (a) Direction 2 - A leading environmental performer - this planning proposal enables future development that aligns with the City's Net Zero requirements.

    (b) Direction 3 - Public places for all - future development includes improved retail activation, contributing towards pedestrianised George Street role as Central Sydney's civic spine.

(c) Direction 4 - Design excellence and sustainable development - the new building shall be guided by a competitive design process to achieve design excellence and will ensure the City's sustainability requirements are met.

(d) Direction 5 - A city for walking, cycling and public transport - the site is well positioned to capitalise from nearby transport and retaining the existing connection to Town Hall station, supporting pedestrian permeability of the CBD.

(e) Direction 8 - A thriving cultural life - public art delivered with the new building will provide creative and cultural experiences and opportunities for engagement with the public.

(f) Direction 9 - A transformed and innovative economy - this planning proposal helps support employment growth in Central Sydney, helping to maintain its position as a destination for business, investment and talent.

City Plan 2036 - Local Strategic Planning Statement

31. The City of Sydney's local strategic planning statement sets the vision, priorities and planning context, outlining how the City will plan for change and actions needed to achieve the vision. This planning proposal gives effect to the following priorities:

(a) Infrastructure – this planning proposal facilitates additional employment floor space in a strategically appropriate location, benefitting from direct access to several public and active transport options, supporting efficient use of this existing infrastructure.

(b) Liveability – future development will positively contribute towards improved street life through new ground floor uses and fine-grain retail, encouraging a lively streetscape and activity.

(c) Productivity – this proposal supports additional growth in Central Sydney by delivering new office space and capacity for economic and employment growth.

(d) Sustainability – the new building facilitated by this planning proposal will be required to meet ambitious sustainability benchmarks, delivering more ecologically sustainable buildings.

Risks

32. City staff have undertaken a thorough assessment of the planning proposal and found that it demonstrates strategic and site-specific merit in accordance with NSW Government guidelines. The planning proposal is consistent with City policies and strategies including City Plan 2036, Central Sydney Planning Strategy, Business Development Strategy and Sustainable Sydney 2030-2050 Continuing the Vision. Progressing the planning proposal is within the City's risk tolerance and appetite.

33. The planning proposal has demonstrated that development can be capable of complying with relevant environmental and planning laws, regulations and industry standards and is within the City's minimal appetite for non-compliance with environmental laws, regulations and industry standards.

34. Should Council and the Central Sydney Planning Committee endorse the planning proposal, it will progress to the Department of Planning, Housing and Infrastructure for Gateway Determination. Proceeding with the planning proposal will meet the City's minimal appetite for disruption to our regulatory functions as decisions will be within the timeframes set in the NSW Government's Statement of Expectations Order 2024

Relevant Legislation

35. Environmental Planning and Assessment Act 1979.

Critical Date / Time Frames

36. Should Council and the Central Sydney Planning Committee endorse the planning proposal for public exhibition, it will be forwarded to the Department of Planning, Housing and Infrastructure for Gateway Determination in accordance with section 3.34 of the Act. The Gateway Determination will provide the date for the completion of the Local Environmental Plan amendment. Following public exhibition, the outcomes will be reported back to Council and the Central Sydney Planning Committee.

Public Consultation

37. The public exhibition process for this planning proposal will be determined by the Department of Planning, Housing and Infrastructure. It is planned for the public exhibition of the planning proposal and draft Development Control Plan to run concurrently. The consultation will be in accordance with:

    (a) the Gateway Determination issued by the Department of Planning, Housing and Infrastructure under section 3.34 of the Act

    (b) the Environmental Planning and Assessment Regulation 2021

    (c) the City of Sydney's Community Engagement Strategy and Participation Plan

38. It is likely that the public exhibition period for the planning proposal would be a minimum of 20 working days.

39. The planning proposal and draft Development Control Plan will be publicly exhibited on the City of Sydney website.

40. The public consultation outcomes will be reported back for consideration by Council and the Central Sydney Planning Committee.

GRAHAM JAHN AM

Chief Planner / Executive Director City Planning, Development & Transport

Daniel Thorpe, Specialist Planner

Attachment A

Planning Proposal – 580 George Street, Sydney

CITY OF SYDNEY

Planning Proposal: 580 George Street, Sydney



The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

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Executive Summary

This planning proposal has been prepared by the City of Sydney (the City) for 580 George Street, Sydney (the site), in response to a request from the landowner to amend the Sydney Local Environmental Plan 2012 (LEP) as it applies to the site.

This planning proposal has been prepared by the City in accordance with section 3.33 of the Environmental Planning and Assessment Act 1979 and the Department of Planning, Housing and Infrastructure's *Local Environmental Plan Making* Guideline dated August 2023.

The Site

Located in the 'Midtown' precinct of Central Sydney, the site is 3,567m^2 in area, with frontages to George and Bathurst Streets and to Wilmot Street at the rear. Existing development comprises a 37-storey office building with a retail podium and underground connection to Town Hall train station. Surrounding development includes a mix of office buildings, ground floor retail, residential uses and visitor accommodation. A number of heritage items are proximal to the site, including St Andrews Cathedral and Sydney Town Hall – both State items.

Existing development controls

The site is zoned SP5 Metropolitan Centre in the Sydney LEP 2012, which permits a broad range of uses including office, retail and residential uses. The site has a maximum building height control of 55 metres on the north-west corner and 235 metres for the rest of the site and floor space ratio of 8:1 and additional floor space available, including where the development exhibits design excellence.

Intended outcome for development on the site

The proposed change to the planning controls will facilitate redevelopment delivering the following key benefits:

- additional employment floor space – retention and enhancement of business and employment uses in premium-grade floor space in a strategic Central Sydney location;
- improved built form – a new office building on the subject site, that is responsive to the character of the surrounding area and respects adjacent heritage buildings;
- enhanced public domain – improved pedestrian environment and amenity through the greater retail activation, engaging public art and comfortable pedestrian conditions;
- car parking – restriction of additional car parking on the site; and
- ecologically sustainable development – an energy efficient new building that meets the City's sustainability requirements.

The planning proposal – Sydney Local Environmental Plan 2012 controls

This planning proposal seeks to insert a new site-specific clause in Division 5 of the LEP to:

- increase the maximum floor space ratio to 15.1:1, inclusive of additional types of floor space;
- ensure development consent may only be granted under this clause provided the future development subject to the following:
  - will not be used for the purpose of residential or serviced apartments;
  - includes end of journey facilities;
  - will not result in additional car parking; and
  - demonstrate design excellence; and
- continue to permit alternative development utilising the existing LEP controls.

Draft site specific Development Control Plan

The City has prepared a draft site-specific amendment to the Sydney Development Control Plan 2012 (draft DCP) to help ensure the objectives and intended outcomes of this planning proposal are delivered, including built form, public art, design excellence and sustainability.

1. Background

1.1 Site identification

This planning proposal relates to 580 George Street, Sydney, otherwise referred to as “the site”.

The legal description and description of the subject site is detailed in Table 1 and a map of the site, outlined in red is shown at Figure 1.

Address	Legal description	Area m^2	Existing development
580 George Street	Lot 20 DP 835715	3,567m^2	37 storey office building c1988

Table 1. Legal description and basic qualities of the subject site



Figure 1. Land affected by this planning proposal

1.2 Site location

The subject site is located in Central Sydney within the ‘Midtown’ precinct of the Central Business District (CBD). The site has frontages to George Street to the west, Bathurst Street to the north, Wilmot Street to the south and shares a common boundary with two sites to the east.

The site is well placed strategically in the southern tower cluster amongst a variety of land uses, including commercial uses– retail, entertainment and office space, tourist accommodation, and residential apartment buildings. There is potential for increased building height and density subject to meeting the tower cluster requirements of the Sydney Local Environmental Plan 2012 (LEP) Central Sydney Planning Strategy (the Strategy).

The site has direct connections with several modes of public transport, including Town Hall train station and light rail services from George Street– 20m from the site, and Sydney Metro services from Gadigal Station on Bathurst Street– 100m to the east of the site. Dedicated cycle lanes are located close to the site, running along Kent Street and Castlereagh Street– 150m to the east and west of the site.

An aerial image of the site and surrounding area is shown in Figure 2 below.

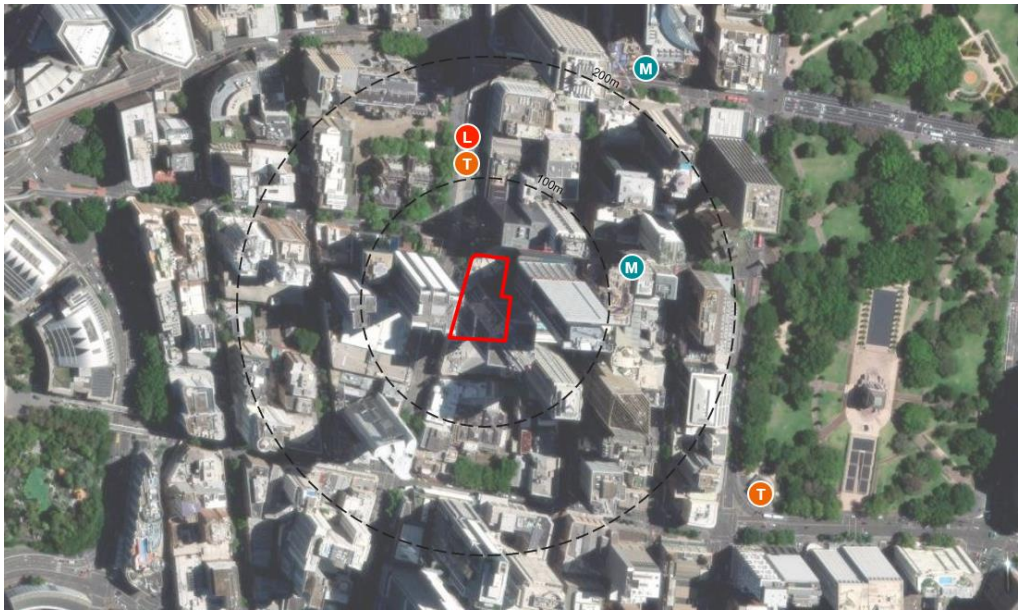


Figure 2. Aerial view of subject site and local proximity

1.3 Site characteristics

The site comprises a single lot of 3,567m^2 in area. It has an 82 metre frontage to George Street, 35 metres to Bathurst Street and 55 metres to Wilmot Street. The site has an irregular boundary with 2 properties to the east. The site is mostly level, with a 2 metre fall towards the south-west.

Existing development consists of a 37 storey commercial tower primarily comprising office space, and a retail podium, featuring a food court, childcare centre and underground connection to Town Hall Station. Vehicle access to the loading dock, basement and commercial car park is from Wilmot Street at the rear.

Surrounding development comprises a mix of commercial buildings – office space, retail and food and drink space, as well as hotel accommodation and residential apartments. To the north of the site fronting the intersection of George and Bathurst Streets is the former Sydney County Council building, a local heritage item. St Andrews Cathedral and Sydney Town Hall, State heritage items front the pedestrianised George Street, adjacent to the Town Hall light rail stop.

To the west of the site, on the opposite side of George Street is the 3 storey former Bank of NSW building, a local heritage item that comprises a fast food restaurant, adjoined by Regent Place, a shopping arcade and high-rise residential apartment tower. The Event Cinema complex is to the south of this building, comprising retail, food and drink and entertainment uses.

The pedestrianised Wilmot Street adjoins the site along its southern boundary, fronted by retail and food and drink premises, including the Plaza Hotel in the former Plaza Theatre building, a local heritage item. Century Tower, a 50 storey residential apartment building with ground floor retail uses, and backpackers accommodation front Wilmot Street to the south-east of the site.

Fronting Pitt Street to the east of the site is the former Sydney Water building, a State heritage item which has been redeveloped as a hotel with a rooftop bar. The Greenland building, a 67 storey residential apartment building and its podium directly adjoins the site on Bathurst Street, with a street wall height of RL 62.22 metres.

Photos of the subject site and surrounding area are shown below in Figures 3-8.

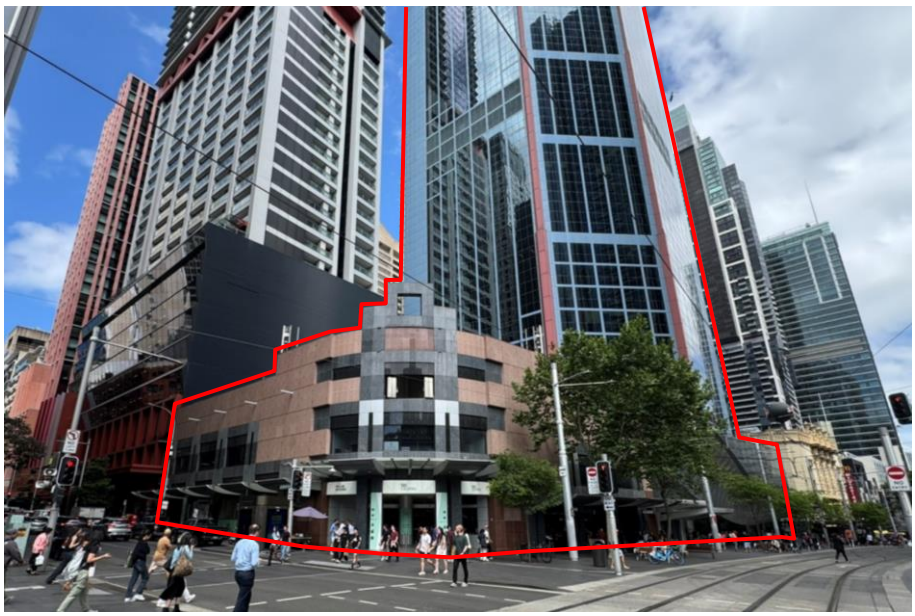


Figure 3. Looking south-east toward the subject site (in red)

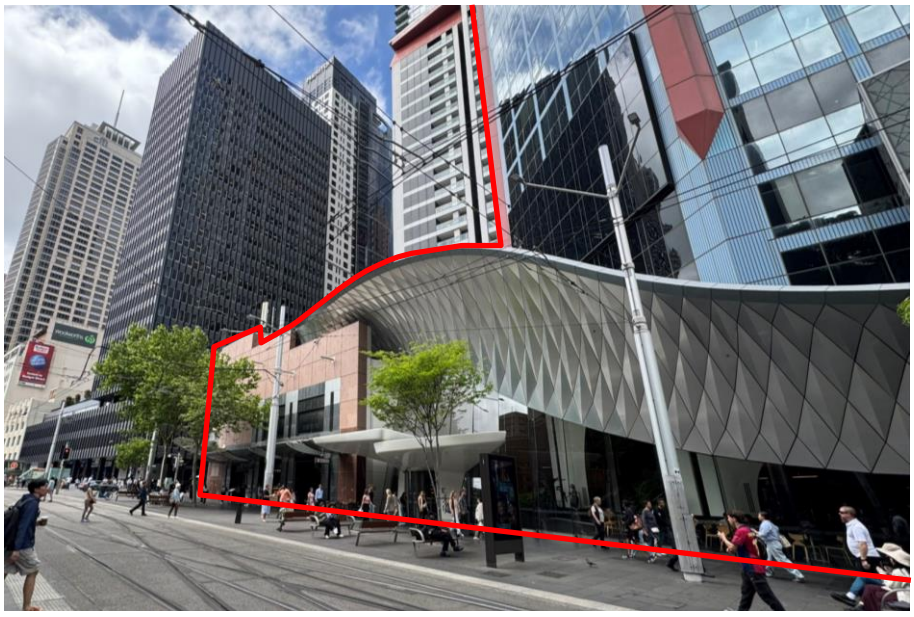


Figure 4. Looking north-east towards the subject site (in red) from George Street

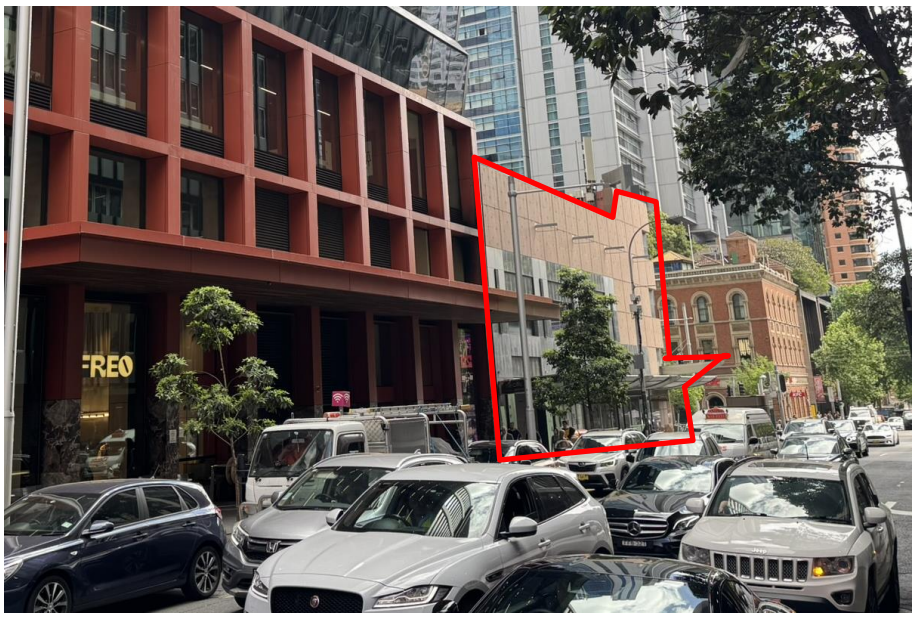


Figure 5. View along Bathurst Street towards the subject site (in red)



Figure 6. View of the Greenland Building adjoining the subject site (in red)

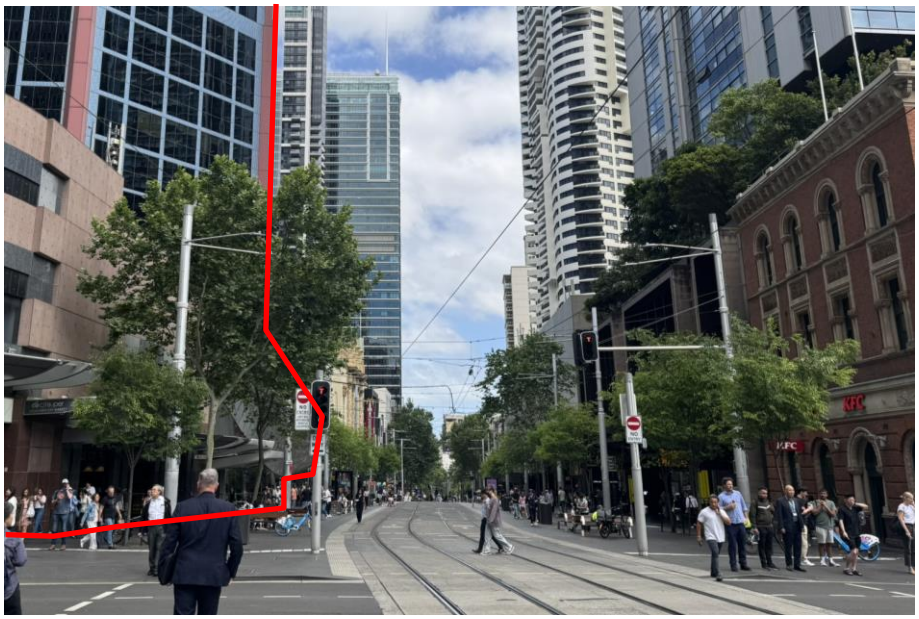


Figure 7. View along George Street showing the subject site (in red) and adjacent buildings

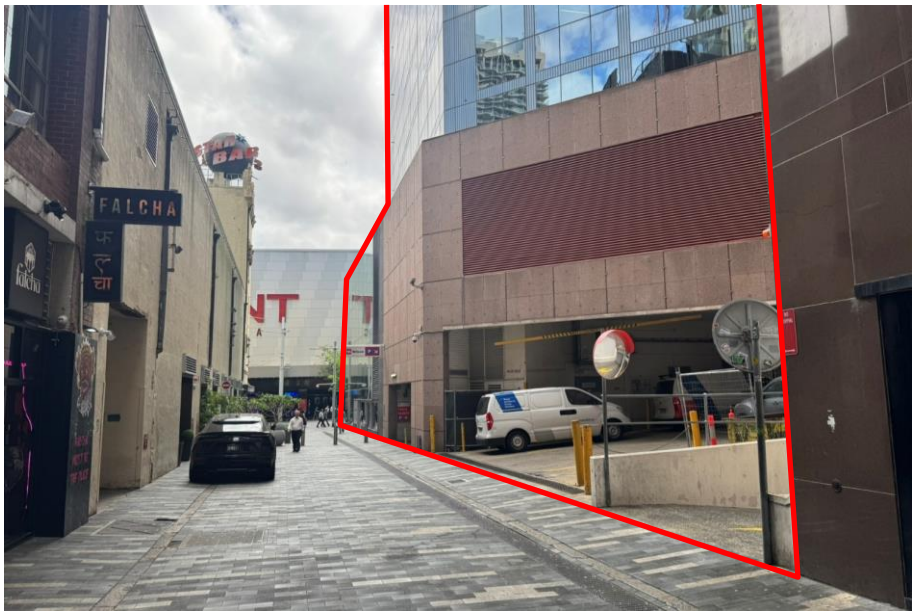


Figure 8. Looking west along Wilmot Street with the subject site (in red) on the left

2. Current planning controls

2.1 Zoning

The site is zoned SP5 Metropolitan Centre in Sydney LEP 2012 as shown in Figure 9. The zone objectives provide for the pre-eminent role of business, retail, entertainment and tourist premises, and opportunities for an intensity of land uses commensurate with Sydney's global status.

A range of uses are permitted, including commercial premises, food and drink premises, visitor accommodation and residential uses. This planning proposal will not change the site's zoning.

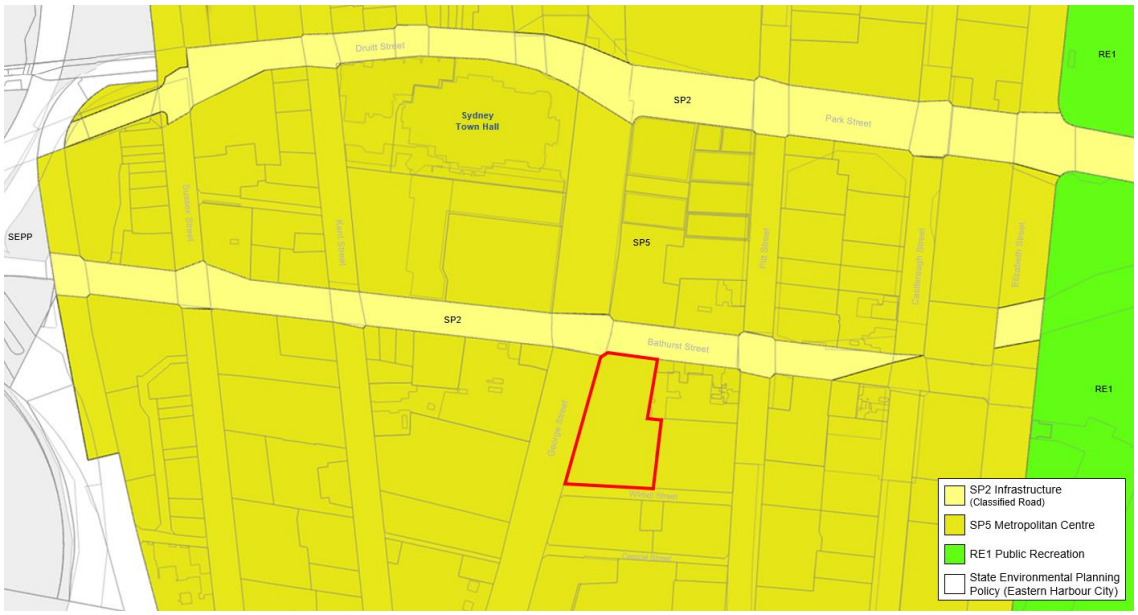


Figure 9. Extract from the Zoning map in Sydney LEP 2012

2.2 Development controls

Height of building

The site is subject to a maximum height of building control of 55 metres for the north-west corner of the site and 235 metres for the rest of the site as shown in Figure 10.

The site is not affected by any sun access plane.

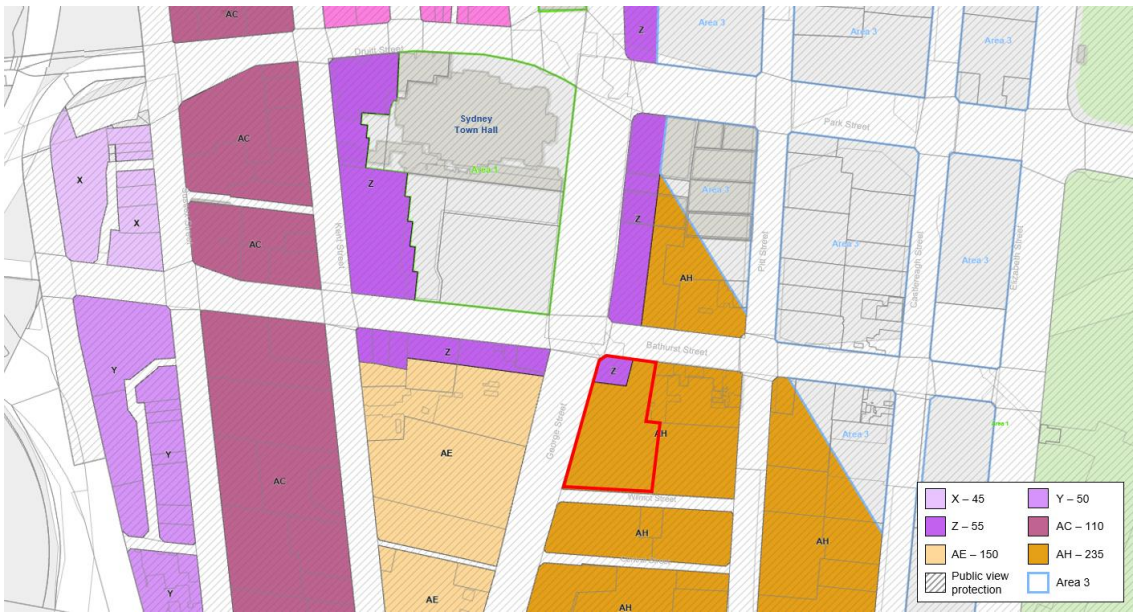


Figure 10. Extract from the Height of building map in Sydney LEP 2012

Floor space ratio

The maximum floor space ratio for the site is 8:1, shown in Figure 11.

The site is also eligible for additional floor space under Division 1 of the LEP as follows:

- accommodation floor space of up to 4.5:1 for business premises, subject to the allocation of heritage floor space;
- end of journey floor space of up to 0.3:1; and
- up to 10% additional floor space may be granted if a competitive design process has been undertaken and design excellence is demonstrated.

In total, an FSR of 14.05:1 is potentially achievable for a commercial development on the site.

The site is located in a tower cluster area and may be eligible for up to 50% additional floor space subject to the demonstration of design excellence as the winner of a design competition in accordance with the City's Competitive Design Policy pursuant to clause 6.21E of the LEP.



Figure 11. Extract from the Floor space ratio map in Sydney LEP 2012

2.3 Heritage

The site is not heritage listed or located within a heritage conservation area, however the north section of the site falls within in the Sydney Square/Town Hall & St Andrews Special Character Area. There are several heritage items within the site's vicinity.

Figure 12 shows the location of these heritage items in relation to the subject site, including:

- I1790 – State heritage item – Sydney Town Hall – 483 George Street
- I1793 – State heritage item – St Andrew's Cathedral – 483C George Street
- I1794 – former Bank of NSW – 485 George Street
- I2284 – former Sydney County Council building – 552-570 George Street
- I1941 – former "YMCA" building – 323-331 Pitt Street
- I1672 – former "Sydney Water" building – 339-341 Pitt Street
- I1800 – former Plaza Theatre building – 600-612 George Street

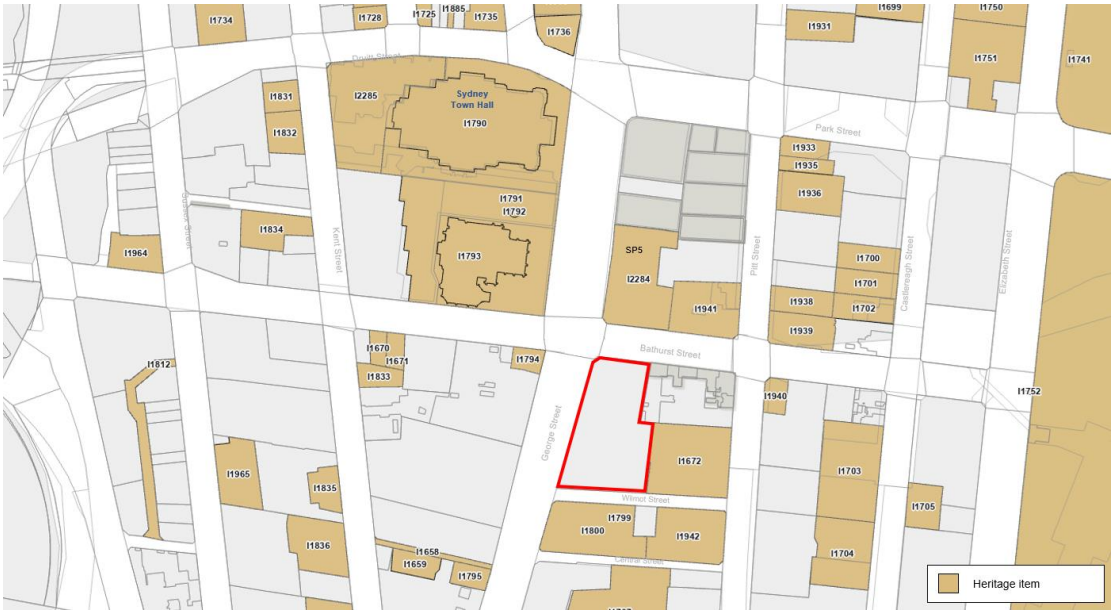


Figure 12. Extract from the Heritage map in Sydney LEP 2012

3. Objectives and intended outcomes

The objective of this planning proposal is to amend the Sydney Local Environmental Plan 2012 and insert new site-specific provisions to permit an increased maximum floor space ratio for subject site to accommodate additional business and employment generating floor space.

Specifically, the objectives and intended outcomes of this planning proposal are to:

- facilitate additional floor space in a strategic location to support a new office building on the subject site;
- maximise the efficient use of existing infrastructure by delivering uplift close to existing public and active transport connections;
- support additional employment growth to further strengthen Central Sydney's economy;
- facilitate a new building that is responsive to the character of the surrounding area and respects adjacent heritage buildings;
- deliver an improved urban design and pedestrian experience with greater activation and appropriate wind and daylight conditions at ground level; and
- ensure a built form that delivers improved design excellence, public art and sustainability outcomes with limited additional car parking.

Draft site-specific amendments to the Sydney DCP 2012 accompany this planning proposal and provides more detailed design guidance for the future redevelopment of the site.

4. Explanation of provisions

4.1 Sydney Local Environmental Plan 2012

To achieve the objectives and intended outcomes, this planning proposal seeks to amend the Sydney Local Environmental Plan 2012 by inserting new site-specific provisions for the subject site, 580 George Street, Sydney under Part 6, Division 5 as follows:

- permit maximum floor space ratio of 15.1:1, inclusive of:
  - the mapped floor space ratio (in accordance with clause 4.4);
  - accommodation floor space (clause 6.4);
  - end of journey floor space (clause 6.6); and
  - design excellence additional floor space (clause 6.21D);
- prevent development consent being granted under this clause unless the consent authority is satisfied that the building:
  - will not be used for the purpose of residential accommodation or serviced apartments;
  - includes an end of journey facility;
  - demonstrates design excellence as the winner of an architectural design competition process pursuant to clause 6.21D of the LEP; and
- clarify that no additional building height or floor space available under clause 6.21D (3)(a) and (b) is applicable.

These controls should not prevent alternative development on the site taking place under the existing LEP controls.

Appendix 1 of this planning proposal provides some example clauses of the proposed controls. The final version of the clauses to be inserted into the LEP would be subject to drafting and agreement with the NSW Parliamentary Counsel's Office.

4.2 Sydney Development Control Plan 2012

To ensure future development is consistent with the objectives of the planning proposal, site-specific DCP provisions will be drafted to ensure a high-quality built form. These provisions include:

– maximum building envelope dimensions;

– built form requirements– awning interface, architectural articulation and horizontal recess zones;

– additional requirements– heritage considerations, sustainability and public art requirements.

A draft of the new site specific provisions for the DCP, also to be placed on public exhibition, can be found at Attachment B.

5. Justification

This planning proposal amends the floor space ratio controls to facilitate redevelopment for new commercial floor space. No change to the land use zoning is proposed.

The following section provides justification for the planning proposal, outlining strategic and potential site-specific merit, outcomes, and process for implementation.

5.1 Landowner request

In August 2025, the GPT Group, the landowner, supported by Urbis submitted this planning proposal request to insert site-specific controls site in Part 6, Division 5 of Sydney LEP 2012.

The proposal will deliver approximately 8,000m^2 of employment floor space in a new 10 storey building including premium office space, with retail and active uses fronting the public domain and lower levels. The existing office building and foyer, awning, servicing and parking arrangements will be retained, as well as the underground pedestrian connection to Town Hall train station.



Figure 13. Photomontage of the concept development facilitated by this planning proposal



Figure 14. Photomontage of the planning proposal concept development

5.2 Need for the planning proposal

The City has prepared this planning proposal following detailed review and assessment of the proposed development concept. The proposed planning envelope is responsive to its context and maintains comfortable wind and daylight conditions in the adjacent public domain.

Is the planning proposal a result of an endorsed LSPS, strategic study or report?

This planning proposal has been prepared following a request from the landowner to change the planning controls that relate to the site in response to the Central Sydney Planning Strategy.

The landowner has provided a Planning Proposal Report prepared by Urbis and technical studies to support their request, including an Urban Design Report prepared by Curzon + Partners. The reports demonstrates how the proposal exhibits strategic and site specific merit and how the site is capable of accommodating new employment floor space without unacceptable impacts.

The supporting documentation submitted by with landowner to support their request accompany this planning proposal as follows:

– Attachment A1 – Planning proposal report – Urbis

– Attachment A2 – Site-specific DCP – Urbis

– Attachment A3 – Building envelope and reference plans – Curzon + Partners

– Attachment A4 – Urban Design Report – Curzon + Partners

– Attachment A5 – Heritage Impact Statement – Urbis

– Attachment A6 – Pedestrian Wind Environment Study – RWDI

– Attachment A7 – Services and Infrastructure Strategy – ARUP

– Attachment A8 – Sustainability Strategy – E-Lab

– Attachment A9 – Economic Benefits Assessment – Urbis

– Attachment A10 – Contribution Methodology Statement – Icon Project Management

– Attachment A11 – Loading Dock, Traffic and Waste Assessment – Traffix / Curzon + Partners

– Attachment A12 – Public Art Plan – Overton Creative

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This planning proposal seeks to insert new site-specific provisions into Sydney LEP 2012. The objective of this clause is to deliver 8,000m^2 of new employment floor space, which is greater than what is currently available under the existing floor space ratio controls. As the proposed changes are greater than those acceptable through an application to vary development standards via clause 4.6 of the LEP, the planning proposal approach is the most appropriate option. Further the retention of the existing office building, without upgrade or redevelopment means the tower cluster provisions are also not available to the proposed development.

The proposed envelope has been assessed to ensure any future built form is appropriate to its context and will not result in any unacceptable impacts on adjoining properties or public domain. As such, the planning proposal is consistent with the objectives of the Local Strategic Planning Statement and Central Sydney Planning Strategy.

5.3 Relationship to the strategic planning framework

Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

This planning proposal is consistent with the relevant actions and objectives of the applicable regional and district plans, as summarised below.

Greater Sydney Region Plan

A Metropolis of Three Cities is the NSW Government's overarching strategic plan for growth and change in Sydney. The 20-year plan identifies key challenges facing Greater Sydney, in particular delivering new jobs and housing to support the projected population increase. This planning proposal gives effect to the Plan, as follows:

- Infrastructure – future development supports recent transport investment by delivering new employment floor space, utilising the additional capacity that has been made available.
- Liveability – this planning proposal contributes towards the public domain with new fine grain retail spaces which will enhance street level activation.
- Productivity – the proposal delivers additional employment generating floor space in a highly accessible location in Central Sydney, supporting a stronger, more competitive Harbour CBD.
- Sustainability – this planning proposal facilitates the delivery of a new building with improved sustainability outcomes, meeting the City's Net Zero provisions.

Eastern City District Plan

The Eastern City District Plan sets out the vision, priorities and actions for the Eastern District of the Greater Sydney area, including City of Sydney. This planning proposal is consistent with the following priorities from the Plan:

- Planning Priority E1 – Planning for a city supported by infrastructure – new office floor space in this location makes efficient use of nearby transport– train, metro, light rail and bus services.
- Planning Priority E6 – Creating great places and local centres, respecting heritage – this planning proposal facilitates future development that is appropriate to its urban context, respects adjacent heritage and maintains good amenity for pedestrians and residents.
- Planning Priority E7 – Growing a stronger and more competitive Harbour CBD – this planning proposal facilitates additional premium office space to support economic growth in the Harbour CBD, which has limited capacity for expansion.
- Planning Priority E10 – Delivering integrated land use and transport planning for a 30-minute city – future development satisfies this objective, with new office floor space in the immediate vicinity of public transport, with connections to much of Greater Sydney within 30-minutes.
- Planning Priority E11 – Growing investment, business opportunities and jobs in strategic centres – this planning proposal facilitates new commercial development providing new retail and office space in Central Sydney, adding to the viability of the Harbour CBD economy.
- Planning Priority E13 – Supporting growth of targeted industry sectors – this planning proposal delivers additional commercial floor space, including new retail space, helping support targeted industry sectors.
- Planning Priority E19 – Reducing carbon emissions and managing energy, water and waste efficiently – the planning proposal enables future development with improved sustainability outcomes that align with the City's Net Zero targets.

Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary, or another endorsed local strategy of strategic plan?

Sustainable Sydney 2030-2050: Continuing the vision

The City's vision for a green, global and connected city, achieved through sustainable growth, creativity and innovation. This planning proposal gives effect to the following strategic directions:

- Direction 2: A leading environmental performer – this planning proposal enables future development that aligns with the City's Net Zero requirements.
- Direction 3: Public places for all – future development includes improved retail activation, contributing towards the pedestrianised George Street role as Central Sydney's civic spine.
- Direction 4: Design excellence and sustainable development – future development shall be informed by a competitive design process to achieve design excellence and will ensure the City's sustainability requirements are met.
- Direction 5: A city for walking, cycling and public transport – the site is well positioned to take advantage of various forms of transport infrastructure in its immediate vicinity and retaining the existing connection to Town Hall station, supporting pedestrian permeability of the CBD.
- Direction 8: A thriving cultural and creative life – public art delivered with the new building will provide creative and cultural experiences and opportunities for engagement with the public.
- Direction 9: A transformed and innovative economy – this planning proposal helps support employment growth in Central Sydney, helping to maintain its position as a destination for business, investment and talent.

City Plan 2036 – Local Strategic Planning Statement

City of Sydney's local strategic planning statement sets the vision, priorities and planning context, outlining how the City will plan for change. This planning proposal supports the following priorities:

- Infrastructure – this planning proposal facilitates additional employment floor space in a strategically appropriate location, benefitting from direct access to several public and active transport options, supporting efficient use of this existing infrastructure.
- Liveability – future development will positively contribute towards improved street life through new ground floor uses and fine-grain retail, encouraging a lively streetscape and activity.
- Productivity – this proposal supports additional growth in Central Sydney by delivering new office space and capacity for economic and employment growth.
- Sustainability – the new building facilitated by this planning proposal will be required to meet ambitious sustainability benchmarks, delivering more ecologically sustainable buildings.

Central Sydney Planning Strategy

The Central Sydney Planning Strategy is a 20-year growth strategy for Central Sydney, supporting additional density in the right locations, balanced with environmental sustainability measures and improved urban design outcomes. This planning proposal is aligned with the following key moves:

1. Prioritise employment growth and increase capacity – this planning proposal facilitates a new office building on the site, increasing employment capacity and growth within Central Sydney.
2. Ensure development responds to context – a site-specific DCP includes provisions to ensure future development is designed within a maximum building envelope and responds to its context with appropriate street interface, building height and acknowledges adjacent heritage.
4. Provide for employment growth in new tower clusters – the site is located in a tower cluster where additional density may be accommodated for commercial floor space.

5. Ensure infrastructure keeps pace with growth – future development is subject to the Central Sydney Development Contributions Plan 2020 and City of Sydney Affordable Housing Program
6. Move towards a more sustainable city – this planning proposal facilitates future development that must achieve the City's sustainability and Net Zero requirements.
7. Protect, enhance and expand Central Sydney's heritage and public places – the building envelope responds to nearby heritage and maintains acceptable public domain amenity.
8. Move people more easily – the site is well located to capitalise on the recent public transport and public domain upgrades, while maintaining the existing connection to Town Hall station.
9. Reaffirm commitment to design excellence – future development will be subject to a competitive design process, with site-specific DCP provisions to ensure a high quality built form.

Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Not applicable.

Is the planning proposal consistent with applicable State Environmental Planning Policies?

This planning proposal is consistent with all applicable State Environmental Planning Policies (SEPPs), as summarised in Table 2

Table 2. Consistency with State Environmental Planning Policies

State Environmental Planning Policy	Comment
SEPP (Biodiversity and Conservation) 2021	Consistent. The site is located in the Sydney Harbour Catchment area but not within the Foreshores and Waterways Area. As the existing tower on site is being retained, with no significant excavation and no change to existing infrastructure, the proposal is unlikely to adversely impact water quality or flooding.
SEPP (Exempt and Complying Codes) 2008	Consistent
SEPP (Housing) 2021	Consistent
SEPP (Industry and Employment) 2021	Consistent
SEPP (Planning Systems) 2021	Consistent
SEPP (Precincts–Eastern Harbour City) 2021	Consistent
SEPP (Resilience and Hazards) 2021	Consistent. No change in land use is proposed and future development requires minimal excavation. Further investigation will be required as part of any future development application process.
SEPP (Resources and Energy) 2021	Consistent.
SEPP (Sustainable Buildings) 2022	Consistent

State Environmental Planning Policy	Comment
SEPP (Transport and Infrastructure) 2021	Consistent. This SEPP facilitates infrastructure delivery and identifies matters for the assessment of adjacent development. The subject site directly adjoins Town Hall station and the rail corridor. This proximity requires future development application to consider potential impacts on the corridor and requires concurrence from Transport for NSW.

The following SEPPs are not applicable to this planning proposal:

– SEPP (Precincts – Central River City) 2021, SEPP (Precincts – Regional) 2021, SEPP (Precincts – Western Parkland City) 2021, SEPP (Primary Production) 2021

Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

Table 3 outlines the consistency is this planning proposal with the applicable Local Planning Directions.

Table 3. Consistency with Local Planning Directions

Ministerial Direction	Comment
1.1 Implementation of Regional Plans	Consistent, as demonstrated in section 5.3 of this report.
1.3 Approval and Referral Requirements	Consistent. No provision is proposed that would require concurrence, consultation or referral of any development application to a Minister or public authority or identifies any designated development.
1.4 Site Specific Provisions	Consistent. This proposal does not restrict the permitted uses on the land. This planning proposal provides an uplift for commercial development, consistent with local, district and State strategies. Other uses remain permissible on the site pursuant to its zoning and development controls.
3.1 Conservation Zone	Consistent. No amendment in this proposal hinders the application of this Direction
3.2 Heritage Conservation	Consistent. The site is adjacent to a number of heritage items. This planning proposal does not alter any heritage controls. Future development application will be assessed on impacts to nearby heritage.
3.5 Recreation Vehicle Areas	Consistent. The site is not being developed for the purpose of a recreation vehicle area.
3.7 Public Bushland	Consistent. The site does not contain any urban bushland.
3.9 Sydney Harbour Foreshores and Waterways Area	Consistent. The site is not located within the Foreshore and Waterways Area.

Ministerial Direction	Comment
3.10 Water Catchment Protection	Consistent. The site is in the Sydney Harbour Catchment but outside the Foreshore and Waterways Area Boundary. As the existing tower and basement structures are being retained, it is unlikely the proposal would worsen water quality.
4.1 Flooding	Consistent. The site is identified as subject to flooding in Probable Maximum Flood events. The site-specific provisions included in the planning proposal will not inhibit future development from complying with the flood planning requirements, nor result in adverse impacts to other properties, meeting the requirements of this Direction.
4.2 Coastal Management	Consistent. The site is not located within the coastal environment area or coastal use area.
4.4 Remediation of Contaminated Land	Consistent. This proposal facilitates the delivery of a new office building integrated with the existing basement and structures on site. No change of use or major excavation works are proposed. Further investigation will be included as part of the future development application.
4.5 Acid Sulfate Soils	Consistent. The site is located on Class 5 Acid Sulfate Soils land, per the LEP. The nearest Class 2 land is 400m to the west near Darling Harbour. No change of use or significant excavation is proposed and will not result in the disturbance or impact to sensitive uses.
5.1 Integrating Land Use and Transport	Consistent. The site is well-located close to key public transport connections in Central Sydney.
6.1 Residential Zones	Consistent. The planning proposal does not prevent a residential use from occurring on the site under the current LEP zoning and development standards. It introduces additional standards to encourage commercial uses.
6.2 Caravan Parks and Manufactured Home Estates	Consistent. No amendment in this proposal hinders the application of this Direction
7.1 Employment Zones	Consistent. This planning proposal shall deliver employment growth in a suitable location

The following Directions are not applicable to this planning proposal:

– 1.2 Development of Aboriginal Land Council Land, 1.5 Parramatta Road Urban Transformation Strategy, 1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan, 1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan, 1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan, 1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor, 1.10 Implementation of the Western Sydney Aerotropolis Plan, 1.11 Implementation of Bayside West Precinct Plan, 1.12 Implementation of Planning Principles for the Cooks Cove Precinct, 1.13 Implementation of St Leonards and Crows Nest

Plan, 1.14 Implementation of Greater Macarthur 2040, 1.15 Implementation of the Pyrmont Peninsula Place Strategy, 1.16 North West Rail Link Corridor Strategy, 1.17 Implementation of the Bays West Place Strategy, 1.18 Implementation of the Macquarie Park Innovation Precinct, 1.19 Implementation of the Westmead Place Strategy, 1.20 Implementation of the Camellia-Rosehill Place Strategy, 1.21 Implementation of the South West Growth Area Plan, 1.22 Implementation of the Cherrybrook Station Strategy, 3.3 Sydney Drinking Water Catchments, 3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs, 3.6 Strategic Conservation Planning, 3.8 Willandra Lakes Region, 4.3 Planning for Bushfire Protection, 4.6 Mine Subsidence and Unstable Land, 5.2 Reserving Land for Public Purpose, 5.3 Development near Regulated Airports and Defence Airfields, 5.4 Shooting Ranges, 7.2 Reduction in non-hosted short-term accommodation period, 7.3 Commercial and Retail Development along the Pacific Highway, North Coast, 8.1 Mining, Petroleum Production and Extractive Industries, 9.1 Rural Zones, 9.2 Rural Lands, 9.3 Oyster Aquaculture, 9.4 Farmland of State Regional Significance on the NSW Far North Coast.

5.4 Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

The planning proposal is unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats. The site is located in Central Sydney, which does not contain any critical habitats or threatened species or ecological communities.

Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The additional floor space facilitated by this planning proposal will help deliver a new 10 storey office building that will be integrated with the existing tower and basement structure on the site.

The proposed amendments are unlikely to result in any adverse amenity impacts that cannot be controlled. Existing policies, regulations and standards are in place to ensure environmental impacts are mitigated during the construction phase and eventual use of the development.

The proposed scheme has been developed in collaboration with the proponent with environmental impacts identified and resolved during the detailed assessment. Key considerations arising from the planning proposal, are discussed below.

Planning envelope

Height of building

The proposed planning envelope accommodates a new office building on the subject site within a built form that is responsive to its context, protects adjoining residential amenity and maintains good pedestrian wind and daylight conditions. The new building's height complements the surrounding scale, providing a transition between adjacent towers and the prominent heritage buildings nearby.

The planning envelope detailed in the draft DCP has a maximum height of RL 62.22 metres. Provisions will ensure all building elements, including lift overruns, plant and balustrades will be entirely contained within this envelope to maintain residential amenity and views from the adjoining apartments on the lower levels of the Greenland Building tower.

This planning proposal does not seek to change the building height development control for the subject site. At RL 62.22 metres, the planning envelope is approximately 38 metres above the existing ground level, beneath the 55 metre height control for the north-west corner for the site and the 235 metre height control applicable for the rest of the site.

Clause 6.21D(3)(a) will not apply to the proposed site specific controls as future development shall not exceed the maximum building envelope at RL 62.22 metres.

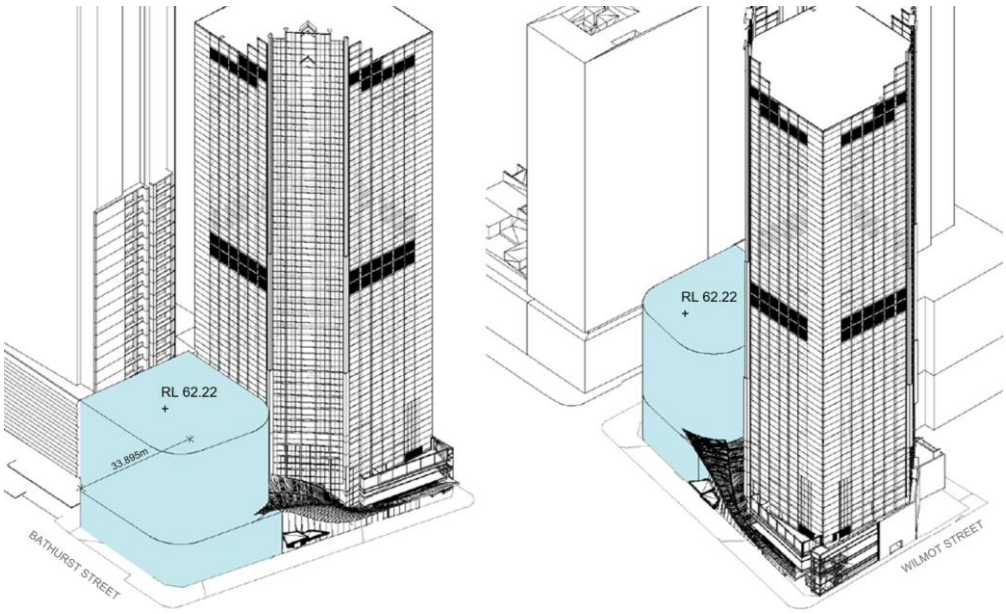


Figure 15. Axonometric view of the proposed planning envelope

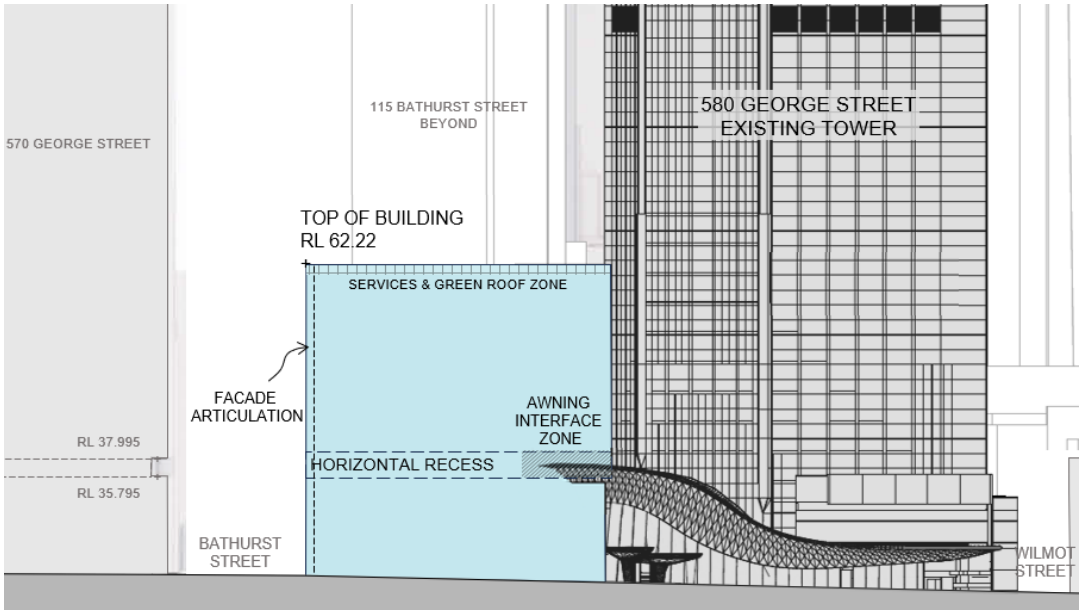


Figure 16. Proposed planning envelope – west elevation

Floor space ratio

This planning proposal inserts site-specific controls in Division 5 of the LEP, based on the proponent's request and indicative scheme prepared by Curzon + Partners. The proposed controls provide for an additional 8,000m^2 of floor space in a new 10 storey office building on the site. This envelope was tested to accommodate the proposed FSR and meet the City's efficiency and articulation requirements.

The planning proposal increases the maximum FSR for the site to 15.1:1, inclusive of end of journey floor space, accommodation floor space and design excellence. The controls are specific to the envelope outlined in this planning proposal and as such, future development is not eligible for any other types of additional floor space available elsewhere in the LEP.

To be eligible for the proposed controls, future development is to meet the site-specific requirements in the LEP, such as restricting future development on site to non-residential uses only, includes an end of journey facility and does not include additional car parking spaces.

There is no change to the application of heritage floor space for accommodation floor space or design excellence. The City's heritage floor space scheme shall remain applicable in accordance with the existing provisions in the LEP.

Urban design

Heritage

The subject site is not identified as a heritage item however the northern portion falls in the Sydney Square/Town Hall & St Andrews Special Character Area. Several prominent heritage items are in close proximity, including State heritage listed Sydney Town Hall and St Andrew's Cathedral, and the former Bank of NSW and former Sydney County Council buildings.

The accompanying Heritage Impact Statement prepared by Urbis found that future development would not adversely impact the heritage significance of adjacent items. The report noted the site's immediate context comprises a mix of contemporary high-rise buildings and lower scale heritage buildings. The planning envelope would not impact or obstruct key views to these heritage items.

The planning envelope includes a recessed horizontal "waist" zone, creating a break to the mass between the lower podium and upper levels. This zone reflects datums of adjacent heritage buildings, including a similar recess zone in the former Sydney County Council building and the height of the former Bank of NSW building opposite to the site.

The horizontal "waist" provides a point of transition to help the new building better relate to its varied urban context, delivering a podium form, with a strong coherent street wall that connects the existing tower and adjoining Greenland Building. The character of heritage building within the site's vicinity will be reflected through the use of sandstone on the lower levels of the new building.

A setback of at least 2 metres shall be included in the horizontal "waist" zone, to provide a visual and spatial distinction between the podium and upper levels of the building. The recessed setback allows for an external terrace and planting. It also provides an opportunity for the existing sweeping feature awning to be accommodated into the envelope and serve as an element that connects the two buildings on site.

Future development will be subject to a site-specific DCP, design competition and heritage advice to inform the detailed design to reflect and respond to surrounding heritage and urban context. The draft DCP contains specific provisions and diagrams that detail the above requirements.

Architectural articulation

The planning envelope includes sufficient opportunities for architectural articulation and flexibility for a design response to address potential issues. Articulation zones of at least 600mm to all street facing external facades have been included in the planning envelope and detailed in the draft DCP. These facade zones provide for opportunities to deliver visual interest, break down scale, address adjacent heritage and mitigate against adverse public domain amenity conditions.

Residential amenity and visual impact

The Urban Design Report included an overshadowing and view loss analysis for the lower level apartments in the Greenland Building overlooking the subject site. At RL 62.22 metres, the new building is positioned below the west facing apartments, ensuring no additional overshadowing and retaining existing outlook and solar access conditions, as shown in Figure 17.

The planning envelope will ensure that all built form elements for the new building, including parapet, lift overrun, and plant equipment cannot exceed RL 62.22 metres to protect views over the new building from the impacted apartments.



Figure 17. View impact analysis from the adjacent apartments in Greenland Building

Pedestrian amenity

The planning envelope was subject to public domain amenity testing to identify potential impacts on pedestrian wind and daylight conditions.

The Urban Design Report prepared by Curzon + Partners included an overshadowing analysis that found the proposal results in additional overshadowing to the pedestrianised section of George Street to the south-west of the site however this is contained in the shadow cast by nearby towers, including the former Sydney County Council Building to the north. This section of George Street receives direct sunlight from 11.00am in midwinter.

The building envelope height responds to its prominent location while maintaining substantial views of the open sky. Particularly from the George and Bathurst Street intersection, future development will maintain acceptable daylight access for pedestrians.

A Pedestrian Wind Assessment prepared by RWDI accompanied this planning proposal, testing pedestrian wind comfort and safety levels. Computational fluid dynamic (CFD) analysed wind flows around the site and public domain, testing the existing development and the proposed envelope.

The wind assessment noted comfortable existing wind conditions in the public domain surrounding the site. No locations exceeded the wind safety standard. Testing of the proposed envelope found generally consistent wind conditions that are suitable for its existing use, including outdoor dining. The comparatively small massing of the proposed envelope is not likely to significantly influence the local wind environment.

Notwithstanding, a detailed wind environment analysis is required at the development application stage and as such, the DCP includes provisions to ensure future development maintains good public domain amenity.

Public domain

Awning

The site's George Street frontage includes a distinctive undulating awning feature installed as part of retail, lobby and facade upgrade works in 2014. The awning, shown in Figure 18, is integrated into the office tower's form, beginning above the retail arcade entrance at the south of the site, extending over the tower's entrance lobby and terminating above the retail podium.

It is anticipated that the extent of integration of the feature awning with the new building on site shall be resolved through the design excellence process. The draft DCP includes provisions to ensure the feature awning is considered holistically as part of the future development. The provisions identify the horizontal recess zone above the lower podium as the interface between the curved awning and the new building. The 2 metre setback in this zone provides for the integration of the awning into the design of the new building.

Town Hall station connection

The lower ground through-site link provides an accessible pedestrian connection from Town Hall train station to George Street and the surrounding area. It features retail, a supermarket and an escalator connection to the ground floor food court and Bathurst Street building entry.

The retail arcade and Town Hall pedestrian connection will be retained following the redevelopment of the site, with public access maintained during construction works to the new building. This planning proposal excludes any changes to the lower ground level or retail spaces, except to the escalators, which will be removed to provide for the reconfigured ground floor layout and reinstated in the new building.

Public art

The City's public art requirements encourage public art integrated into new development. The are existing public art works provided as part of previous upgrades to the podium and retail spaces. These include the feature canopy awning and frit glass art to George Street as shown in Figure 18.

A Public Art Strategy accompanied this planning proposal, recommending new public art shall complement the existing works on site.

The identification of public art opportunities will be considered as part of the detailed design process and secured in accordance with the development application and the City's requirements.

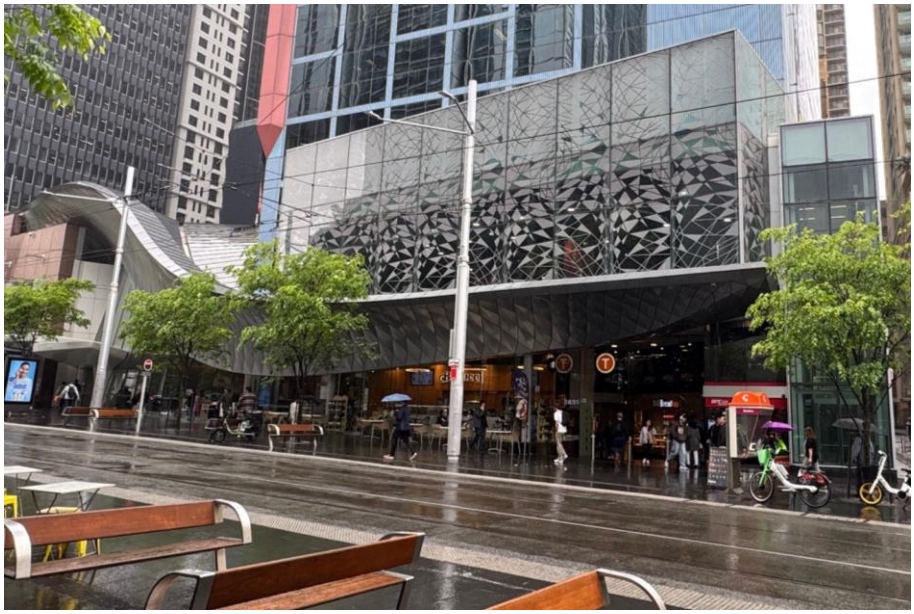


Figure 18. George Street feature awning and existing public art

Traffic and transport

Servicing

This planning proposal does not include any change to the existing vehicle access, loading and waste collection arrangements. The new office building and retail spaces will utilise the existing loading dock and servicing spaces at the rear of the existing office tower. Vehicle access, basement entry and exit points and loading dock will also remain on the site's south-east corner from Wilmot Street.

A Loading Dock and Traffic Assessment prepared by Traffix accompanied the planning proposal analysing different layouts to support the additional retail and office floor space, requiring 3 additional loading bays. The assessment notes that the existing loading dock has sufficient space to include 2 additional spaces for small rigid vehicles and one new space for delivery vans with potential for different configurations to accommodate additional or larger service vehicles.

Curzon + Partners undertook a Waste Management Assessment to determine if the subject site can accommodate the anticipated higher waste volumes. The existing garbage room is of sufficient size to comfortably support the waste generated by the additional floor space facilitated by this planning proposal.

The final design and layout of the loading dock will be determined as part of detailed design and through the development application, however the submitted assessments demonstrate that future development is capable of accommodating the projected additional waste and servicing demands consistent with requirements of Sydney DCP 2012.

Parking

The existing car parking arrangements includes 137 parking spaces, including a commercial carpark operated by Wilson Parking, located in the basement and accessed from Wilmot Street.

This planning proposal does not propose any changes to these parking arrangements however the concept plan anticipates additional structural columns will be required to support the new office building penetrating into the basement. Across the three basement levels, there will be a reduction of 31 car parking spaces.

The accompanying Loading Dock and Traffic Assessment prepared by Traffix found the new building would likely result in a reduction of vehicle trips to Central Sydney, noting minimal impacts to Wilmot Street and surrounding road network, otherwise consistent with existing conditions.

Notwithstanding the above, this planning proposal includes site-specific LEP provisions to ensure future development will not result in additional car parking spaces on the subject site.

End of journey facilities

This planning proposal will ensure future development provides for cycle and end of journey facilities in the new building. The quantum of spaces for staff and visitor bicycle parking shall be consistent with DCP rates and requirements, including expanding the current facilities for the existing office building, or providing new facilities associated with the future development. The final location and composition of the end of journey facilities is subject to the design competition and will inform the detailed development application for the new building.

Environmental impacts

Flooding

The site and adjacent public domain may be subject to flooding in large rain events due to its location which experiences overland flows along George Street, however there is unlikely to be an increase to the flood hazard as a result of future development on the subject site. The reference scheme demonstrates the proposal is capable of complying with the City's flood planning requirements. A more detailed flood advice report would be included as part of any future development application for the site.

Sustainability

Future development shall be designed to achieve ecological sustainable development targets. The following commitments have been made by the landowner:

- 5.5 star NABERS Base Building Energy rating for offices;
- 4 star NABERS Base Building Water rating;
- 5 star Green Star Buildings rating;
- 100% electric in operation;
- procure renewable energy equivalent to "net zero emissions" in operation; and
- reduction in upfront carbon and construction and demolition waste.

These targets are consistent with the City's sustainability targets, cl 7.33 of Sydney LEP 2012 and Sydney DCP 2012, that require energy efficiency and net zero emissions from energy.

Other impacts

Design excellence

Future development will be subject to an architectural design competition pursuant to cl 6.21D of the LEP. As a planning proposal, the Tower cluster design excellence requirements do not apply, however design excellence provisions commensurate to its scale shall be applicable.

The draft DCP detailed the design excellence strategy, including the location of the new building and competition extent, and competitor requirements– minimum of 3 competitors, at least 50% of which are Australian-based architects from a range of emerging and established practices.

No additional building height or floor space is to be awarded as a result of an architectural design competition. The proposed provisions specify that consent may only be granted if the building is subject to an architectural design competition and demonstrates design excellence.

Draft site-specific Development Control Plan

A draft Development Control Plan has been prepared and will be exhibited alongside this planning proposal and provides site-specific controls to be inserted into Section 6 of the Sydney DCP 2012. It includes:

- objectives and provisions to ensure a high quality built form;
- maximum building envelope, massing and height;
- public art;
- sustainability; and
- design excellence strategy.

Has the planning proposal adequately addressed any social and economic effects?

Economic impact

This planning proposal provides for additional commercial floor space, contributing to the supply of high-quality office space in the central business district. Future development concept will comprise 8,000m^2 of premium-grade office floor space, generating more than 400 jobs during the construction phase and over 900 operational jobs.

The proposal aligns with the key moves of the City's local strategic planning statement and the Eastern City District Plan in that it facilitates additional employment generating floor space in a highly accessible strategic location, helping deliver a stronger, more competitive Central Sydney.

The project will also deliver considerable social benefits to Central Sydney, revitalising an ageing and underutilised site in a prominent location. Pedestrian amenity and safety will be enhanced with additional retail activation, new public art and associated public domain improvements.

5.4 Infrastructure (Local, State and Commonwealth)

Is there adequate public infrastructure for the planning proposal?

There is adequate public infrastructure to support this planning proposal. The subject site is well-served by public transport, directly adjacent to Town Hall train station and light rail stop on George Street and close to Gadigal metro station on Bathurst Street, as well as nearby bus services and cycleways.

The site is already serviced by public utilities including water, sewer and stormwater, electricity, gas and telecommunications. It is expected these services will be upgraded where required, and the relevant utilities will be contacted for comment during the exhibition period.

Any development application on the site will be subject to section 7.12 development contributions as outlined in the Central Sydney Development Contributions Plan 2020.

5.5 State and Commonwealth interests

What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The gateway determination will advise the public authorities to be consulted as part of this planning proposal process. Issues raised will be incorporated into this planning proposal following the consultation in the public exhibition period.

As future development on the site requires excavation and is located directly adjacent to Town Hall station and rail corridor, the planning proposal and future development application requires consultation and concurrent approval from Transport for NSW before approval from the City.

6. Mapping

This planning proposal does not include any amendments to maps.

7. Community consultation

This planning proposal shall be exhibited in accordance with the requirements of the gateway determination once issued by the Department of Planning, Industry and Environment.

It is anticipated that the gateway determination will require public exhibition for a period of not less than 28 days in accordance with the Environmental Planning and Assessment Act 1979 and *Local Environmental Plan Making Guideline* dated August 2023.

Notification of the public exhibition will be consistent with the gateway determination and the City's Community Participation Plan.

Consultation with the necessary state agencies, authorities, other relevant organisations and stakeholders will be undertaken in accordance with the conditions contained in the gateway determination.

8. Project timeline

The anticipated timeframe for the completion of the planning proposal is as follows:

Stage	Timeframe
Commencement / gateway determination	February 2026
Government agency consultation	March – April 2026
Public exhibition	March – April 2026
Review of issues raised in submissions	May 2026
Post-exhibition reporting	August 2026
LEP drafting	September 2026
LEP made	October 2026
LEP notification	October 2026

Appendix 1

Example provisions

The final version of the site-specific provisions to be inserted into the LEP are subject to drafting and agreement with NSW Parliamentary Counsel's Office, but may be as follows:

Part 6 Local provisions – height and floor space

Division 5 Site specific provisions

6.xx 580 George Street, Sydney

(1) The objectives of this clause is to provide additional floor space to encourage the following:

  (a) incentivise uses other than residential accommodation or serviced apartments, and

  (b) new development with satisfactory distribution of built form and floor space appropriate to the surrounding area, and

  (c) minimise adverse impacts on the amenity of the surrounding area.

(2) This clause applies to 580 George Street, Sydney, being Lot 20 DP 835715.

(3) A building on land to which this clause applies may have a floor space ratio of up to a maximum of 15.1:1, which includes–

  (a) the gross floor area permitted as a result of applying the floor space ratio shown for the land on the Floor Space Ratio Map, and

  (b) any additional floor space for which the building is eligible under clauses 6.4, 6.6 and 6.21D.

(4) Development consent must not be granted under subclause (3) unless the consent authority is satisfied the development:

  (a) will not be used for the purposes of residential accommodation or serviced apartments, and

  (b) will include end of journey facilities, and

  (c) will not result in additional car parking spaces on the land.

(5) Clauses 6.21D(3)(a) and (b) and 6.21E do not apply to a building for which development consent is granted under this clause.

Attachment A1

Planning Proposal Report – Prepared by Proponent

URBIS

PLANNING PROPOSAL REPORT | 580 GEORGE STREET, SYDNEY



Prepared for
THE GPT GROUP
September 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Sophy Purton
Associate Director	Mietta Gleeson
Senior Consultant	Andrew Lee
Project Code	P0051573
Report Number	Final_September 2025



Acknowledgement 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.

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.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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EXECUTIVE SUMMARY

OVERVIEW

This Proponent-Initiated Planning Proposal (**Planning Proposal**) has been prepared by Urbis Ltd on behalf of The GPT Group (GPT) (**the proponent**) to initiate an amendment to the *Sydney Local Environmental Plan 2012* (**SLEP 2012**) as it relates to the land at 580 George Street, Sydney (**the site**).

The planning proposal seeks to allow for the redevelopment of this key site at the corner of George Street and Bathurst Street in the heart of the Sydney CBD. In doing so, GPT seek to create a sustainable, advanced workplace environment and a built form that respects the site's heritage and urban fabric.

To revitalise this prominent site, GPT envisage replacement of the 3-level corner podium with a new 10-storey corner tower, which seamlessly connects into the iconic 580 George Street tower on the site. The new tower will accommodate vibrant retail spaces and A-grade office floor space and be designed to activate this corner, becoming a key marker within the CBD.

This Planning Proposal seeks to amend the SLEP 2012 by inserting a new site-specific clause under Division 5 of the LEP, which will permit an additional gross floor area of 8,000m2, or a total FSR across the site of 15:1.

The planning proposal is accompanied by a draft site-specific Development Control Plan (DCP) that provides site specific design guidance, to be inserted into Section 6 of the Sydney DCP 2012. The site specific DCP will guide any future development outcome on the site to ensure it is delivered with strong regard for the local development context, the surrounding public domain, as well as matters of ecological sustainability and design excellence.

BACKGROUND

The existing commercial building, including the 33 storey tower component and podium was first completed in 1988 and while it was partially refurbished in 2000, it predominantly featured an outdated appearance that was no longer representative of an ‘A Grade’ office building. In November 2013, an application was approved (D/2012/1682) to refurbish the podium lobby, providing new and reconfigured internal areas, as well as updating the podium facade and the addition of a new curved awning.

The construction and occupation (CC and OC) of this development was divided into two stages. Stage 1 comprising works to the southern section of the podium, including commercial tower entrance lobby, curved awning, new cafe and activation of the Wilmot Street retail tenancy. These works have since been completed. Stage 2 comprised works to the northern section of the podium, including ground floor retail tenancies, food court and relocation of the street entrance. These works did not progress.

This planning proposal largely applies to the building footprint of the ‘Stage 2’ portion of the originally planned works. As such the controls seek to allow for a development outcome that will provide seamless integration with the existing podium and tower, from both a function and design perspective, to ultimately form one complete site.

PLANNING CONTEXT

Under the existing LEP controls, the site is zoned SP5 Metropolitan Centre, has a maximum permissible building height of 55 metres and 235m and a mapped floor space ratio of 8:1, with additional floor space bonuses available. The site is located within Central Sydney, as well as within a ‘Tower Cluster’, which earmarks the potential for development uplift based on its site area, location and attributes.

Whilst the Tower Cluster provisions are available to the site (which would unlock an FSR of 18.75:1), the scale of works proposed is limited to a 10 storey corner podium form with a maximum additional GFA of 8,000m2. Given the proposed built form outcome, the planning proposal has been prepared to avail the floor space necessary to complete the podium works only.

INDICATIVE REFERENCE SCHEME

A concept design for an indicative development outcome has been prepared by Curzon + Partners to guide the Planning Proposal. The design demonstrates that the proposed planning envelope can deliver a feasible commercial and retail development on the site, supporting the amendments to the Sydney LEP 2012 and controls proposed in the site specific DCP.

The indicative development scheme will provide for the following:

- Demolition of the existing podium at the George Street and Bathurst Street corner to ground level
- Development of a new 10 storey commercial and retail building with a maximum height RL 62.220
- Additional GFA of 8,000m2, comprising premium grade retail and A-grade commercial office floor space
- Retention of the existing Lower Ground through site link to Town Hall Station
- Retention of the existing 580 George Street Tower and associated podium
- Retention of the existing basement car parking,
- Retention of the loading dock and car park entry and configuration

PLANNING OUTCOMES

The Planning Proposal is found to respond appropriately to relevant strategic planning framework, which supports development outcomes that contribute to employment growth, while providing high quality and innovative design that is complementary to the character of the central city.

The Planning Proposal would achieve the following key planning outcomes and benefits:



Provision of 8,000m2 of additional A-Grade commercial floor space and associated retail uses, on an underutilised site in one of Sydney's core office precincts, contributing to the reinvigoration of the CBD as a thriving commercial and employment centre.



Delivery of 419 construction jobs (direct and indirect).
Provide $302.6 million to the NSW economy during construction.



Delivery of 965 new employment opportunities (direct and indirect) once operational.
Contribute $425.3 million to the state economy, annually.



Provides floor area uplift on a site that is located to make efficient use of transport infrastructure including the metro, light rail, bus and ferry services



Targeted sustainability outcomes that with the City of Sydney's Net Zero targets.



Protection of solar access to adjoining residences and key public areas.
No adverse wind impacts to the site, adjoining properties or within the public realm.



The planning proposal and associated draft site-specific DCP support a development outcome, that will deliver contemporary commercial and retail spaces that prioritise sustainability and design excellence, while integrating with the site's heritage setting and broader urban context.

It is demonstrated that there is clear strategic and site-specific merit in progressing the Planning Proposal, the intended outcomes are appropriate and should be forwarded to the Department of Planning, Housing and Infrastructure (DPHI) for Gateway Determination

1. INTRODUCTION

1.1. OVERVIEW

This Planning Proposal request has been prepared by Urbis Ltd on behalf of The GPT Group (GPT) (**the proponent**) to initiate an amendment to the *Sydney Local Environmental Plan 2012* (**SLEP 2012**) as it relates to the land at 580 George Street, Sydney (**the site**).

The objective of the planning proposal is to insert new site-specific provisions within the SLEP 2012 to unlock the site's development potential. This will be achieved through the delivery of 8,000m2 of commercial floor space within a revitalised corner podium that integrates seamlessly with the existing built form on site and the wider urban landscape, contributing to the vibrancy of the Sydney CBD.

1.2. PROJECT VISION

The planning proposal represents the redevelopment of a key site at the intersection of George Street and Bathurst Street, in the heart of the Sydney CBD. Through this proposal, GPT seek to revitalise this prominent site by demolishing the existing 3-level corner podium, while retaining the iconic 580 George Street tower.

GPT's vision for the site includes construction of a new 10-storey corner tower, that is designed to integrate with the site's heritage context and adjoining developments. The new development will breathe life into the area with an additional 8,000m2 of GFA to provide for vibrant retail spaces at the lower podium and premium commercial office spaces on the upper levels. The existing lower ground pedestrian link to Town Hall Station will be preserved, ensuring direct connectivity with the wider precinct.

The proposal will allow for development of 'Stage 2' of the originally planned works for the wider site precinct, that saw the upgrade of the southern portion of the podium. As such, GPT seek to ensure future development of the site provides for seamless integration with the existing basement, podium and tower, from both a function and design perspective, to ultimately form one complete site.

Overall, GPT seek to create an advanced workplace environment that exemplifies sustainability and design excellence, while integrating respectfully with the site's heritage surroundings and wider urban fabric.

1.3. REPORT STRUCTURE

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) and the Department of Planning, Housing and Infrastructure (**DPHI**) guideline '*Local Environmental Plan Making Guideline'* dated August 2023.

As the site is located within the Central Sydney area of the City of Sydney LGA, the planning proposal addresses the requirements and considerations outlined in the *'Guideline for Site Specific Planning Proposal in Central Sydney'* (the Guideline). The Guideline outlines specific minimum requirements which are to be adhered to, in order to access additional height and density through site specific planning proposals.

The relevant sections of the Planning Proposal are listed below:

- **Section 2:** Detailed description of the site, the existing development and local and regional context.
- **Section 3:** Project background including pre-lodgement and scoping proposal advice.
- **Section 4**: Current statutory planning framework relevant to the site, including State and local planning controls.
- **Section 5:** Key features of the indicative development outcome, which is intended to be delivered as an outcome of the Planning Proposal.
- **Section 6:** Comprehensive description and assessment of the Planning Proposal in accordance with the DPHI Guideline.
- **Section 7:** Conclusion and justification.

1.4. PROJECT TEAM

This Planning Proposal has been prepared through significant collaboration with the project team and is supported by a range of technical inputs as shown in **Table 1** below.

Table 1 Planning Proposal Project Team

Technical Input	Consultant	Appendix
Site Specific DCP	Urbis	Appendix A
Building Envelope Plans and Reference Design	Curzon + Partners	Appendix B
Urban Design Report	Curzon + Partners	Appendix C
Heritage Impact Statement	Urbis	Appendix D
Pedestrian Wind Environment Study	RWDI	Appendix E
Services & Infrastructure Strategy	Arup	Appendix F
Sustainability Strategy	E-Lab	Appendix G
Site Survey	Lockley LTS	Appendix H
Economic Benefits Assessment	Urbis	Appendix I
Construction Methodology Statement	Icon Project Management	Appendix J

2. SITE CONTEXT

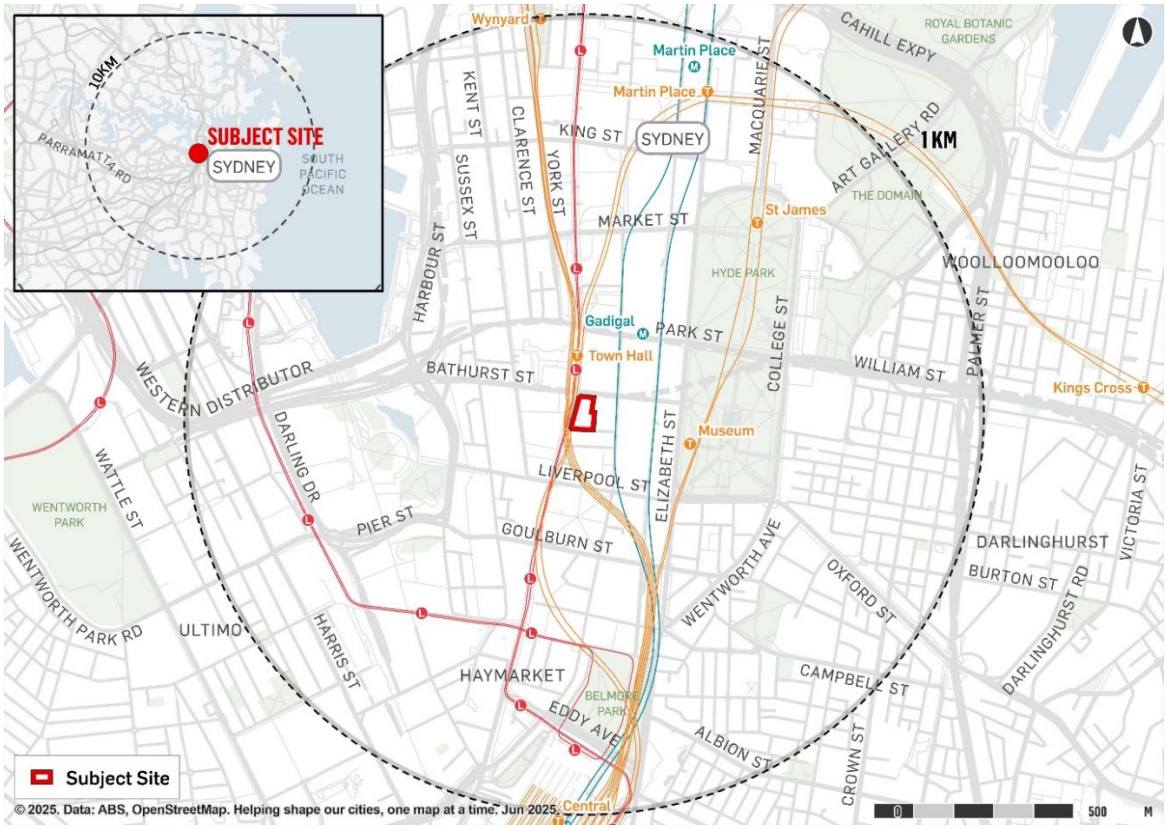
2.1. SITE DESCRIPTION

The Planning Proposal relates to 580 George Street, Sydney, within the City of Sydney Local Government Area (LGA). The key features of the site are summarised in **Table 2**.

Table 2 Site Description

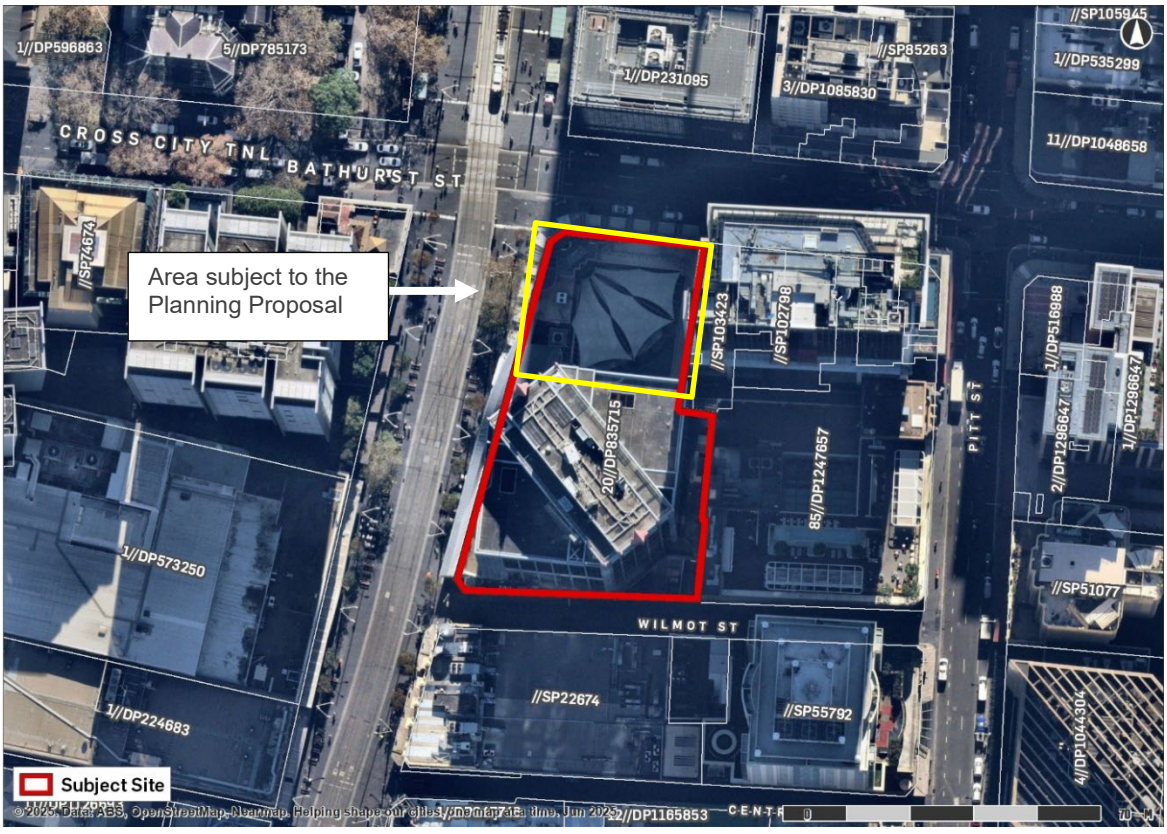
Site Characteristic	Description
Country	Gadigal
Legal Description	Lot 20 in DP 835715
Existing Use / Structures	37-storey commercial office building, comprising: ▪ Three level basement carpark ▪ Lower ground retail arcade and underground pedestrian connection to/from Town Hall Station ▪ Ground floor food court and retail ▪ Childcare centre at Level 1 ▪ 32 office levels (Level 2 to Level 33)
Site Area	3,567 m2
Existing GFA	Total existing GFA of 48,719m2 split across the podium and tower as follows: ▪ Podium GFA: 5,990m2 ▪ Tower GFA: 42,729m2
Site Frontage	The site is bound by the following street frontages: ▪ West: George Street (82m) ▪ North: Bathurst Street (33m) ▪ South: Wilmot Street (54m)
Vegetation	Eight street trees are located along George Street adjacent to the site.
Topography	The site slopes from north to south by approximately 2.1 metres and east to west by approximately 1.1 metres.
Hydrology	The site is identified as being subject to flooding. Probable Maximum Flood (PMF) depths partially effecting the site, predominantly along the George Street frontage.
Heritage	The site is not identified as a heritage item, is not identified as contributing heritage item, nor is it located within a heritage conservation area. The site is adjacent to identified heritage items.
Site Access	Vehicular entry and exit to the basement carpark levels are provided via Wilmont Street (via Pitt Street, only). Pedestrian access is provided as follows: ▪ Ground Level: one entrance at the corner of George and Bathurst Streets, two entrances on George Street, one entrance on Bathurst Street ▪ Lower Ground Level: an underground pedestrian connection to/from Town Hall Station.

Figure 1 Regional Context Map



Source: Urbis

Figure 2 Aerial Photograph



Source: Urbis

2.2. EXISTING DEVELOPMENT

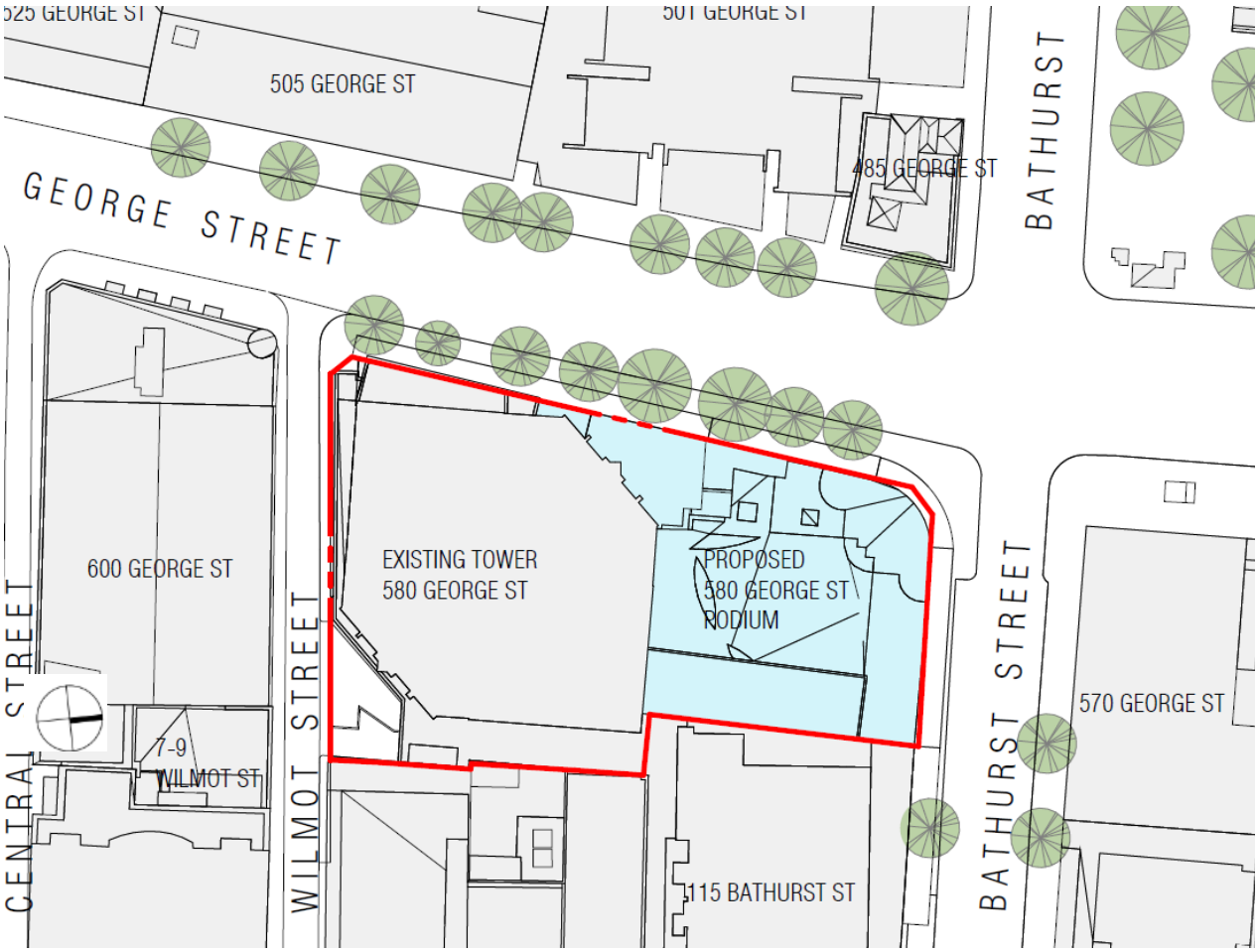
The site features an existing commercial building with a 3-level basement, defined 4-level podium and a 33-level commercial tower above. The building includes commercial office use on Level 1 to 33, a childcare centre on part of Level 1 and 2, commercial lobby, food court, and retail offerings at Ground Level. Additionally, there is a retail arcade and an underground pedestrian connection to Town Hall Station at Lower Ground Level. Basement levels 1 to 3 provide 137 car parking spaces, with vehicle access via Wilmot Street.

The building has a podium and tower design. The podium extends to the site boundary, forming a 4 -storey street wall along George Street, Bathurst Street, and Wilmot Street. The tower is positioned above the southern part of the podium, with a setback of 34.27 metres to Bathurst Street. The existing podium features two distinct parts as further detailed in the development approval discussion in Section 3.1 of this report. Only the northern portion of the podium, as shown at **Figure 3**, is the subject of this Planning Proposal.

The southern portion of the podium, which the commercial tower is positioned above, features a contemporary design with a transparent façade and curved awning feature. The northern portion of the podium is of an older rectilinear stone geometry design and generally, vertically flat awnings. This portion of the portion of the podium interfaces with the corner of George Street and Bathurst Street and features a recessed entrance that leads into the food court area and includes an escalator connection to the underground pedestrian connection to Town Hall Station, as well a connection to the office lobby located in the contemporary, southern part of the podium.

Photographs of the existing site, specifically as it relates to the existing, northern portion of the podium and the surrounding context, are provided below.

Figure 3 Subject site with northern portion of the podium subject to this Planning Proposal in blue



Source: Curzon + Partners



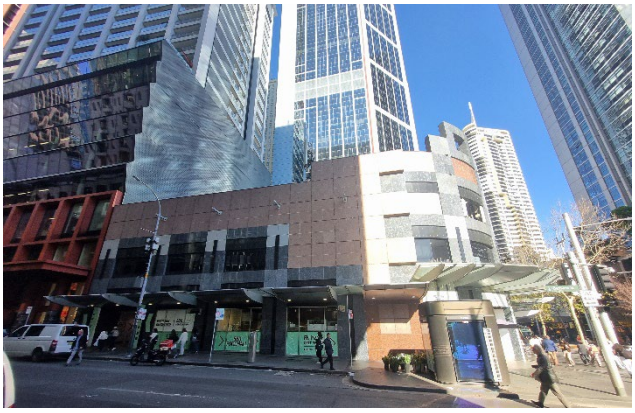
Picture 1 View of Site from George Street and Bathurst Street Intersection (far)



Picture 2 View of Site from George Street and Bathurst Street Intersection (close)



Picture 3 View of West Elevation (from George Street)



Picture 4 View of North Elevation (from Bathurst Street)

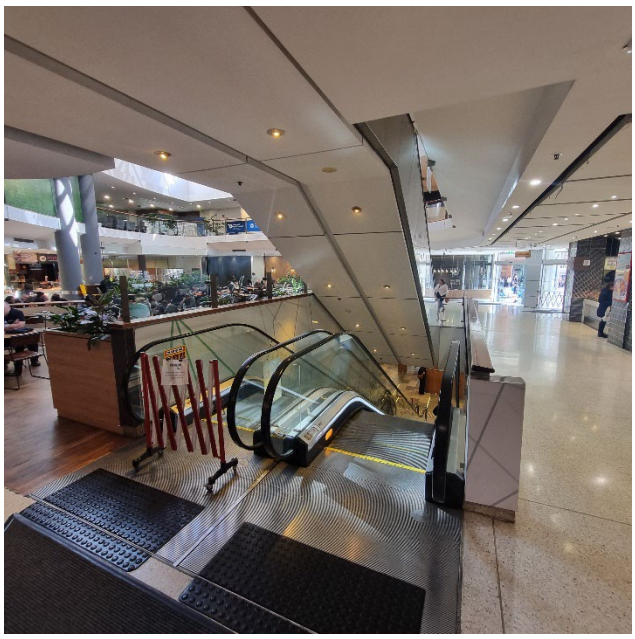


Picture 5 Podium Interior – Looking Towards the Food Court

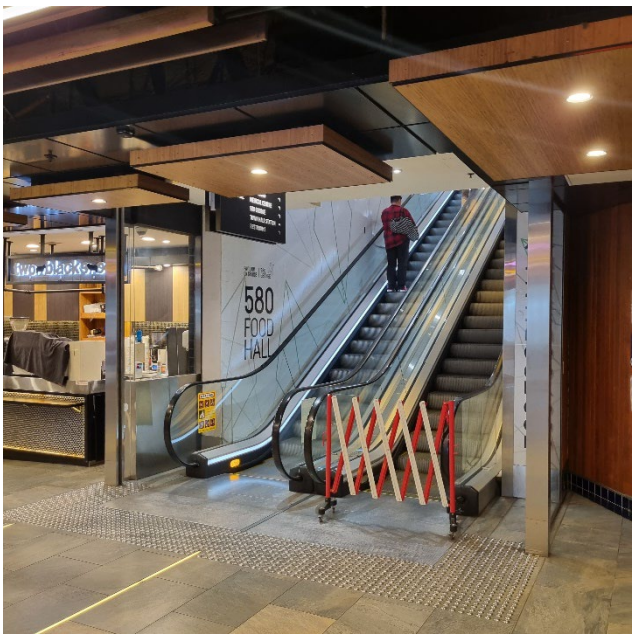


Picture 6 Podium Interior – Looking Towards the Southern Podium Area, Office Lobby

Source: Urbis 2025



Picture 7 Podium to Underground Pedestrian Connection to Town Hall



Picture 8 Underground Pedestrian Connection to Town Hall – Looking Up Escalator to Podium



Picture 9 Underground Pedestrian Connection to Town Hall – Looking Towards Escalator to Podium

Source: Urbis 2025

2.3. SURROUNDING DEVELOPMENT

The site is located in the 'Midtown' precinct of the Sydney CBD, benefiting from excellent public transport, existing infrastructure, and proximity to tourist, business, and retail centres, as well as open space.

The surrounding physical context reflects the site's highly urbanised setting, characterised by a mix of historic and modern structures. Nearby landmarks such as the Queen Victoria Building, Sydney Town Hall, and St Andrew's Cathedral are complemented by high-rise office towers, high density residential buildings and various smaller-scale commercial uses.

The immediate context is described in **Table 3**.

Table 3 Surrounding Development Context

Location	Description
North	The northern boundary of the site fronts Bathurst Street, providing one-way vehicular movement in a westerly direction. Further north, development comprises mid-rise commercial office buildings with ground-level retail, as well as proximity to key retail and civic destinations, including the Queen Victoria Building, and Sydney Town Hall. Pedestrian access to Town Hall Station is provided via a below-ground connection integrated with the subject site.
South	The southern boundary of the site abuts Wilmot Street, a narrow one-way laneway that provides pedestrian, vehicular and service access to the subject site and adjoining developments. Directly south of Wilmot Street, land fronting George Street comprises low scale retail uses, with the 52-storey 'Century Tower' apartment building fronting Pitt Street. Further south is the 'World Square' precinct, comprising high-rise residential towers, commercial offices, and a multi-level retail centre.
East	To the east the site abuts the 115 Bathurst Street, accommodating the 'Greenland Building' a 67-storey residential tower. The building's podium form adjoins the site boundary up to a height of RL62.22 metres and provides a street wall of the same height along Bathurst Street, adjacent to the site. Further east, development includes a mix of mix of commercial offices, higher-density residential towers, institutional buildings, as well as proximity to Hyde Park, one of Central Sydney's largest areas of open space.
West	To the west, the site fronts George Street, one of Sydney CBD's primary north-south boulevards. George Street functions as a high-quality pedestrian boulevard with integrated light rail and active retail frontages. Immediately opposite the site is 501 George Street, accommodating the Regents Place development, which includes a shopping centre and high-rise residential tower. The Event Cinemas site at 505 George Street, opposite the site, has development approval for an 80-storey residential tower, signalling ongoing intensification along the George Street corridor.

2.4. LOCALITY CONTEXT

2.4.1. Central Sydney

The site is located in the Midtown precinct of Central Sydney, as identified in the Central Sydney Planning Strategy (CSPS). The Midtown precinct is a key focus of the CSPS, envisioned as a dynamic, high-density, mixed-use corridor where built form is expected to intensify and employment floor space can be protected.

Central Sydney offers opportunities for development intensification and employment growth by envisioning taller buildings, particularly in areas like the Midtown precinct, to create new tower clusters. The site is part of a southern tower cluster, where increased floor space ratios and building heights are encouraged.

Planning policies have been established to manage this development, ensuring the provision of more employment floor space while protecting residential amenity to meet increasing demand.

2.5. TRANSPORT CONTEXT

The site is strategically located within one of Sydney's most highly accessible transport precincts, benefiting from immediate proximity to multi-modal public transport infrastructure, active transport routes and links to key road corridors. This includes the following:

- **Rail:** The site has direct underground pedestrian access to Town Hall Station, servicing the T1 North Shore & Western Line, T2 Inner West & Leppington Line, and T3 Bankstown Line. This supports rapid and frequent connections to the wider metropolitan and regional rail network.
- **Light Rail:** The site fronts George Street, which forms part of the CBD and South East Light Rail corridor. The nearest stop, Town Hall Light Rail Stop, is located directly adjacent to the site, providing high-frequency services between Circular Quay, Central Station, and the south-eastern suburbs (including Randwick and Kingsford).
- **Bus Services:** Numerous bus routes operate in close proximity to the site along Elizabeth, Castlereagh, Park, and Bathurst Streets, providing local and cross-regional connectivity, including to the Inner West, Eastern Suburbs, and Lower North Shore.
- **Active Transport:** The surrounding precinct includes pedestrian priority areas, particularly along George and Pitt Street. As well as proximity to a growing network of dedicated and shared bicycle corridors, including along Castlereagh Street.
- **Road Network:** Pitt Street and Elizabeth Street provide essential north-south routes for vehicles in proximity to the site, offering access to various parts of the city and beyond. Similarly, Goulburn Street and Liverpool Street are the key east-west corridors that connect the site to major arterial roads and motorways.

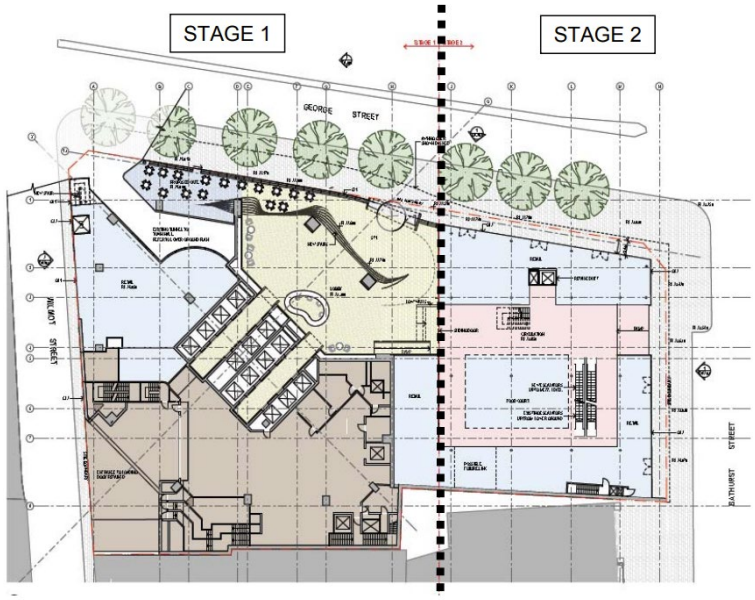
3. BACKGROUND AND PRE-LODGEMENT

3.1. PROJECT BACKGROUND

The existing commercial building, including the 33 storey tower component and podium was first completed in 1988 and while it was partially refurbished in 2000, it predominantly features an outdated appearance that is no longer representative of an 'A Grade' office building. In November 2013, an application was approved to refurbish the podium lobby, providing new/reconfigured internal areas as well as updating the podium facades and a new curved awning (D/2012/1682). The construction and occupation (CC and OC) of this development was divided into two stages detailed below, and its physical separation demonstrated in **Figure 4** below:

- Stage 1: works to the southern section of the podium, including commercial tower entrance lobby, awning, new cafe and activation of the Wilmot Street retail tenancy.
- Stage 2: works to the northern section of the podium, including reconfiguration and rationalisation of the existing tenancy layouts on ground and level 1, relocation of the street entrance and timber glazed and sun protection devices to the external façade along with public domain works.

Figure 4 Division of Construction Stages for D/2012/1682



Since the approval the Stage 1, construction of the podium form, including its curved awning, façade upgrades and public domain improvements has been undertaken.

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3.2. PRE-LODGEMENT

Between November 2024 – July 2025, the project team met with the City of Sydney on a number of occasions. On 12 December 2024, the intended building envelope was presented to the Design Advisory Panel (**DAP**).

The DAP along with the City provided advice to the project team, for consideration as part of the future urban development outcome. Further advice was provided by the City on 13 May 2025, regarding the ability to undertake an alternative design excellence provision.

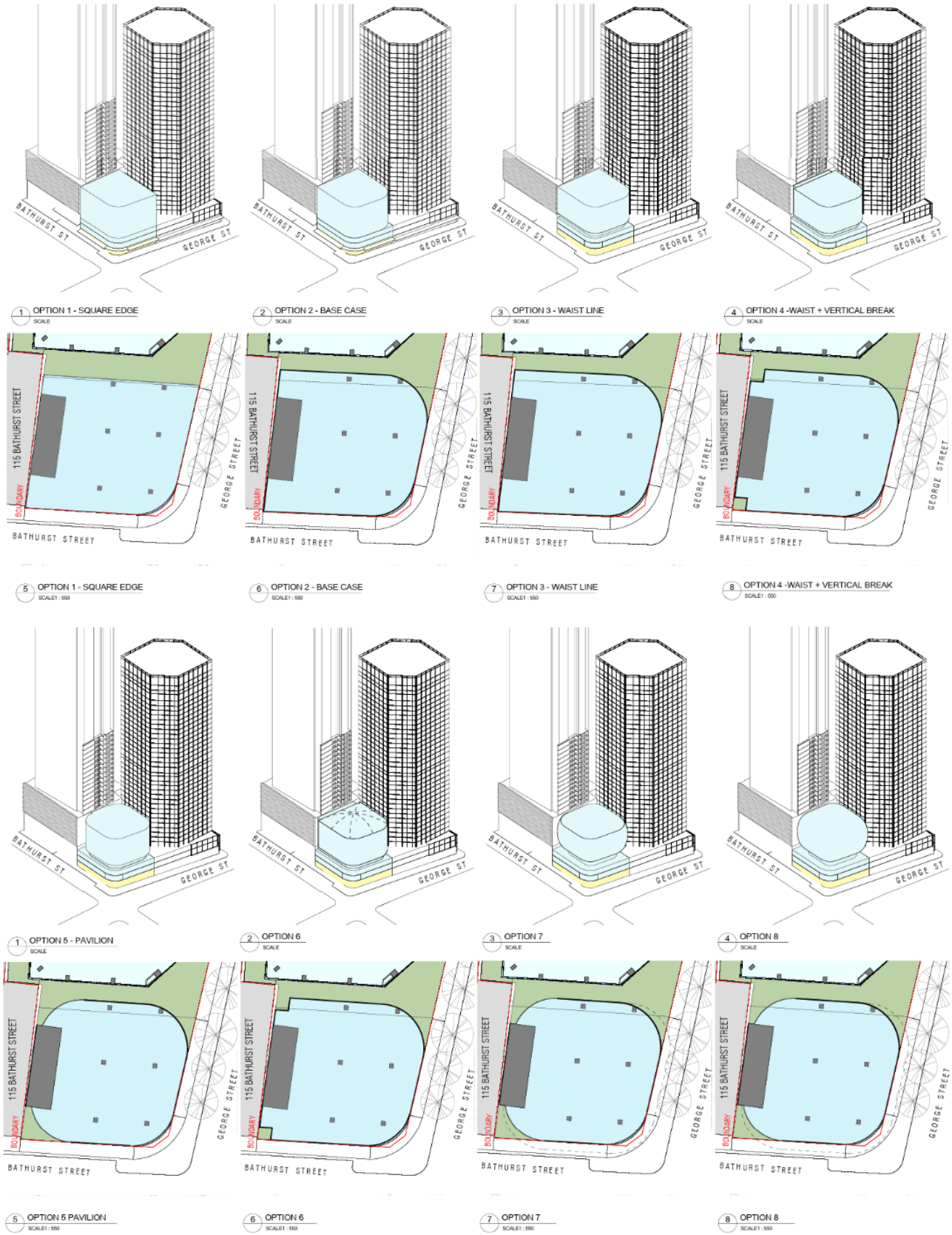
A summary of the key matters and how the proposal addresses these is provided in the table below.

Table 4 Pre-Lodgement Discussions

Matter	Council / DAP feedback	Section of this Report
Heritage	The site is a highly prominent and sensitive site on George Street in an area of civic and historic significance. Design solutions for this site should consider the relationship to adjacent local and State heritage listed items (St Andrew's Cathedral, Town Hall) and consider the context between the QVB building and Wilmot Street.	The projects heritage consultant has provided advice to guide the overall form of the podium, including establishing design principles that have been inserted into the site-specific DCP to guide any future design outcome.
Façade articulation	The proposal's envelope and floor space should be reviewed to account for a degree of design articulation to allow competitive design options (architectural expression) to appropriately respond to the site's setting in an area of civic and historic significance. An adequate façade design articulation zone is needed to appropriately respond to the character of the neighbouring heritage.	The building envelope has included façade articulation zones which range between 450mm-600mm to account for a degree of design articulation.
Sustainability	The proposed sustainability targets should be re-examined to explore opportunities for what can be achieved on site.	The sustainability targets have been re-examined and compliance with the SLEP 2012 sustainability targets will be achieved.
Awning integration	Removal (and replacement) of the awning and associated foyer on the George Street frontage is supported and should be part of the scope of the project to assist in the integration with the existing tower	The awning is fully integrated into the existing podium form on the southern extent of the site. The built form outcome for the site enables the awning to be either integrated into the new tower or alternatively, conclude at a certain point. This will be resolved through the design excellence process.
Design Excellence	Given the visibility, sensitivity and size of the overall site with tower backdrop, the Panel considers it essential that a competitive design process with a selection of architects who have proven expertise in delivering high levels of urban design analysis for sensitive heritage sites.	The proponent agrees to the undertaking of a design excellence competition, in accordance with the strategy proposed within the site-specific DCP.

A summary of the ‘massing options’ presented to Council and the DAP are provided below.

Figure 5: Preliminary massing options



Source: Curzon + Partners

4. STATUTORY PLANNING FRAMEWORK

The *Sydney Local Environmental Plan 2012* (SLEP 2012) is the principal Environmental Planning Instrument applying to the site.

4.1. LAND USE ZONING

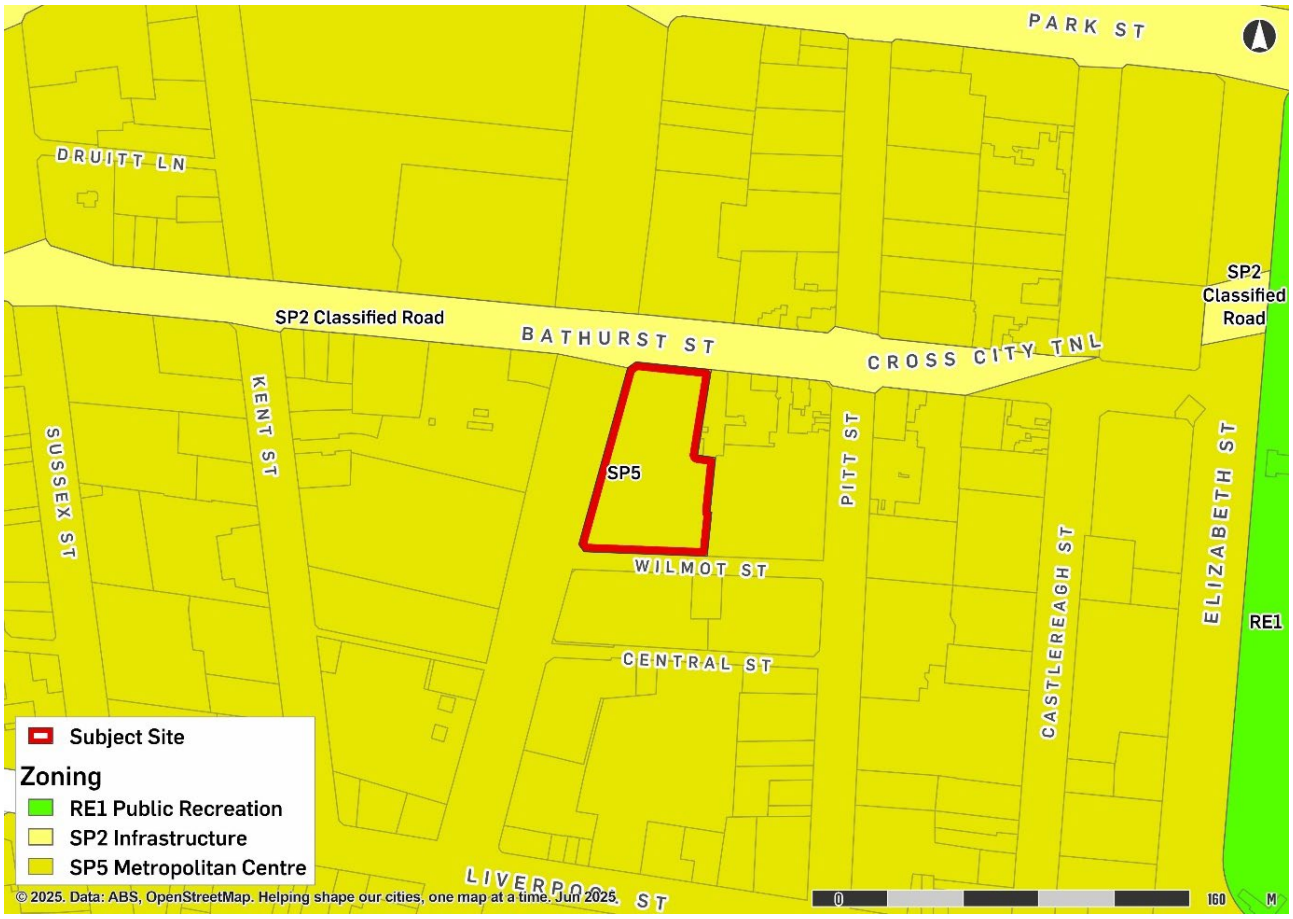
The site is zoned SP5 Metropolitan Centre under the SLEP 2012.

The relevant zone objectives include:

- *To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy.*
- *To provide opportunities for an intensity of land uses commensurate with Sydney's global status.*
- *To promote land uses with active street frontages within podiums that contribute to the character of the street.*
- *To promote the efficient and orderly development of land in a compact urban centre.*
- *To recognise the important role that central Sydney's public spaces, streets and amenity play in a global city.*

In the SP5 Metropolitan Centre, development for the purpose of 'Commercial premises' is permissible with development consent.

Figure 6 Zoning Map



Source: Urbis

4.2. MAXIMUM BUILDING HEIGHT

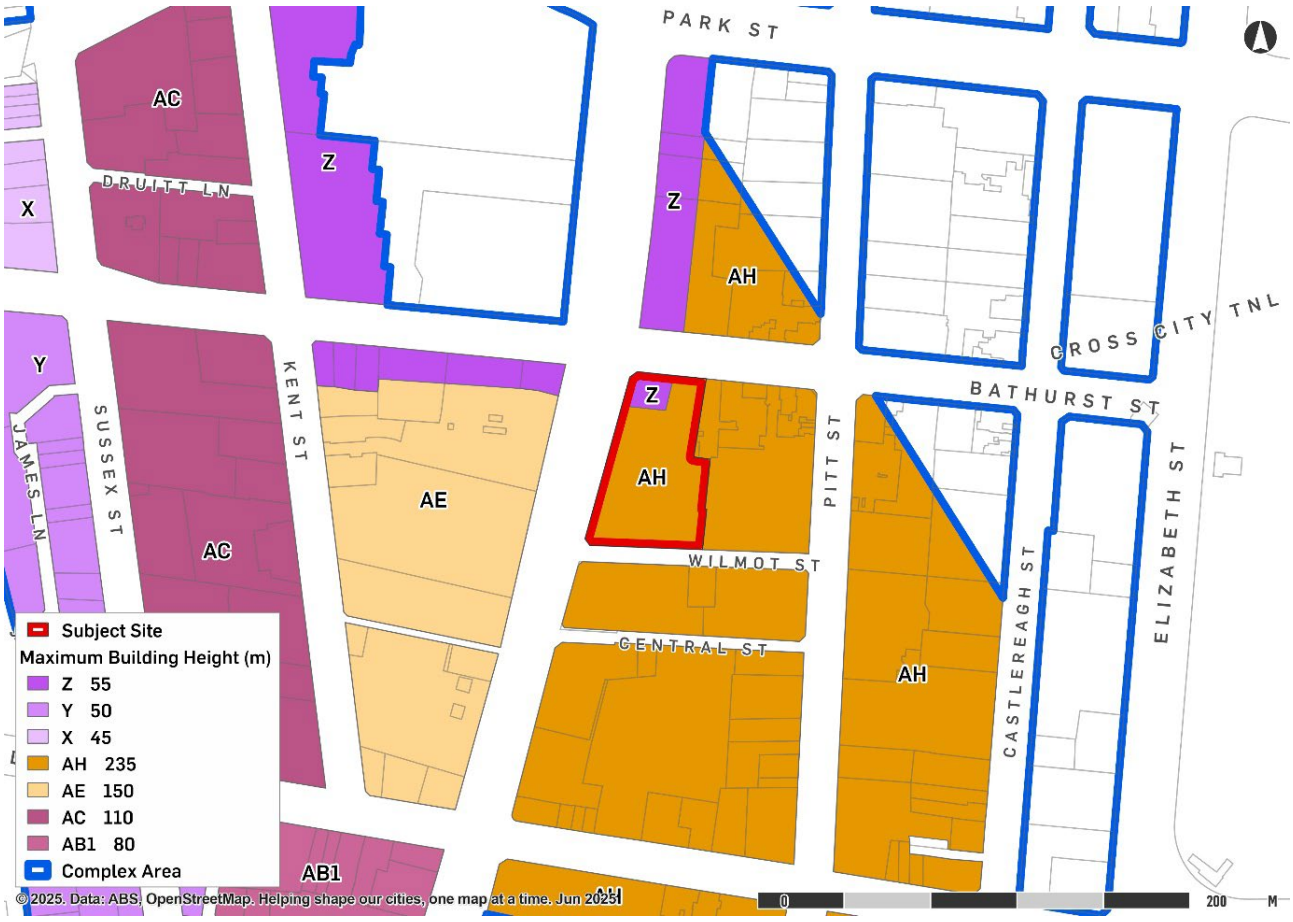
The north-west corner of the site has a maximum building height of 55 metres, and the remainder of site has a maximum building height of 235 metres, in accordance with clause 4.3 of the SLEP 2012, as shown in Figure 7.

The area, the subject of this planning proposal, extends along the Bathurst and George Street frontages. The building has a maximum height of RL62.22 and 37.75 metres, which is below that permitted on the site.

The site is also affected by sun access plan clause 6.17 and 6.18 and view plans clause 6.19 of the SLEP 2012.

The height of the podium form is at a scale and size that seamlessly integrates with the adjacent buildings and enables the preservation of solar access and views to identified public places.

Figure 7 Height of Buildings Map



Source: Urbis

4.3. FLOOR SPACE RATIO

The site has a mapped FSR of 8:1 in accordance with clause 4.4 of the Sydney LEP 2012, as shown in **Figure** 8.

The site is also located within Area 2 on the FSR Map which is eligible for additional 'accommodation' floor space. As the existing and proposed use is for retail and office premises, the amount of additional floor space is 4.5:1.

Other floor space bonus are also available to the site, such as end of journey floor space (0.3:1) and car space reduction floor space.

Pursuant to clause 6.21D, the site is also permitted an additional FSR of up to 10% of the base and accommodation FSR, where a design excellence competition is held, and it is determined that the winning scheme exhibits design excellence.

The potential available FSR allocation is summarised below:

Table 5 FSR breakdown

FSR Allocation	FSR	GFA
Base FSR	8:1	28,536m2
Accommodation FSR	4.5:1	16,051.5m2
Design Excellence Bonus	10%	4,458.75m2
End of journey floor space	0.3:1	1,070.1m2
Total	**14.05:1**	**50,116.35m2**

Figure 8 Floor Space Ratio Map



Source: Urbis

4.4. TOWER CLUSTER AREA

The site is mapped as a Tower Cluster site. In accordance with clause 6.21E of the SLEP 2012, sites located within the Tower Cluster Area are permitted an additional FSR bonus of up to 50% of the base FSR and any accommodation floor space, providing it is used only for a specified range of employment generating land uses and the unencumbered area of the site is greater than 2,000m2.

Under the tower cluster provisions, the maximum FSR permissible on the site is as follows:

FSR Allocation	FSR	GFA
Base FSR	8:1	28,536m2
Accommodation FSR	4.5:1	16,051.5m2
Tower Cluster Bonus	50%	22,293.75m2
Total	**18.75:1**	**66,881.25m2**

Whilst the site is eligible for a taller tower form and an FSR of up to 18.75:1, the proponent is seeking to facilitate the construction of a lower scale tower that integrates with the existing commercial asset on the site. Therefore, the Planning Proposal is being progressed, in lieu of enacting the Tower Cluster Provisions under the Sydney LEP.

Figure 9 Tower Cluster Area Map



Source: Urbis

4.5. HERITAGE

The site is not identified as a local heritage item, nor is it located within a heritage conservation area. However, there are several state and local heritage items within the locality as listed below in **Table** 6 and shown in **Figure** 10.

Table 6 Surrounding Heritage Items

Site Address	Heritage Listing	Distance from site (approx.)
339-341 Pitt Street, Sydney *Sydney Water Head Office (former) (1939 building)*	SHR 01645 I1672	0m
107-109 Bathurst Street, Sydney *Bank of NSW*	SHR 00080 I1749	30m
1400 George Street, Sydney *St Andrews Anglican Cathedral and Chapter House*	SHR 01708 I1793	55m
483 George Street, Sydney *Sydney Town Hall*	SHR 01452 I1790	105m
552A-570 George Street, Sydney *Former Sydney County Council Building*	I12284	20m
323–331 Pitt Street, Sydney *Former "YMCA" building including interiors*	I1941	25m

Figure 10 Heritage Map



Source: Urbis

4.6. OTHER LEP CLAUSES

A number of other LEP clauses apply to the site, including:

LEP Map	Site Features
Acid Sulfate Soils Map	The site is identified as Class 5 Acid Sulfate Soils
Locality and Site Identification Map – Key Sites Map	The site is identified as: ▪ Being within the Central Sydney Planning Area. ▪ A Tower Cluster site ▪ Land Affected by Cross City Tunnel Ventilation Stack
Special Characters Area Map	The Bathurst Street frontage of the site is identified as being within the Sydney Square / Town Hall & St Andrews Special Character Area
Sun Access Protection Map	The land is affected by Clause 6.17 and 6.18 (noting that the areas that require protection are to the north of the site).
Public Transport Accessibility Level Map	The site is identified as Category D.

5. INDICATIVE DEVELOPMENT OUTCOME

5.1. VISION

The Planning Proposal aims to deliver a high-quality commercial building that revitalises the corner of George and Bathurst Streets, supporting the ongoing renewal of this key CBD location. The proposal will activate this important corner site with a 10-storey building providing retail on the lower podium and commercial spaces on the upper levels.

The new building will deliver contemporary commercial spaces that prioritise sustainability and design excellence, while integrating with the site's heritage setting and broader urban context. The development will enhance the streetscape through a defined podium height and articulated design that responds appropriately to the surrounding built form, while ensuring activation of the public domain.

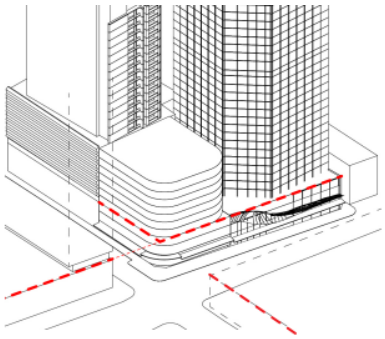
The future development outcome forms Stage 2 of the originally planned works that saw the upgrade of the southern portion of the podium. As such the building has been designed to ensure seamless integration with the existing basement, podium and tower, from both a function and design perspective, to ultimately form one complete site.

The indicative development outcome will provide for the following:

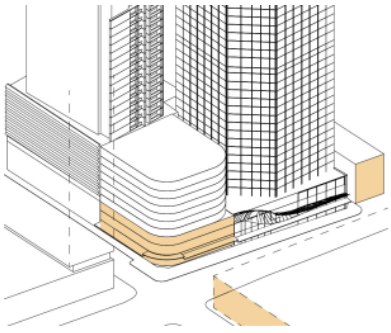
- Demolition of the existing podium at the George Street and Bathurst Street corner to ground level
- Development of a new 10 storey commercial and retail building with a maximum height RL 62.220
- Additional GFA of 8,000 square metres, comprising premium grade retail and A-grade commercial office floor space
- Retention of the existing Lower Ground through site link to Town Hall Station
- Retention of the existing 580 George Street Tower and associated podium
- Retention of the existing basement car parking,
- Retention of the loading dock and car park entry and configuration

5.2. DESIGN PRINCIPLES

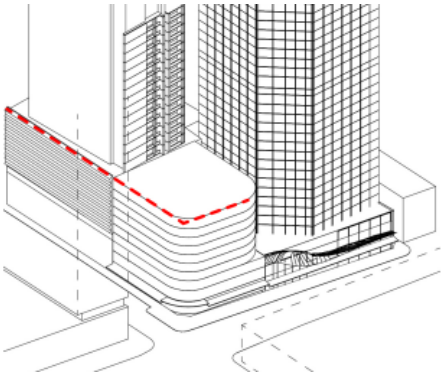
The following design principles have been prepared to guide the Planning Proposal and future built form outcome for the site:



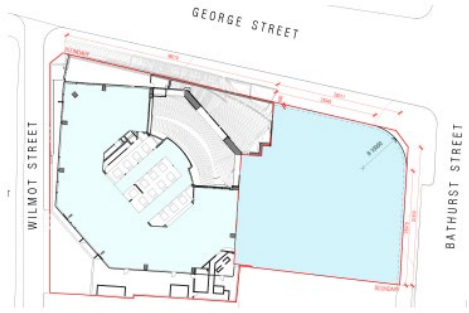
Respond to the lower street wall datum and create a horizontal waistline



Create a masonry base that response the adjacent heritage buildings



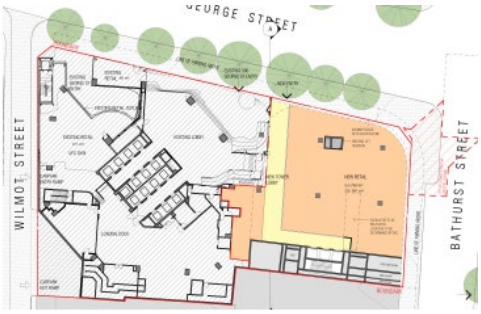
A height that provides a continuous street wall on athirst Street, maintaining residential amenity.



Integration of existing awning into the podium form



Retention of the existing through site link



Maximise the activation of the permitter frontage

5.3. REFERENCE SCHEME

A reference scheme for an indicative development outcome has been prepared by Curzon + Partners which provides an illustrative outcome of a potential future development. The design demonstrates that the proposed planning envelope can deliver a feasible commercial development on the site, supporting the amendments to the SLEP 2012 and controls proposed in the site specific DCP.

Further details of the development outcome capable of being supported through the Planning Proposal is provided in the following sections, along with the Building Envelope Plans and Reference Design (**Appendix B**) and Urban Design Report (**Appendix C**) prepared by Curzon + Partners.

5.3.1. Land Uses and Distribution

It is proposed that the indicative development will provide a maximum 8,000m2 of additional GFA, allowing for new A-grade commercial office floor space on the site and enhancing the retail offering at the ground plane, while contributing to public domain activation and improved local amenity.

The concept design provides for the following land uses and distribution:

Table 7 Land Use and Distribution

Location	Land Use	GFA (new)	GFA (retained)	Total
Lower Ground	Retail	-70 m2	2,290 m2	2,220 m2
Ground	Retail Commercial Lobby	931 m2	1013 m2	1,944 m2
Mezzanine	Commercial	1,136 m2	715 m2	1,851 m2
Level 1	Commercial	1,153 m2	903 m2	2,056 m2
Level 2	Commercial	1,087 m2	969 m2	2,056 m2

Location	Land Use	GFA (new)	GFA (retained)	Total
Level 3 - 7	Commercial	1,040 m2	1,290 m2	2,330 m2
Level 8	Commercial	593 m2	1,290 m2	1,883 m2
Level 9 - 16	Commercial	-	1,290 m2	1,290 m2
Level 17 - 32	Commercial	-	1,379 m2	1,379 m2
Level 33	Commercial	-	342 m2	342 m2

5.3.2. Built form

Basement & Lower Ground

The existing basement levels are retained in the concept design, with minor alterations required to facilitate the increased built form above ground. This includes the addition of new columns, of which the location results in the loss of some car parking spaces. Across the three levels, the total reduction is 31 car parking spaces.

The concept design does not propose any changes to the existing Lower Ground Level, save for a 75 m2 reduction GFA to accommodate the new core location. The proposal includes retention of the pedestrian link, which will continue to provide direct connection between the site and Town Hall Station.

Ground Floor

At Ground Level, the concept design addresses both George Street and Bathurst Street to ensure activation of each streetscape. The curved design of the building footprint creates a soft transition between the two streets, enhancing the pedestrian experience in this location.

The Bathurst Street entrance his highlighted by a vertical break in the street wall, which has been designed to be easily accessible and identifiable. This entrance is envisaged to draw pedestrians through the site, providing direct access to the new Ground Level retail offerings and the below pedestrian link to Town Hall Station retained in the proposal. A new tower lobby entrance is to be located on the George Street frontage, creating an inviting space and ensuring ease of access to the commercial uses above.

The concept design considers details that further enhance the public domain, including floor to ceiling glazing to ensure visual permeability between the Ground Floor and the streetscape, as well as the over-street awning to achieve a comfortable human scale when experienced at street level.

The proposal does not propose any change to the existing loading dock and car parking entry configuration, which is currently provided via Wilmot Street.

Figure 11 Artist's Impression of the Ground Floor Street interface (George Street looking south)



Source: Curzon + Partners

Lower Podium

The lower podium form comprises the Mezzanine Level, Level 1 and Level 2. The concept design proposes the infill of the existing skylight at Level 1 and respective void at the Mezzanine Level to provide full commercial floorplates at these levels.

The lower podium façade has been designed achieve a vertical rhythm, masonry base and inset windows that draw from the sandstone and heritage character of the adjacent buildings and broader precinct. Glazing extends from the Mezzanine to Level 2 without any horizontal material elements, elongating the façade design and enhancing the vertical rhythm of the lower podium.

Figure 12 Artist's Impression of the corner of George Street and Bathurst Street



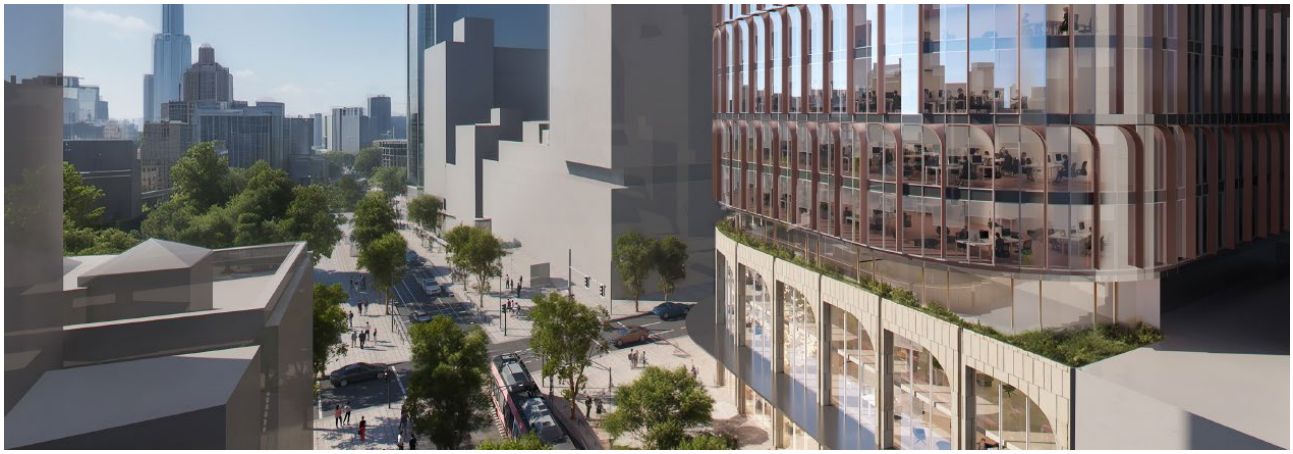
Source: Curzon + Partners

Waistline (Level 3)

A defining element of the concept design is the 4-metre setback introduced at Level 3, which creates a clear spatial distinction between the proposed podium and the existing 33-storey GPT tower on the site. This 'waistline' ensures articulation is provided in the 10-storey building form, creating a break the mass between the lower and upper podium levels. The 'waistline' has been designed to directly respond to the upper and lower street wall and heritage datums of the built form within the immediate proximity of the site.

The 'waistline' also acts as point of transition, where the upper levels are setback 4 metres from the existing GPT Tower, creating a new independent building form. This is enhanced by the curvature of the south-west corner of the building that commences at Level 3, creating further distinction between the upper and lower portions of the built form.

Figure 13 Artist's Impression of the waistline at Level 3 (George Street looking north)



Source: Curzon + Partners

Upper Podium

The upper podium form comprises Levels 4 to Level 8, accommodating commercial use. As noted above, these levels are setback 4 metres from the existing GPT Tower to create a distinct second building form on the site. The concept design is built to a maximum height of RL 62.22, in alignment with the masonry podium parapet height of the adjoining building at 115 Bathurst Street. The proposed height ensures an appropriate response to the surrounding urban form, while also protecting the amenity of the west facing residences of 115 Bathurst Street tower.

The upper podium façade has been designed in a lightweight manner that alleviates the overall mass of the upper levels and provides differentiation from the robust materiality at the lower levels. Curved sandstone louvres across the façade complement the curved design elements of the lower podium, while providing articulation and solar protection.

Figure 14 Artist's Impression of the upper podium (George Street looking south)



Source: Curzon + Partners

Landscape Strategy

The concept design includes a non-trafficable landscaped zone at Roof Level. This landscape zone would provide a visually appealing and contextually sensitive outlook from the west-facing residences of the 115 Bathurst Street tower toward the adjacent heritage precinct. There is potential for future architects to explore the possibility of low-level landscape treatment that would enhance the amenity of the site and microclimate around the building. If landscaping was to be provided, in conjunction with the required services and solar, the design must prioritise passive, low-maintenance planting and materials that maintain solar access to adjacent dwellings.

Further landscaping opportunities are also available along the horizontal waistline at Level 3, offering an opportunity to reinforce the building's articulation and enhance the interface with the public realm.

Sustainability

The indicative development outcome has been designed to demonstrate that future sustainability targets can be achieved. The sustainability targets of the development include:

- 5.5 Star NABERS Base Building Energy rating
- 5 Star Green Star Buildings rating
- 4 Star NABERS Base Building Water rating
- Embodied Carbon Emissions Accounting
- Minimum 10% Reduction in Upfront Carbon
- 90% reduction in construction and demolition waste

5.4. DRAFT DEVELOPMENT CONTROL PLAN

A draft site specific DCP has been prepared in support of the Planning Proposal. The draft DCP provides specific controls relating to:

- Maximum building envelope
- Heritage
- Public domain
- Sustainability
- Wind
- Signage
- Design Excellence
- Landscaping
- Public Art

6. THE PLANNING PROPOSAL

This Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act and the DPHI guideline '*Local Environmental Plan Making Guideline'* dated August 2023.

This section addresses each of the matters to be addressed as outlined in the guidelines, including:

- Objectives and intended outcomes.
- Explanation of provisions.
- Justification including need for proposal, relationship to strategic planning framework, environmental, social and economic impacts, and State and Commonwealth interests.
- Draft LEP maps which articulate the proposed changes.
- Likely future community consultation.

6.1. PART 1: OBJECTIVES AND INTENDED OUTCOMES

6.1.1. Objective

To amend the Sydney LEP 2012 to include site-specific provisions under Division 5 which will enable the renewal of this key corner site for an integrated commercial tower form.

6.1.2. Intended Outcomes

The intended outcomes include:

- Revitalise this key corner to facilitate 'Stage 2' of the 580 George Street commercial site;
- Establish a building envelope that responds to the environmental and built form considerations of the immediate site context;
- Establish podium and overall height datums that respect the scale and form of adjacent buildings and one that will facilitate exemplar design excellence in response to the surrounding heritage items;
- Strengthen and activate the corner through improved pedestrian legibility and public domain upgrades;
- Enable a built form outcome that capitalises on existing infrastructure and promotes sustainability outcomes; and
- Contribute to the role and function of the commercial core, through the creation of premium A-Grade Commercial office floor space, which will provide new jobs consistent with Sydney's status as a global city.

6.2. PART 2: EXPLANANTION OF PROVISIONS

6.2.1. Intended Provisions

The objectives and intended outcomes of the Planning Proposal will be achieved by amending the SLEP 2013, as followings:

- Insert a new site-specific provision for 580 George Street, Sydney, under Division 5 as follows:

  (1) The objective of this clause is to encourage the redevelopment of the George Street and Bathurst Street corner to create an integrated commercial tower form on the site.

  (2) This clause applies to 580 George Street, Sydney, being Lot 20 in DP 835715.

  (3) Despite any other provision of this Plan, and as an exception to the Tower Cluster provisions, a building on land to which this clause applies may have an additional gross floor area of 8,000m2, or a total FSR across the site of 15:1.

  (4) Development pursuant to this clause is not eligible for an amount of additional height or floor space under clause 6.21D(3).

The proposed amendment includes written instrument changes only. The Planning Proposal is supported by a draft site-specific DCP that includes key built form controls.

6.2.1.1. Rationale for Proposed LEP Amendments

Gross Floor Area

580 George Street is currently established with a 33 storey commercial office tower that was built in the 80's. In 2012, development consent was granted for alterations and additions including redevelopment of the lobby and retail / commercial tenancy at the corner of George and Wilmot Streets. The approved development included the erection of a new curved awning, visible on the site today. The consent foreshadowed works to the corner of George and Bathurst Streets, including reconfiguration and rationalisation of the existing ground floor and first floor tenancies as Stage 2 works.

Since then, the Tower Cluster provisions where adopted, the light rail became operational (2019), and Sydney began transforming into a Global City. In response to this, the Proponent now seeks to undertaken more holistic amendments to the George and Bathurst Street corner to fully integrate this part of the development within its immediate urban context.

Whilst the Tower Cluster provisions are available to the site (which would unlock an FSR of 18.75:1), the scale of works proposed is limited to a 10 storey corner podium form with a maximum additional GFA of 8,000m2. Given the proposed built form outcome, the planning proposal has been prepared to avail the floor space necessary to complete the extended podium form.

Design Excellence bonus

Whilst future development will be required to demonstrate design excellence, including the completion of a competitive design excellence process pursuant to clause 6.21D, the site constraints limit the maximum building height for this portion of the site. The additional gross floor area identified for the site represents a maximum potential GFA based on the potential built form outcome and therefore, any potential bonus available under 6.21D(3) or otherwise has been absorbed into the overall GFA allowance.

6.3. PART 3: JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

The LEP Making Guideline identifies that the Minister (or delegate) must be satisfied that the proposal has strategic and site-specific merit and that identified potential impacts can be readily addressed during the subsequent LEP making stages.

Consistent with the assessment criteria outlined in the LEP Making Guidelines, Table 8 outlines an assessment against the criteria for strategic and site-specific merit.

Table 8 Strategic and site-specific merit assessment

Assessment Criteria	Response	Consistency
Strategic merit – does the proposal:		
Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site.	The planning proposal gives effect to the *Eastern City District Plan* through the strategic and sustainable growth of Sydney CBD. The proposal seeks to deliver a development outcome that provides additional retail and A-grade office space, supporting employment growth, efficiently utilising transport infrastructure, and aligning with the City of Sydney's sustainability targets. **Refer to Section 6.3.1 Q3.**	Consistent
Demonstrate consistency with the relevant LSPS or strategy that has been endorsed by the Department or required as part of a regional or district plan.	The planning proposal is consistent with City Plan 2036, the City of Sydney's endorsed LSPS and the Central Sydney Planning Strategy (CSPS). The proposal provides for increased density in a strategically appropriate location, while balancing	Consistent

	clear design excellence criteria with targeted sustainability outcomes. **Refer to Section 6.3.1 Q4.**	
Respond to a change in circumstances that has not been recognised by the existing planning framework.	The planning proposal responds to a shift in the CBD office market, which has experienced limited demand in recent years, as a hybrid WFH model maintains popularity. This alternative integrated tower form will make use of an existing building, ensuring uplift on the site, while creating an advanced workplace environment to attract workers back to the city.	Consistent
Site-specific merit – does the proposal give regard and assess impacts to:		
The natural environment on the site to which the proposal relates and other affected land.	The planning proposal carefully considers the natural environment of the site and its surrounds. An indicative development outcome has been assessed, confirming no additional overshadowing or adverse wind impacts. The proposal also establishes parameters to ensure future development aligns with the City of Sydney's Net Zero targets and where possible, provides opportunities for low scale landscaping. This reflects a strong commitment to environmental sustainability alongside appropriate development. **Refer to Section 6.3.4 Q9.**	Consistent
Existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates.	The planning proposal considers both the existing and future land uses of the site and its surrounding context. It seeks to deliver an additional 8,000m2 of GFA on an established commercial site within the core of the Sydney CBD. This uplift will facilitate the development of new A-grade commercial office space and an upgraded retail offering at the ground plane. The revitalisation of the site will enhance public domain activation and local amenity, generating positive flow-on effects for the diverse range of current and anticipated land uses within this part of the city	Consistent
Services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	The planning proposal has been prepared with consideration for the required services and infrastructure. Any future development, at the intensity proposed, is capable of being adequately serviced by public infrastructure. Any necessary modifications and upgrades will be coordinated with relevant authorities to ensure the required utilities are provided. **Refer to Section 6.3.5 Q11.**	Consistent

6.3.1. Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

Yes. The Planning Proposal has been prepared to give effect to the priorities and actions of:

- *City Plan 2036*, the City of Sydney's endorsed local strategic planning statement, which sets the land use vision and priorities to guide future development and manage change.
- The *Central Sydney Planning Strategy* (CSPS), the guiding document for Central Sydney over the next 20 years.
- A detailed review of the consistency of the proposal against the CSPS and LSPS is provided in response to Q4. below.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. This planning proposal is the best means of achieving the planning outcomes for the site and the benefits it could deliver to the broader community, because:

- A site-specific clause is required to be inserted into Division 5 of the LEP to achieve the objectives and intended outcomes of the planning proposal. This can only be achieved by amending the LEP.
- It has the ability to deliver approximately 8,000m2 of additional employment generating floor space in a strategically appropriate location, consistent with the LSPS and intended outcomes of the CSPS.
- It includes a site-specific DCP, which specifies tailored building envelope controls to guide a future competitive design process. This provides certainty for the landowner, Council and the community around the development outcomes expected for the site.

6.3.2. Section B – Relationship to Strategic Planning Framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, of district plan or strategy (including any exhibited draft plans or strategies)?

Yes. The Planning Proposal will give effect to the objectives and actions of the applicable regional and district planning strategies detailed below:

Table 9 Relationship to Strategic Planning Framework

Objective	Consistency
Greater Sydney Region Plan: A Metropolis of Three Cities A Metropolis of Three Cities – The Greater Sydney Region Plan is the NSW Government's long-term strategy to manage growth across Sydney by creating the Western Parkland City, Central River City, and Eastern Harbour City. It responds to the challenges of a projected 1.7 million increase in population by 2036, with a target to deliver 725,000 new homes and 1 million jobs. **This planning proposal aligns with and gives effect to the Plan's vision and objectives, as outlined below:**	
Infrastructure	The planning proposal supports the delivery of increased development in a location that is aligned with recent infrastructure investment, including Sydney Metro and the Light Rail.
Liveability	The planning proposal provides for revitalisation of the ground plane which, together with the intensified commercial use of the site, will enhance street-level activity. Similarly, the proposal will support the ongoing use of the pedestrian link to Town Hall Station, connecting employment options directly to public transport services and reinforcing the site's role in providing connectivity within Central Sydney and

Productivity	The planning proposal delivers additional commercial floor space within Central Sydney, supporting an estimated 965 ongoing jobs and 419 construction jobs. The site's location, with proximity to high-capacity public transport, aligns with the vision for a '30-minute city' and contributes to a more competitive Harbour CBD.
Sustainability	The planning proposal enables the development of a new building that achieves sustainability outcomes that align with the City of Sydney's Net Zero targets, including: ▪ 5.5 Star NABERS Base Building Energy rating and 5 Star Green Star Buildings rating.

Eastern City District Plan

The Eastern City District Plan sets a 20-year vision for sustainable growth in the Eastern District, including the City of Sydney, focusing on liveability, productivity, and sustainability. Under the Plan, the site is strategically positioned within the Eastern City CBD and the Eastern Economic Corridor.

This planning proposal supports the following priorities of the Plan:

Planning Priority E1. Planning for a city supported by infrastructure	The planning proposal supports the delivery of increased retail and a-grade office space in the Sydney CBD, making efficient use of transport infrastructure including the metro, light rail, bus and ferry services. The site is within close proximity to Town Hall Station (with a direct connection) and Gadigal Metro Station.
Planning Priority E6 Creating and renewing great places and local centres, respecting the District's heritage	The planning proposal will provide for a development outcome that intensifies an existing commercial use in a location that is target for growth and investment, while ensuring the built form outcome respects the site's surrounding heritage context.
Planning Priority E7 Growing a stronger and more competitive Harbour CBD	The planning proposal will deliver 8,000m2 of additional retail and A-grade office space, efficiently utilising an existing commercial site with direct access to infrastructure and services. This will enhance the growth and competitiveness of the Harbour CBD, which has limited capacity for expansion.
Planning Priority E10 Delivering integrated land use and transport planning for a 30-minute city	Providing additional office floor space within immediate proximity of public transport, the planning proposal will meet the objective of the '30 minute City', ensuring connections to much of Greater Sydney via public transport within 30 minutes.
Planning Priority E11 Growing investment, business opportunities and jobs in strategic centres	The site is located in the Harbour CBD, a location where employment growth is encouraged. The planning proposal facilities 8,000m2 of additional retail and A-grade office space, providing for employment growth estimated to support 965 ongoing jobs.
Planning Priority E19 Reducing carbon emissions and managing energy, water and waste efficiently	The planning proposal enables the development of a new building that provides for design initiatives to achieve sustainability outcomes that align with the City of Sydney's Net Zero targets.

Q4. Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Yes. The Planning Proposal is consistent with the following relevant local strategy and planning studies as detailed below.

Table 10 Relationship to relevant local strategies

Objective	Consistency
Central Sydney Planning Strategy The Central Sydney Planning Strategy is a 20-year growth strategy that delivers on the City's Sustainable Sydney 2030 program. The Strategy promotes increased height and density in suitable locations, balanced with sustainability measures and guided by clear urban design excellence criteria. **This planning proposal is aligned with the following key moves of the strategy:**	
Key Move 1 **Prioritise employment growth and increase capacity**	The planning proposal provides for 8,000m2 of commercial floor space, providing for an estimated 965 ongoing jobs, supporting employment growth and capacity in Central Sydney.
Key Move 2 **Ensure development responds to context**	The planning proposal includes a site specific DCP, with provisions to ensure future development is designed within a maximum building envelope that respond to the site's context, including through appropriate street interface, setbacks and building height and heritage response.
Key Move 4 **Provide for employment growth in new tower clusters**	The redevelopment of the site, in accordance with the planning proposal, will provide for an estimated 965 ongoing jobs.
Key Move 5 **Ensure infrastructure keeps pace with growth**	The planning proposal delivers an increased concentration of jobs on an existing commercial site that is well serviced by existing infrastructure, including the light rail, direct connection to Town Hall Station and the nearby Gadigal Metro Station.
Key Move 6 **Move towards a more sustainable city**	The planning proposal aims to facilitate a highly sustainable commercial development. The sustainability strategy sets out design initiatives to achieve sustainability outcomes that align with the City of Sydney's Net Zero targets.
Key Move 9 **Reaffirm commitment to design excellence**	To ensure that the highest quality architectural and placemaking outcome is achieved, the planning proposal will be the subject to a competitive architectural design process, with the DCP to include a Design Excellence Strategy.
Sustainable Sydney 2030 - 2050 Sustainable Sydney 2030 is the City's vision for a "green, global and connected city" and includes 10 strategic directions which provide a framework to achieve this vision. **The planning proposal demonstrates alignment with the following strategic directions of Sustainable Sydney:**	
Direction 2: A leading environmental performer	The planning proposal enables the development of a new building that achieves sustainability outcomes that align with the City of Sydney's Net Zero targets, including targeting: ▪ 5.5 Star NABERS Base Building Energy rating ▪ 5 Star Green Star Buildings rating ▪ 4 Star NABERS Base Building Water rating ▪ Embodied Carbon Emissions Accounting ▪ Minimum 10% Reduction in Upfront Carbon ▪ 90% reduction in construction and demolition waste

Objective	Consistency
Direction 3: Public places for all	The planning proposals ensures future development provides for activation of the public realm, encouraging efficient pedestrian movement and contributing to the on-going vision for George Street as Sydney's civic spine.
Direction 4: Design excellence and sustainable development	Future development of the site will be the subject to a competitive architectural design process, with the DCP to include a Design Excellence Strategy that will ensure sustainability requirements are met.
Direction 5: A city for walking, cycling and public transport	The planning proposal provides for additional commercial floor area in a location that benefits from immediate proximity to existing public transport infrastructure. Further, the proposal will support the ongoing use of the pedestrian link to Town Hall Station, as well as enhancing activation of the public realm to improve the pedestrian experience through, and around, the site.
Direction 6: An equitable and inclusive city	The planning proposal allows for redevelopment of ageing building stock. This allows for better environmental performance and response to future needs, contributing to urban resilience and improving long-term viability.
Direction 7: Resilient and diverse communities	The planning proposal enables the replacement of older building stock with a new commercial tower designed to contemporary sustainability standards, supporting the City of Sydney's Net Zero targets.
Direction 8: A thriving cultural and creative life	The proposal provides for a revitalised ground plan, enhancing street level activity that can provide opportunities for cultural activation and public engagement.
Direction 9: A transformed and innovative economy	The planning proposal intensifies the provision of commercial floor space on the site, creating new jobs, reinforcing the global city role of the Sydney CBD and ensuring long-term economic competitiveness.
City Plan 2036 – Local Strategic Planning Statement The City of Sydney's endorsed local strategic planning statement, City Plan 2036, sets the land use vision and priorities to guide future development and manage change. This planning proposal aligns with the following priorities of the statement:	
Infrastructure	The planning proposal locates additional commercial floor space in a strategically appropriate location, which is highly walkable and benefits direct access to a number of public transport options, supporting efficient use of existing infrastructure.
Liveability	The planning proposal includes a design excellence process, which ensure future development enhances public realm, encouraging an inclusive and lively streetscape. Further, the proposal provides for increased employment floor space in Central Sydney, protecting capacity for residential growth in other appropriate precincts.
Productivity	The planning proposal will deliver additional retail and a-grade office floor space in Central Sydney, providing for employment growth and contributing to the CBD's role as a globally competitive economic hub.
Sustainability	The planning proposal aims to facilitate a highly sustainable commercial development. The sustainability strategy sets out design initiatives to achieve sustainability outcomes that align with the City of Sydney's Net Zero targets, including targeting: ▪ 5.5 Star NABERS Base Building Energy rating ▪ 5 Star Green Star Buildings rating ▪ 4 Star NABERS Base Building Water rating ▪ Embodied Carbon Emissions Accounting ▪ Minimum 10% Reduction in Upfront Carbon ▪ 90% reduction in construction and demolition waste

Q5. Is the planning proposal consistent with applicable State and regional studies or strategies?

Yes. The planning proposal will give effect to *Future Transport 2056,* which establishes the 40-year vision, directions and principles for transport in NSW, guiding long-term transport investment.

The proposal will provide additional employment opportunities in a location that is serviced by existing transport infrastructure including the metro, light rail, bus and ferry services. The site is within close proximity to Town Hall Station (with a direct connection) and Gadigal Metro Station. Further, the proposal will encourage active transport though nearby connections to the Syndey cycle network, with dedicated cycle lanes in proximity to the site on Pitt Street, Kent Street and Castlereagh Street.

Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. The Planning Proposal is consistent with relevant State Environmental Planning Policies (SEPP) as identified and discussed in **Table** 11**.**

Table 11 Consistency with SEPPs

SEPP	Consistency	Comment
SEPP (Housing) 2021	Not applicable	The Planning Proposal seeks to increase the commercial floor space on the site. Residential accommodation is not proposed.
SEPP (Transport and Infrastructure) 2021	Consistent	The site has a direct frontage to George Street, which contains the Light Rail. Beneath the site is the Cross City Tunnel. The site also connects a leasehold area that runs under the George and Bathurst Street intersections, connecting the lower ground floor retail level to Town Hall station. Whilst the Planning Proposal relates to ground floor and above, and does not impact the lower ground floor levels are interfere with the Cross City Tunnel, the SEPP (Transport and Infrastructure) will be a matter of consideration at the development application stage and concurrence will be required.
SEPP (Industry and Employment) 2021	Consistent	
SEPP (Biodiversity and Conservation) 2021	Consistent	The site is a fully developed site with no vegetation present. The Planning Proposal relates to ground floor works and above. Any matters relevant under the Biodiversity and Conversation SEPP will be assessed as part of the development application process.
SEPP (Resilience and Hazards) 2021	Consistent	The site is a fully developed and operational site. The future works required to facilitate the development will require structural upgrades, widening of the columns and the like. Deep excavation is not required to facilitate the development. Detailed geotechnical investigations will be undertaken as part of the development application process.

SEPP (Planning Systems) 2021	Consistent	
SEPP (Sustainable Buildings) 2022	Consistent	The Planning Proposal is supported by a sustainable strategy which outlines the recommended approach to ensuring that any future development is capable of complying with the Sustainability SEPP and Council's mandated sustainability controls under clause 7.33 of the SLEP 2012.
SEPP (Exempt and Complying Development Codes) 2008	Consistent	Whilst not relevant to the Planning Proposal, any future development application will be consistent with the Codes SEPP.

The following SEPPS are not applicable to the Planning Proposal - SEPP (Primary Production) 2021; SEPP (Resources and Energy) 2021; SEPP (Precincts – Eastern Harbour City) 2021; SEPP (Precincts – Central River City) 2021; SEPP (Precincts – Western Parkland City) 2021; SEPP (Precincts – Regional) 2021.

Q7 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes. The Planning Proposal is consistent with relevant Ministerial Directions under Section 9.1 of the EP&A Act as identified and summarised in **Table** 12.

Table 12 Consistency with s9.1 Ministerial Directions

Ministerial Direction	Consistency	Comment
1. Planning Systems		
1.1 Implementation of Regional Plans	Consistent	The proposal gives effect to the Greater Sydney Region Plan, as detailed above.
1.3 Approval and Referral Requirements	Consistent	The planning proposal does not include specific provisions that require the concurrence, consultation or referral of development applications to the Minister or public authority. The application is not identified as designated development.
1.4 Site Specific Provisions	Consistent	The proposed site-specific LEP provisions are consistent with the standard approach for sites within the Sydney LGA. The provisions following a consistent format to other clauses within Division 5 of the SLEP 2012 and enable the required floor space to be unlocked.
Focus Area 3: Biodiversity and Conservation		
3.2 Heritage Conservation	Consistent	Whilst the site is adjacent to heritage items, the site itself is not a heritage item nor is it located within a heritage conservation area. Design guidance has been incorporated into the draft site-specific DCP to ensure that any future development application is designed with regard to the heritage buildings within the immediate vicinity of the site.
3.10 Water Catchment Protection	Consistent	The Planning Proposal does not give rise to any inconsistencies with this direction.

Ministerial Direction	Consistency	Comment
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Consistent	The site is identified as being subject to flooding. Probable Maximum Flood (PMF) depths partially effecting the site, predominantly along the George Street frontage. Future development on the site is capable of complying with any flood planning requirements applicable to the site.
4.4 Remediation of Contaminated Land	Consistent	The Planning Proposal relates to works from ground level and above, with the existing lower ground and basement levels being retained. The proposed use of the building is for a commercial and retail premise, consistent with the current established nature of the site. Minor works will be required for the strengthening of columns to support the new structure. A PSI will be submitted at the detailed DA stage to support any future application.
4.5 Acid Sulfate Soils	Consistent	The site is identified as Class 5 of the SLEP 2012 Acid Sulfate Soils map. The Planning Proposal relates to works from ground level and above, with the existing lower ground and basement levels being retained. Future works are unlikely to result in disturbance to acid sulfate soils.
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Consistent	The site is located in proximity to light rail and heavy rail transit systems as well as a frequent bus services.
Focus Area 7: Industry and Employment		
7.1 Employment Zones	Consistent	The Planning Proposal will enable an increase of jobs and employment activity within the CBD which contributes towards the City's jobs targets and builds upon the cities urban fabric.

The following Directions are not applicable to this planning proposal:

- *1.2 Development of Aboriginal Land Council Land, 1.4A Exclusion of Development Standards from Variation; 1.5 Parramatta Road Corridor Urban Transformation Strategy; 1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan; 1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan; 1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan; 1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor; 1.10 Implementation of Western Sydney Aerotropolis Plan; 1.11 Implementation of Bayside West Precincts 2036 Plan; 1.12 Implementation of Planning Principles for the Cooks Cove Precinct; 1.13 Implementation of St Leonards and Crows Nest 2036 Plan; 1.14 Implementation of Greater Macarthur 2040; 1.15 Implementation of the Pyrmont Peninsula Place Strategy; 1.16 North West Rail Link Corridor Strategy; 3.1 Conservation Zones; 3.3 Sydney Drinking Water Catchments; 3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs; 3.5 Recreation Vehicle Areas; 3.6 Strategic Conservation Planning; 3.7 Public Bushland; 3.8 Willandra Lakes Region; 3.9 Sydney Harbour Foreshores and Waterways Area; 4.2 Coastal Management; 4.3 Planning for Bushfire Protection; 4.6 Mine Subsidence and Unstable Land; 5.2 Reserving Land for Public Purposes; 5.3 Development Near Regulated Airports and Defence Airfields; 5.4 Shooting Ranges; 6.1 Residential Zones; 6.2 Caravan Parks and Manufactured Home Estates; 7.2 Reduction in non-hosted short-term rental accommodation period; 7.3 Commercial and Retail Development along the Pacific Highway, North Coast; 8.1 Mining, Petroleum Production and Extractive Industries; 9.1 Rural Zones; 9.2 Rural Lands; 9.3 Oyster Aquaculture; 9.4 Farmland of State and Regional Significance on the NSW Far North Coast*

6.3.3. Section C – Environmental, Social and Economic Impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No – There are no critical or threatened species on the site that would be adversely affected by the proposal.

Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

6.3.3.1. Built Form and Context

The reference scheme provides a defined and cohesive base that ties into the podium of the adjoining Greenland Building at 115 Bathurst Street, while maintaining a distinct articulation and parapet height that responds to the scale and continuity of the existing podium of the GPT Tower on the site.

The reference scheme includes a building form extending to a maximum height of RL 62.22 metres, equivalent to approximately 10 storeys, holding the corner of George Street and Bathurst Streets. A key feature of the design is the introduction of a 4-metre setback at Level 3, establishing a clear spatial relationship between the proposed podium form and the existing 33 storey GPT tower on the site.

The building is located within an area of the CBD that accommodates a number of taller building forms, as reflected in the current development controls that apply to the site. It is considered that a building height of RL 62.22 in the context of the surrounding area is entirely appropriate and complements the built form scale and urban structure of this part of the city. The proposed height provides a sensitive transition in scale between the taller Greenland building and GPT Tower, to the highly pedestrianised public domain and heritage surrounds at the corner of George Street and Bathurst Street.

A façade articulation zone (450mm or 600mm) is accommodated to ensure future design can support visual interest, break down scale, and reinforce and complement the surrounding street wall character.

Figure 15 Streetscape elevations



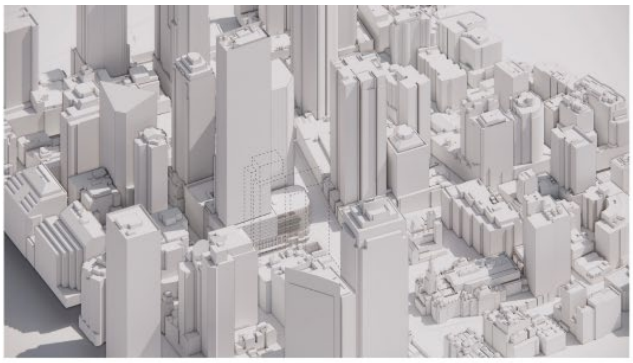
Picture 10 West Elevation, along Bathurst Street



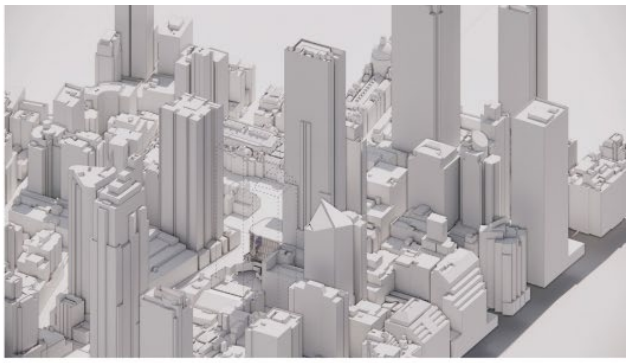
Picture 11 North Elevation, along George Street

Source: Curzon + Partners

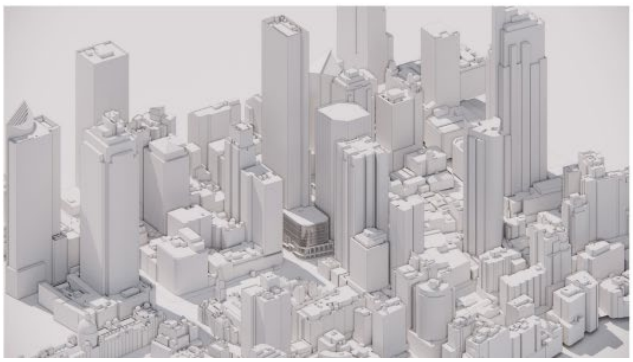
Figure 16 Built form in context, demonstrating the lower scale podium extension accentuates the corner

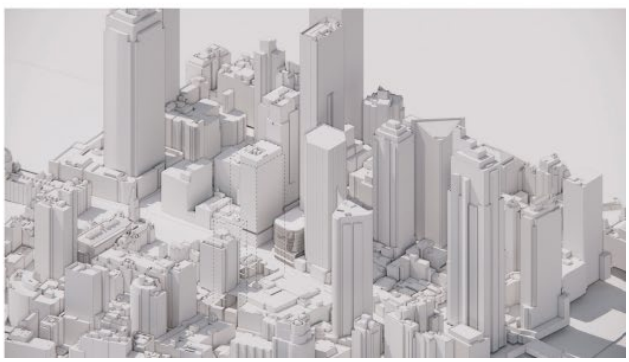


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Source: Curzon + Partners

6.3.3.2. Heritage

The subject site is not a listed heritage item within the *Sydney Local Environmental Plan 2012*. The site is located adjacent to the State heritage listed item known as the Sydney Water Head Office (former) (1939 Building) (SH#01645) and in the vicinity of a number of State and Local listed heritage items including the Town Hall, St Andrews Cathedral and the Queen Victoria Building.

A Heritage Impact Statement (HIS) has been prepared by Urbis (**Appendix D**) to determine the potential heritage impacts of the proposal on the heritage significance of the heritage items in the vicinity. The Planning Proposal has been assessed to have no significant impact on the heritage items within the vicinity.

Overall, it is determined that development in line with the Planning Proposal and concept envelope will not impact proximate heritage items or significantly alter or impact views to or between heritage items., noting that the immediate CBD context of the site is mixed and includes contemporary high-rise development.

Notwithstanding the above, the HIS acknowledges that any future works will be subject to a development application, and that appropriate design should respond sensitively to the important heritage context and

nearby heritage items. In particular, consideration should be given to the form, height, siting, setbacks, materiality, and articulation of building facades.

The HIS recommends that the proposed development adopt a distinct podium and tower form to respond to the lower-scale heritage items, specifically, the former Plaza, the former Bank of NSW, and the podium of the former Sydney Council building. It is further recommended that the design of the podium align with the scale and articulation of these heritage items, with a clearly contemporary approach to façade treatment and materiality.

6.3.3.1. Overshadowing and View Considerations

Curzon + Partners have undertaken overshadowing analysis of the building envelope (**Appendix B**) to assess any adverse impacts on the adjoining residences at 115 Bathurst Street. As detailed above, the maximum building height of RL 62.22, aligns with the podium parapet height of the building at 115 Bathurst Street. This results in the top of the proposed building being positioned below the west facing residences of 115 Bathurst Street, as such ensuring no additional shadow is cast by the development to these properties

Similarly, shadow and sight line analysis has also been prepared to confirm that the concept envelope and reference design results in no impact on the solar and sight lines of the adjoining residences at 115 Bathurst Street, with views retained over the building.

It is acknowledged that the building envelope will cast additional shadows to the lower eastern façade of the existing GPT tower, for levels 5-6. Parts of these levels are overshadowing by existing buildings in the morning however currently enjoy solar access from 12pm – 3pm on June 21st. As the overshadowing is limited in nature, comparative to the overall tower form, the proposed impacts are considered acceptable.

The built form does result in additional offsite overshadowing impacts between 9am – 10am on June 21st however this largely falls on roof forms and Bathurst Street. The offsite impacts are limited to a short window, with any impact from 10am being contained within the site. In the context of the CBD, the proposed shadowing impacts are reasonable and appropriate.

Figure 17 Overshadowing analysis



Picture 12 Off site overshadowing



Picture 13 Overshadowing within the site

Source: Curzon + Partners

6.3.3.2. Pedestrian Wind

A Pedestrian Wind Assessment has been prepared by RWDI (**Appendix E**) and was conducted to evaluate the wind comfort conditions around the site. The assessment utilised Computational Fluid Dynamics (CFD) simulations to predict wind flow patterns and their impact on pedestrian comfort. The study considered the building geometry, orientation, surrounding structures, and local wind climate. The assessment was prepared to ensure that the future development is able to comply with the Central Sydney Planning Strategy 2016-2036 and the Draft Sydney DCP 2012 Amendments, which set standards for pedestrian wind comfort to mitigate adverse wind effects generated by tall buildings. Simulations were conducted based on the built form configuration prepared by Curzon + Partners.

The findings of the assessment indicated that the wind conditions around the proposed development are primarily influenced by the surrounding high-rise buildings. The overall wind environment is expected to be within comfort and safety thresholds, with trafficable areas along the ground level suitable for their intended use, ranging from sitting to standing activities. Slightly windier conditions, suitable for active walking, were identified along the opposite side of George Street, caused by the redirection of southerly winds by

surrounding buildings. The new entry along George Street and the existing entrance at the corner of George and Bathurst Streets are expected to remain calm and suitable for stationary activities.

Based on the findings, the assessment recommended retaining the proposed awnings along the northern and western aspects of the development to continue overhead coverage from neighbouring sites. Additionally, the recessed entry areas at the rotating door entrances along George Street should be maintained to expand the calm region for stationary activities. These measures are expected to enhance pedestrian comfort and ensure compliance with the established wind comfort standards. Further detailed assessments, including boundary-layer wind tunnel tests or more advanced transient computational modelling, may be required as the design evolves to refine the mitigation measures and ensure optimal wind conditions. The modelled assessment of the Curzon +Partners design and the recommendations made and demonstrates that the intended development under this planning proposal, to be subject to a design excellence competition, will be able to achieve the relevant wind conditions through the appropriate design measures.

6.3.3.3. Sustainability

A Sustainability Strategy has been developed by E-Lab Partners (**Appendix G**). The strategy outlines the sustainability targets and initiatives that will inform the design of a future detailed development application.

The strategy ensures that future development will meet or exceed requirements under clause 7.33 of the Sydney LEP and the associated requirements under the Sydney DCP, by targeting the following:

- 5.5 Star NABERS Base Building Energy rating
- 5 Star Green Star Buildings rating
- 4 Star NABERS Base Building Water rating
- Embodied Carbon Emissions Accounting
- Minimum 10% Reduction in Upfront Carbon
- 90% reduction in construction and demolition waste

Q10. Has the planning proposal adequately addressed any social and economic effects?

This planning proposal provides opportunity for the revitalisation of an underutilised site in a strategically appropriate location, that will enhance the public realm and contribute through both use and design to the site's wider context.

The proposal provides for 8,000m2 of additional commercial floor space on the site, contributing to the supply of quality office space in the market in the Sydney CBD. Further, the proposal provides for job creation both operational through employment land use, as well as during construction.

The redevelopment of 580 George Street aligns strongly with the City of Sydney's vision by enhancing the supply of high-quality office space in a central location. This is essential in attracting businesses back to the city, reinvigorating the CBD as a thriving commercial and employment centre.

The demand for prime office space in key CBD locations is showing signs of recovery, in contrast to weaker or negative demand in secondary, suburban and fringe CBD areas. Midtown, as a central and highly connected precinct, and is ideally positioned to meet this recovering demand. Office development in this location also supports job creation, a critical function of any major business district.

The redevelopment at 580 George Street, like all new development acts as a market catalyst boosting employment and value add during construction boosting the local economy and momentum in a recovering CBD. This could potentially help unlock further investment in commercial or mixed-use projects in the area.

An Economic Impact and Needs Assessment has be prepared by Urbis (**Appendix I**), which finds that the intended development outcome facilitated by this Planning Proposal has the ability to deliver 419 construction jobs (direct and indirect) and 965 new employment opportunities (direct and indirect) once operational. Further, it is projected that the intended development outcome would contribute $302.6 million to the NSW economy during construction, while in the long term, the operational phase is expected to contribute $425.3 million annually to the state economy.

The Planning Proposal will therefore have positive social and economic benefits for the broader community. It is considered that the proposal has addressed social and economic impacts and is in the public interest.

6.3.4. Section D – Infrastructure (Local, State and Commonwealth)

Q11. Is there adequate public infrastructure for the planning proposal?

The site is centrally located within the CBD, with direct connections to heavy and light rail services. The site is an operational site and is serviced by utilities, water, sewer and power.

The site can readily connect into the existing infrastructure connections on the site and within the immediate site frontage, as outlined below.

Any future development, at the intensity proposed, is capable of being adequately serviced by public infrastructure.

Utilities

A Preliminary Utility Services Infrastructure Assessment has been prepared by Arup (**Appendix F**) for the GPT Group's proposed development at 580 George Street, Sydney. This report outlines the existing utility services supporting the site and identifies necessary alterations to accommodate the new podium building precinct. The assessment includes information obtained from the 'dial before you dig' (DBYD) service, site investigations, and initial discussions with utility companies. The existing services and required modifications are detailed below:

Utility Service	Existing Services	Alterations Required
Electricity Services – Ausgrid	The existing building is supplied by Substation S.6198 (3 x 1000kVA) and Chamber Substation S.6279 (3 x 1000kVA). HV infrastructure is located along Wilmot Street.	The anticipated load for the new development is 2.2MVA, which is within the current rating of Substation S.6198. No changes to the substation are required, but modifications to the existing LV infrastructure will support the new podium development.
Communications Services – Telstra, Optus, NBN, TPG, Uecomm, Verizon, AARNet, Nextgen	Various communications services are present around the site, including Telstra, Optus, NBN, TPG, Uecomm, Verizon, AARNet, and Nextgen. These services are generally installed in underground conduits with access points through manholes or pits.	Augmentation of pit and duct systems may be required to facilitate connections to the new podium development. Multiple lead-in cable routes for service providers will be established. Dedicated conduits for NBN and other providers are recommended to meet modern building requirements.
Water, Sewer, and Stormwater Services – Sydney Water	Potable water supplies include 375 DICL and CICL mains on Bathurst Street and 200 DICL and 300 CICL mains on George Street. Sewer mains include 225VC on Bathurst Street and 300VC on George Street. Stormwater drainage includes 300VC and 400VC mains on Bathurst Street and George Street, respectively, and a 600 DICL main across the site.	The existing potable water services will be extended to serve the new development, with no new connections to Authority mains. Sewerage from the new development will discharge into the existing sanitary drainage system, which is expected to have sufficient capacity. Rainwater will discharge to the surrounding infrastructure on Bathurst Street.

Protection and Relocation Strategies for Infrastructure Assets A DBYD enquiry was conducted to propose preliminary protection and relocation strategies for minimal impact on infrastructure assets. Strategies include:

- Identifying affected utility stakeholders such as Ausgrid, City of Sydney, Optus, Roads and Maritime Services, Sydney Water, and Telstra.
- Locating assets with assistance from utility stakeholders before work begins, including thorough site examinations.
- Acquiring relevant approvals prior to commencement of works near infrastructure assets.
- Reporting any damage to assets immediately to utility stakeholders.

In summary, the assessment indicates that existing utility infrastructure is largely adequate to support the proposed development at 580 George Street. Necessary modifications and upgrades will be coordinated with relevant authorities to ensure the required utilities are provided. Early engagement with utility providers has been undertaken, and further details will be confirmed at the development application stage.

6.3.5. Section E – State and Commonwealth interests

Q11. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The Gateway Determination will advise the public authorities to be consulted as part of the Planning Proposal process. A number of public authorities were consulted as part of the Scoping Proposal and pre-lodgement stage of this planning proposal. Any issues raised will be incorporated into this planning proposal following consultation in the public exhibition period.

The following agencies are expected to be consulted as part of the Gateway process:

- Department of Planning, Housing and Infrastructure; and
- Transport for NSW

6.4. PART 4: MAPS

The Planning Proposal seeks written instrument changes only.

No change will be made to any maps contained in the LEP, instead alternative controls relating to gross floor area are proposed through new site-specific provisions under Division 5 site specific provisions of the LEP.

The draft DCP that accompanies this planning proposal includes detailed diagrams to reflect the proposed future building envelope, as sought by this planning proposal.

6.5. PART 5: COMMUNITY CONSULTATION

Section 3.34 of the EP&A Act requires the relevant Planning Proposal Authority to consult with the community in accordance with the Gateway Determination.

In accordance with the requirements of the LEP Making Guideline, it is expected that the Planning Proposal will be publicly exhibited for at least 28 days. As part of the Gateway Determination, consultation will be undertaken with any relevant agencies and stakeholders.

6.6. PROJECT TIMELINE

The following table sets out the anticipated project timeline in accordance with the LEP Making Guideline. The key milestones and overall timeframe will be subject to further detailed discussions with Council and DPHI.

Table 13 Anticipated Project Timeline

Process	Indicative Timeframe
Planning Proposal submitted to Council	August 2025
Council decision	September 2025
Gateway Determination	October 2025
Post Gateway	November - December 2025
Public exhibition and review of submissions	January - March 2026
Finalisation of planning proposal	April 2026
Gazettal of LEP amendment	May 2026

7. CONCLUSION

The Planning Proposal seeks to amend the SLEP 2012 by inserting a new site-specific clause in Division 5 of the LEP to allow for an additional gross floor area of 8,000m2, or a total FSR across the site of 15:1.

The new site-specific provisions within the SLEP 2012 to unlock the site's development potential through the delivery of A-Grade commercial floor space within a revitalised corner podium that integrates seamlessly with the existing built form on site and the wider urban landscape, contributing to the vibrancy of the Sydney CBD.

The Planning Proposal is found to respond appropriately to relevant strategic planning framework, which supports development outcomes that contribute to employment growth, while providing high quality and innovative design that is complementary to the character of the central city.

The Planning Proposal sets out the justification for the proposed LEP amendment. It is supported by an indicative reference scheme that includes a detailed site and context analysis and demonstrates that the proposal is sound and suitable for its locality.

It is considered that the proposed amendments to SLEP 2012 would result in an improved development outcome and would generate significant economic and community benefit, including:

- Provision for 8,000m2 of additional premium retail and commercial floor area on an underutilised site in one of Sydney's core office precincts, contributing to the reinvigoration of the CBD as a thriving commercial and employment centre.
- Delivery of 419 construction jobs (direct and indirect) and the provision of $302.6 million to the NSW economy during construction.
- Delivery of 965 new employment opportunities (direct and indirect) once operational and contribute $425.3 million to the state economy, annually.
- Provision of floor area uplift on a site that is located to make efficient use of transport infrastructure including the metro, light rail, bus and ferry services.
- Incorporation of targeted sustainability outcomes that align with the City of Sydney's Net Zero targets.
- Consideration for external amenity impacts including the protection of solar access to adjoining residences and key public areas and no adverse wind impacts to the site, adjoining properties or within the public realm.
- Provision of new controls that support a development outcome, which will deliver contemporary commercial spaces that prioritise sustainability and design excellence, while integrating with the site's heritage setting and broader urban context.
- The Planning Proposal has been prepared in accordance with the LEP Making Guideline and is considered appropriate as it has significant strategic and site-specific merit.

Accordingly, it is **recommended** the Planning Proposal is endorsed by Council and referred to DPHI for Gateway Determination.

DISCLAIMER

This report is dated August 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of THE GPT GROUP **(Instructing Party)** for the purpose of Planning Proposal **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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APPENDIX A SITE SPECIFIC DCP

APPENDIX B BUILDING ENVELOPE PLANS AND REFERENCE DESIGN

APPENDIX C URBAN DESIGN REPORT

APPENDIX D HERITAGE IMPACT STATEMENT

APPENDIX E PEDESTRIAN WIND ENVIRONMENT STUDY

APPENDIX F SERVICES & INFRASTRUCTURE STRATEGY

APPENDIX G SUSTAINABILITY STRATEGY

APPENDIX H SITE SURVEY

APPENDIX I ECONOMIC BENEFITS ASSESSMENT

APPENDIX J CONSTRUCTION METHODOLOGY STATEMENT

Attachment A2

Site-Specific Draft DCP – Prepared by Proponent

URBIS

DRAFT SITE SPECIFIC DCP

580 George Street, Sydney

Prepared for
THE GPT GROUP
September 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Sophy Purton
Associate Director	Nik Wheeler
Project Code	P0014547
Report Number	Final_September 2025

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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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Purpose of this Development Control Plan

The purpose of this Site-Specific Development Control Plan (DCP) is to amend the *Sydney Development Control Plan 2012*, which was adopted by Council on 14 May 2012 and came into effect on 14 December 2012.

The amendment provides objectives and provisions to inform future development at 580 George Street, Sydney.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 580 George Street, Sydney.*

Land covered by this Plan

This plan applies to the land identified as 580 George Street, Sydney – otherwise referred to as Lot 20 in DP835715.

Relationship of this plan to Sydney Development Control Plan 2012

This plan amends the Sydney Development Control Plan 2012 in the manner set out below.

Amendments to the Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 by:

1. Amending Figure 6.1 Specific sites maps to include 580 George Street, Sydney.
2. Inserting a new section 6.3.X 580 George Street, Sydney, as shown at Schedule 1.
3. Updating figure numbers as required.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

6.3.X 580 George Street, Sydney

The following objectives and provisions apply to 580 George Street, Sydney, as shown in Figure 6.1 Specific Sites Maps, where relevant site specific provisions of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) are implemented.

If development at 580 George Street, Sydney is developed utilising the additional floor space permitted under clause 6.XX of the Sydney LEP 2012, then the provisions of this section apply to the assessment of that development application.

This site specific DCP does not apply to minor building works are minor increases in gross floor area.

Where there is a discrepancy between the provisions in this chapter of the DCP and another part of the DCP, this section will prevail.

6.3.XX.1 Maximum building envelope

Objectives

a) To determine a maximum building envelope that sets the parameters for a high quality built form and design outcome that:
   i. Respects the sites surrounding heritage buildings and responds to the streetscape character
   ii. Accentuates the corner and becomes a prominent landmark building
   iii. Is of a scale and form that suitably integrates with the existing GPT tower and the neighbouring Bathurst Street building

Provisions

1. The maximum building height is to be RL62.2, including any rooftop plant, solar panels or other roof features.
2. Development is permitted to have a 0m setback to George Street and Bathurst Street for the full height of the building.
3. To integrate with the existing GPT commercial tower, a 4m building separation is to be provided from RL36.1.
4. The building is to provide a minimum 600mm façade articulate zone within ground and first floor and a 450mm façade zone from levels three and above. The façade articulation zone is to be used for the purpose of sun shading and other façade features.



Figure 1 Ground floor envelope setback plan

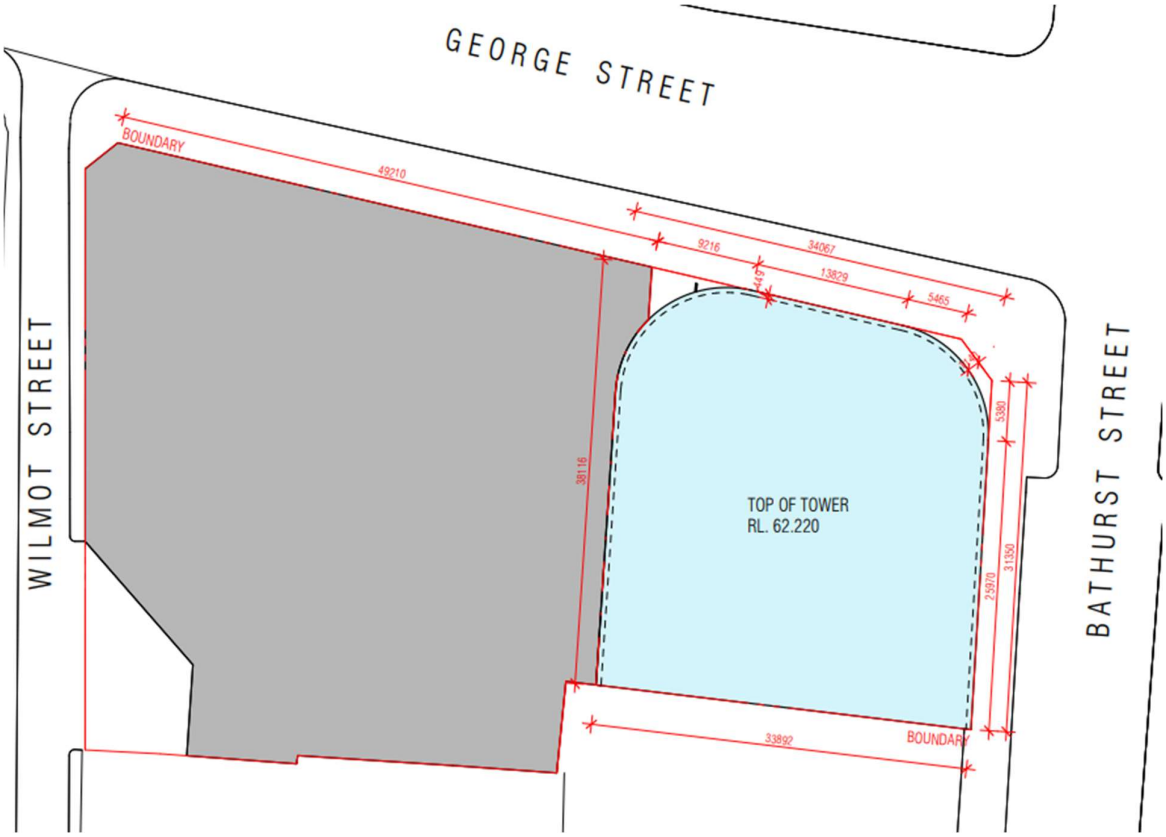


Figure 2: Above podium envelope setback plan

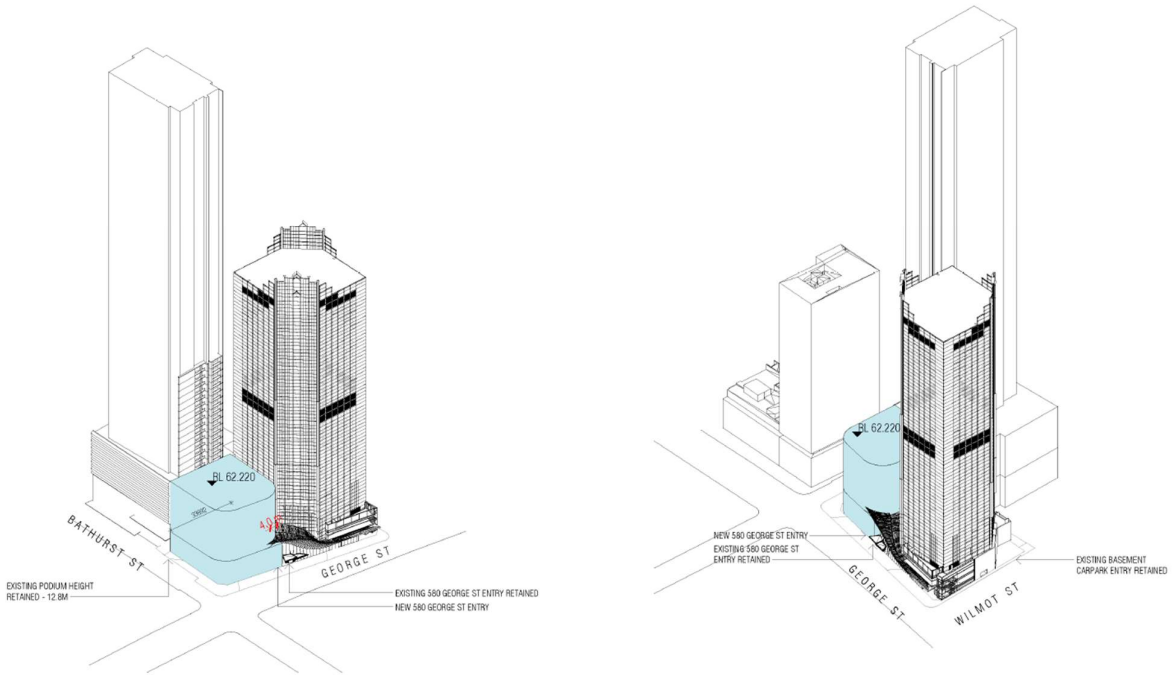


Figure 3: Elevation envelope layout

6.3.XX.2 Public domain

Objective

Provide increased public amenity and prioritise pedestrian movement with improvements to the quality of existing streets adjacent to the site.

Provisions

The development is to include the following public domain improvements:

1. Public domain upgrades to Bathurst Street and George Street, which tie in with the existing approved public domain.
2. Retention or replacement of street tree planting within the median strip along George Street.
3. Clear pedestrian entrance points, that are legible and visible from the public domain.

6.3.XX.3 Heritage

Objective:

Future development at the site should mitigate potential impacts upon proximate heritage items and respond to the local development context.

Provisions:

1. Any future development must have regard for the important heritage context and proximate heritage items in considering:
    a. Form
    b. Height
    c. Siting
    d. Setbacks
    e. Materiality; and

f. Articulation of building facades.

2. Proposed development should respond to lower scale heritage items (in particular the former Plaza, the former Bank of NSW and the podium of the former Sydney Council building) in the provision of a separate podium and tower form.

3. The podium should respond to and align with lower scale heritage items in height and façade articulation. Materiality should not replicate heritage building fabric and should be apparent as contemporary.

6.3.XX.4 Ecologically Sustainable Development

Objective

To ensure development is consistent with Australian best practice performance benchmarks for ecologically sustainable development.

Provisions

1. The development must be designed to optimise energy efficiency and, where appropriate, the use of renewable energy generated on-site.

2. Target a 5.5 Star National Australian Built Environment Rating System (NABERS) Base Building Energy rating, including:

    a. Energy performance of the development is to be benchmarked throughout design via detailed modelling, identifying opportunities to increase the efficiency and performance of building systems.

    b. Operational energy data will be used to certify the NABERS Energy rating for the development.

3. Target a 5 Star Green Star Buildings rating certified by the Green Building Council of Australia, through a holistic approach to environmentally sensitive design in:

    a. Minimisation of waste from associated demolition and construction – through the Responsible Construction and Upfront Carbon Emissions credits.

    b. Reduction in peak demand for electricity, through the Energy Use credit.

    c. Metering and monitoring of energy consumption, through the Verification and Handover credit.

    d. Minimisation of the consumption of potable water through the Water Use credit.

4. Target a 4 Star NABERS Base Building Water rating and a 5 Star Green Star Building rating for water, including:

    a. Water usage of the development is to be benchmarked throughout the design process.

    b. Operational water use data is to be used to certify the NABERS Water rating for the development.

    c. Meeting the Water Use credit Minimum Expectation.

    d. Meeting the Metering and Monitoring criteria of the Verification and Handover Minimum Expectation.

5. Target a 5 Star Green Star Building rating for waste minimisation, including:

    a. Meeting the Responsible Construction Credit Achievement.

    b. Meeting the Responsible Resource Management Minimum Expectation.

6.3.XX.5 Wind Mitigation

Objective

To minimise adverse wind effects from taller buildings upon the surrounding environment, ensuring a safe and comfortable experience for pedestrians at the ground plane and building occupants.

Provisions

1. Awnings are to be provided along the northern and western aspects of the development, continuing the overhead coverage from the neighbouring sites.
2. A recessed entry along George Street should be considered in any future design, to expand the calm region for stationary activities.

6.3.XX.6 Signage

Objective

To provide integrated signage zones within the building façade that responds to each street frontage.

Provisions

1. Each street frontage is permitted one top of building sign, with each signage zone being in the same location and manner, to provide a consistent and coherent response.
2. Any signage is to be integrated into the overall design of the façade to ensure that it does not result in visual clutter.

6.3.XX.7 Design Excellence Strategy

Provisions

1. An invited architectural design competition is to be undertaken in accordance with Division 4 of the Sydney LEP 2012 and the City of Sydney Competitive Design Policy.
2. The competition is to include:
   (a) no less than three (3) competitors
   (b) include a range of established and emerging registered NSW architects.
   (c) include 50% local or national firms.
   (d) Architects with heritage experience would be encouraged but not essential
3. The jury is to comprise a minimum of four (4) members. The proponent is to nominate two (2) jurors and the City of Sydney is to nominate two (2) jurors. At least one (1) juror is to have heritage expertise.
4. The competition brief is to acknowledge the following:
   (e) The opportunity this site presents as a defining corner to the major future Town Hall square, ‘restoring’ this important city corner with urban forms of sympathetic scale and height.
   (f) Encourage the improvement of the connection to Town Hall Station, elevating pedestrian experience at the lower ground and to George and Bathurst Street.
5. A pre-briefing is required for the competition. A mid-point review is not required.
6. The secretariat will be provided by the proponent.

6.3.XX.8 Public Art Strategy

Objective

To ensure that public art is an integrated and cohesive part of new development.

Provisions

1. Development should modify and integrate the existing public art approval for the GPT commercial tower to deliver a consistent and high-quality public art outcome that responds to the scale and character of the development.
2. Public Art is to be provided in accordance with the *City of Sydney Guidelines for Public Art in Private Developmen*t and the *Public Art Policy* (available at www.cityofsydney.nsw.gov.au).

6.3.XX.9 Landscape Strategy

Objective

Where practical, future design should consider landscaping as an integrated element of the overall building design.

Provisions

1. Investigate opportunities for landscaping as part of the roof area and within the waistline / podium level.
2. Where landscaping is provided, this should be integrated with the broader architectural and urban design intent of the development and complement other sustainability initiatives.
3. Shall landscaping be provided, it is to be low scale planting, with soil depths of approximately 400mm – 600mm to allow for suitable irrigation and ensure long-term performance.

Attachment A3

Building envelope and reference plans – Part 1

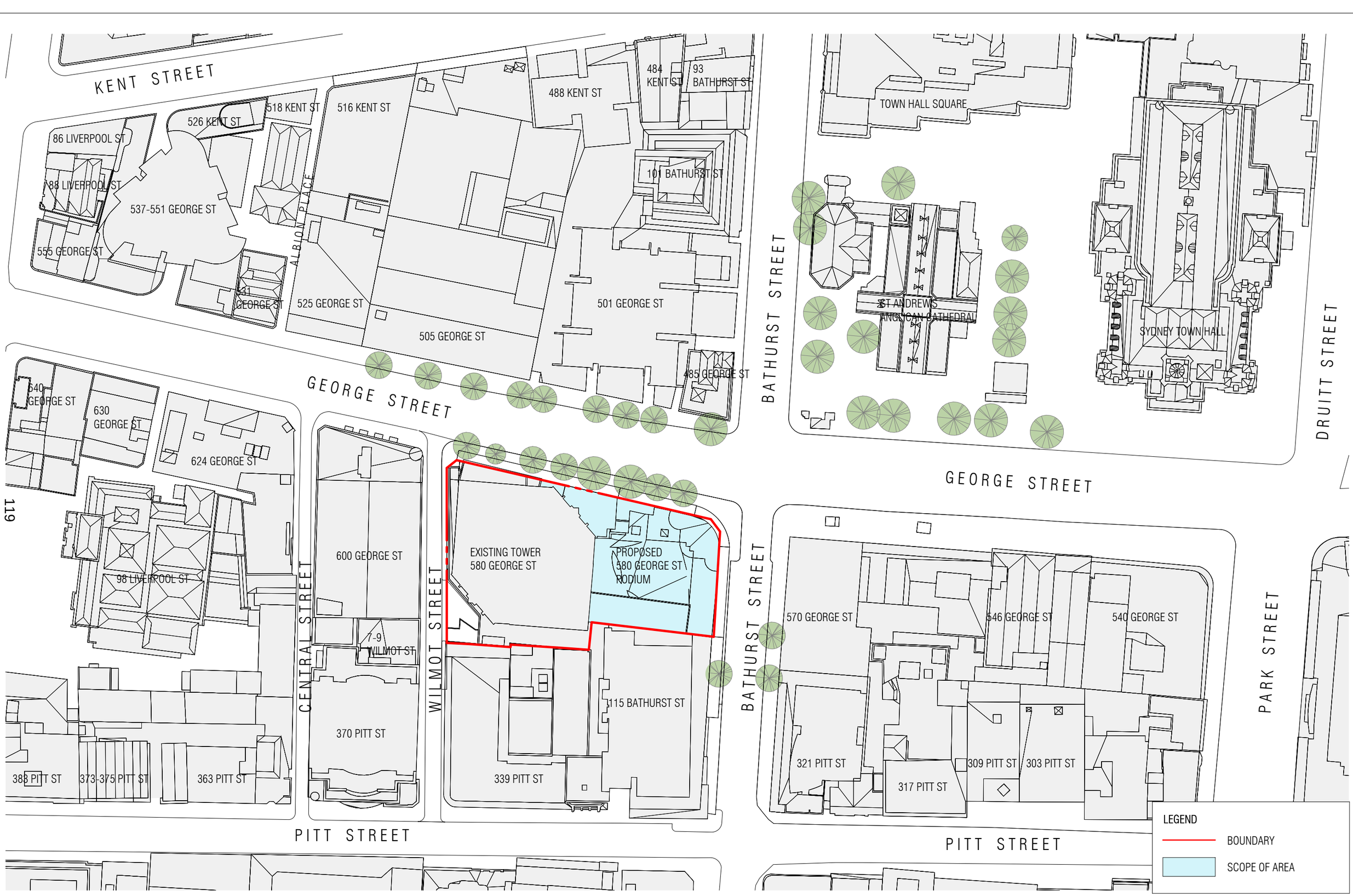
580 George Street

19 Sepetember 202

Rev L

Client GPT

curzon+partners



119

REVISION		
A	FEASIBILITY STUDY	07/07/2023
B	FOR INFORMATION	05/07/2024
C	FOR INFORMATION	08/07/2024
D	FOR INFORMATION	30/10/2024
E	FOR INFORMATION	01/11/2024

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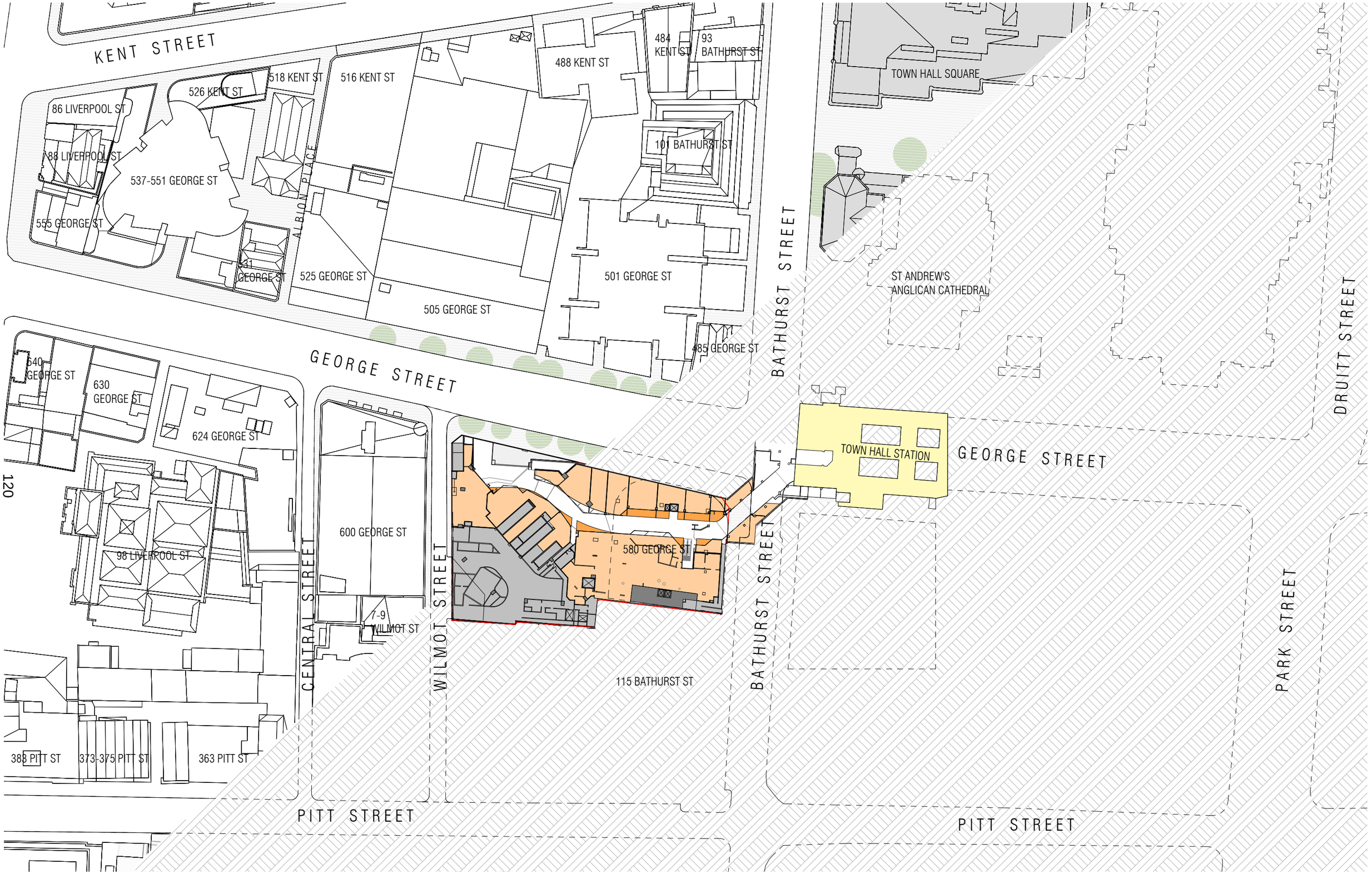
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KC	01/11/24	MC	01/11/2024	21005	As indicated @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
LOCATION PLAN

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T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
FEASIBILITY	E	**SK010**



REVISION

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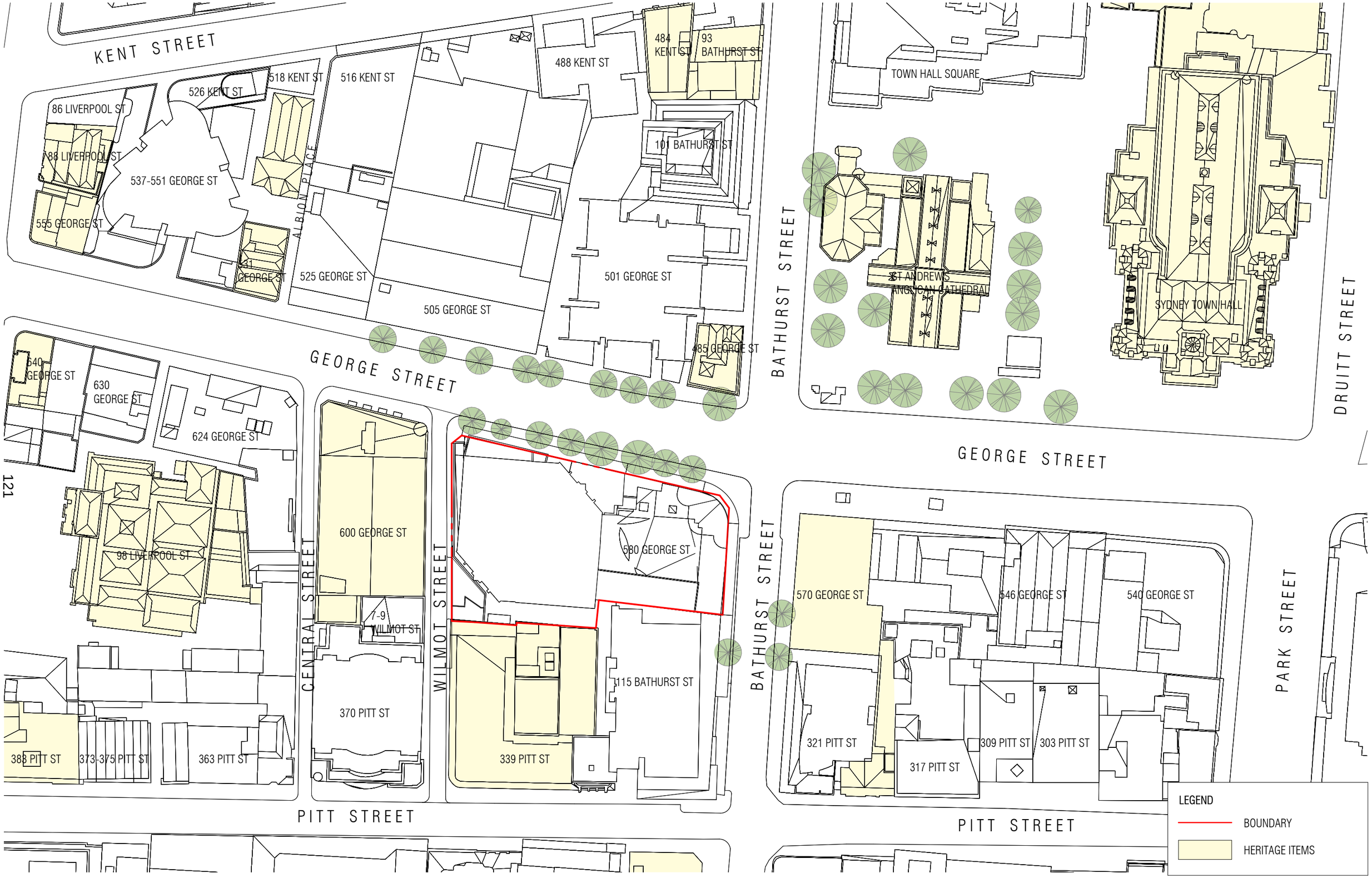
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Author	11/05/24	Checker		21005	1 : 1000 @A3

PROJECT ADDRESS
580 GEORGE STREET
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DRAWING TITLE
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ISSUE PURPOSE	REV	DRAWING NO.
FEASIBILITY		**SK013.1**



121

REVISION

A	FOR INFORMATION	08/07/2024
B	FOR INFORMATION	30/10/2024
C	FOR INFORMATION	01/11/2024

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PROJECT ADDRESS

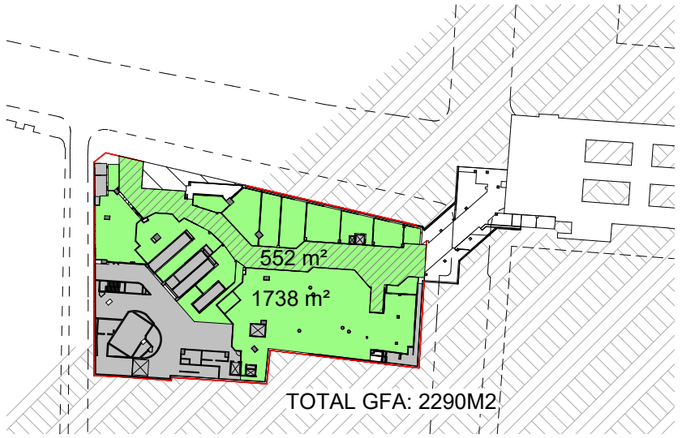
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SYDNEY NSW 2000

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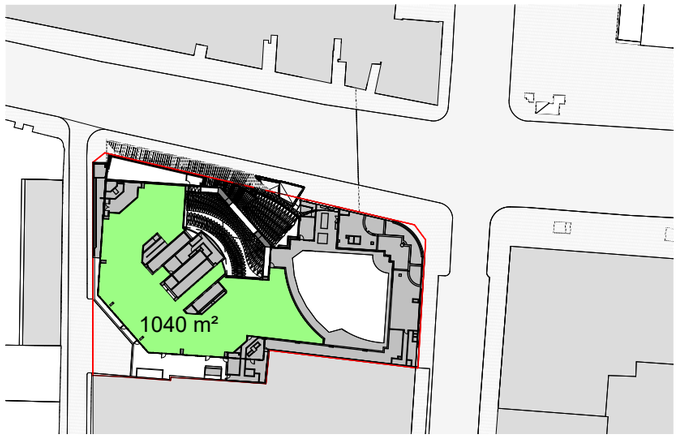
HERITAGE PLAN

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CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
FEASIBILITY	C	**SK012**



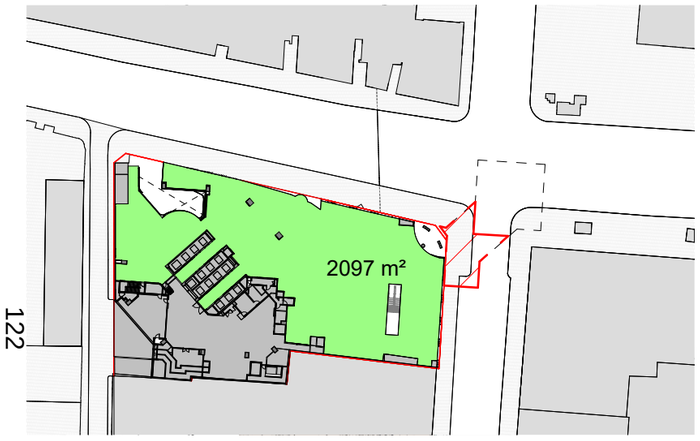
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SCALE1 : 1500



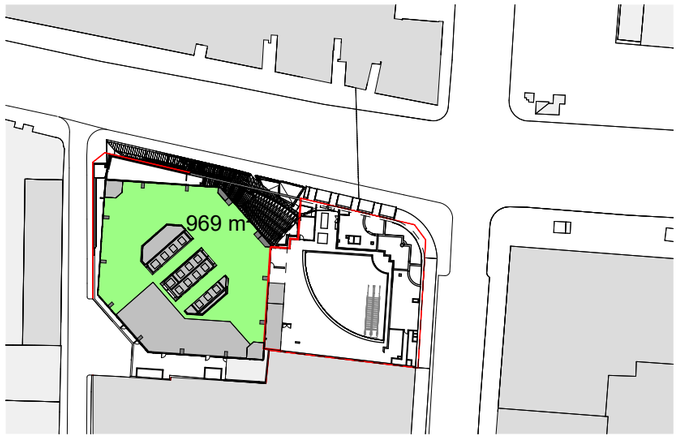
4 GFA - LEVEL 1 - EXISTING
SCALE1 : 1500



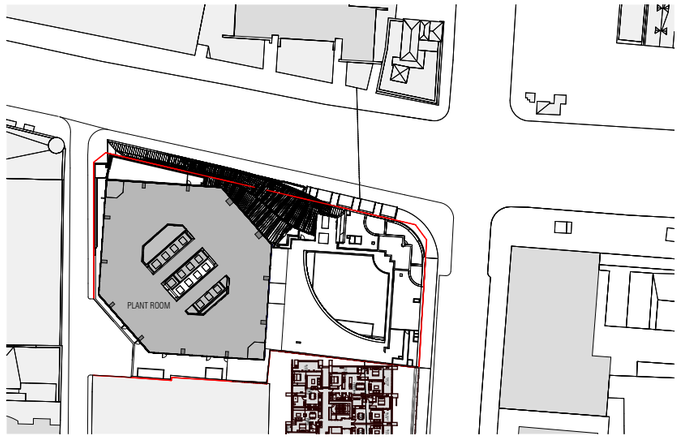
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SCALE1 : 1500



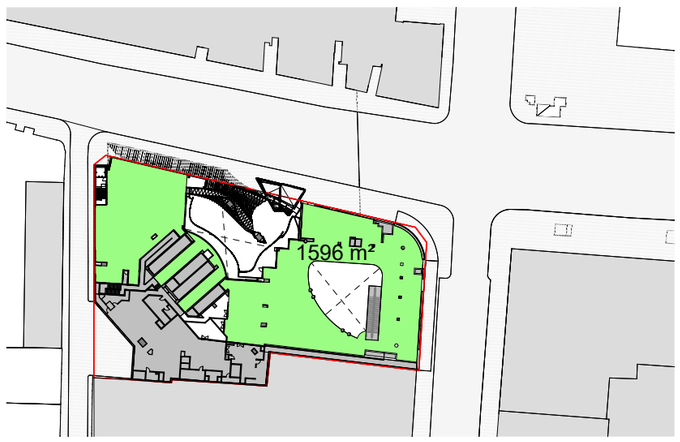
2 GFA - GROUND - EXISTING
SCALE1 : 1500



5 GFA - LEVEL 2 - EXISTING
SCALE1 : 1500



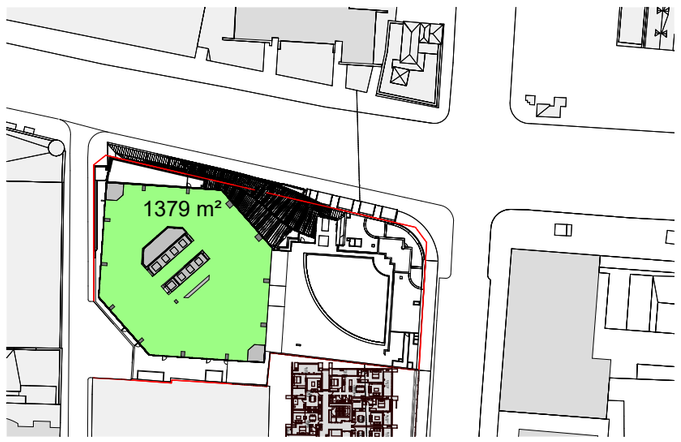
8 GFA - LEVEL 18 - PLANT LEVEL - EXISTING
SCALE1 : 1500



3 GFA - MEZZANINE - EXISTING
SCALE1 : 1500



6 GFA LOWRISE - EXISTING
SCALE1 : 1500



9 GFA HIGHRISE - EXISTING
SCALE1 : 1500

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REVISION

A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
C	FOR INFORMATION	22/07/2025
D	FOR INFORMATION	28/07/2025
E	FOR INFORMATION	06/08/2025

NOTES

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1500 @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
EXISTING GFA DIAGREMS

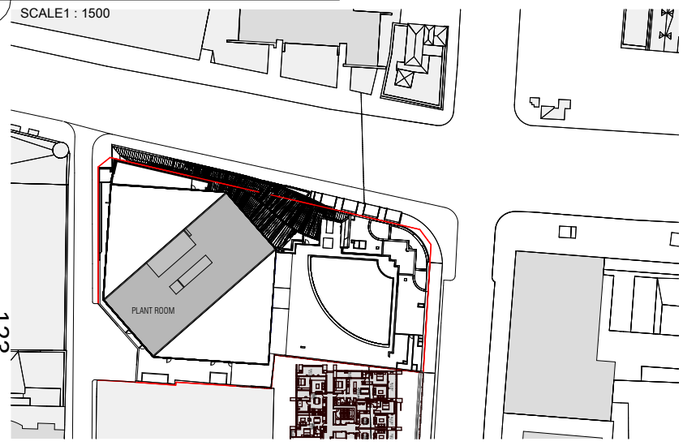
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	E	**SK200**



1 GFA - LEVEL 33 - EXISTING

SCALE1 : 1500



123

2 GFA - LEVEL34 - 36 - PLANT LEVEL - EXISTING

SCALE1 : 1500

Rev C

Area Schedule - Existing Building

Site Area (m²)	3567.00m²
Allowable FSR (x:1)	
Allowable GFA (m2)	
Existing FSR (x:1)	12.9
Existing GFA (m2)	45859m²
Existing GFA (m2)	45859m²
Existing GBA (m2)	64269m²
Existing NLA (m2)	41706m²
Building Height (m)	RL169.300
Height AHD (m)	148.350
Ground Floor RL	RL 23.15

Level	Lift Rise	Use	Height m	GBAm²	GFAm²	NLAm²
Lower Ground	Basement	Basement Retail	3.90	3566	2290	1651
Ground		Lobby/ Retail	4.950	3552	2097	1401
Mezzanine	Podium	Commercial	4.300	2857	1596	1505
Level 1		Commercial	3.7	2451	1040	990
Level 2		Commercial	3.7	1551	969	846
Level 3		Commercial	3.7	1551	1290	1216
Level 4		Commercial	3.7	1551	1290	1217
Level 5		Commercial	3.7	1551	1290	1149
Level 6		Commercial	3.7	1551	1290	1178
Level 7		Commercial	3.7	1551	1290	1233
Level 8		Commercial	3.7	1551	1290	1233
Level 9	Low Rise	Commercial	3.7	1551	1290	1167
Level 10		Commercial	3.7	1551	1290	1224
Level 11		Commercial	3.7	1551	1290	1233
Level 12		Commercial	3.7	1551	1290	1233
Level 13		Commercial	3.7	1551	1290	1227
Level 14		Commercial	3.7	1551	1290	1228
Level 15		Commercial	3.7	1551	1290	1228
Level 16		Commercial	3.7	1551	1290	1165
Level 17	Plant Room	Commercial	3.7	1551	159	97
Level 18	Plant Room	Commercial	3.7	1551	0	0
Level 19		Commercial	3.7	1551	1379	1251
Level 20		Commercial	3.7	1551	1379	1300
Level 21		Commercial	3.7	1551	1379	1298
Level 22		Commercial	3.7	1551	1379	1240
Level 23		Commercial	3.7	1551	1379	1300
Level 24	High Rise	Commercial	3.7	1551	1379	1245
Level 25		Commercial	3.7	1551	1379	1297
Level 26		Commercial	3.7	1551	1379	1296
Level 27		Commercial	3.7	1551	1379	1297
Level 28		Commercial	3.7	1551	1379	1296
Level 29		Commercial	3.7	1551	1379	1297
Level 30		Commercial	3.7	1551	1379	1297
Level 31		Commercial	3.7	1551	1379	1297
Level 32		Commercial	3.7	1551	1379	1297
Level 33		Commercial/Plant	3.7	1551	342	279
Level 34		Plant	2.9	737	0	0
Level 35	Plant	Plant	3.8	737	0	0
Level 36		Plant	6.4	737	0	0
Total			148	**64269m²**	**45859m²**	**41706m²**

REVISION

A FOR INFORMATION 06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1500 @A3

PROJECT ADDRESS

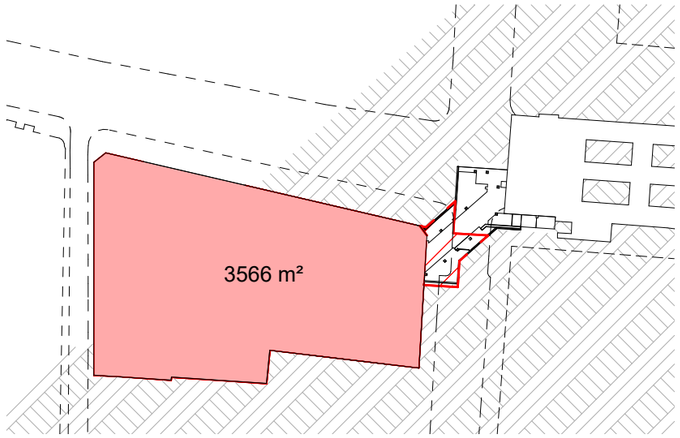
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

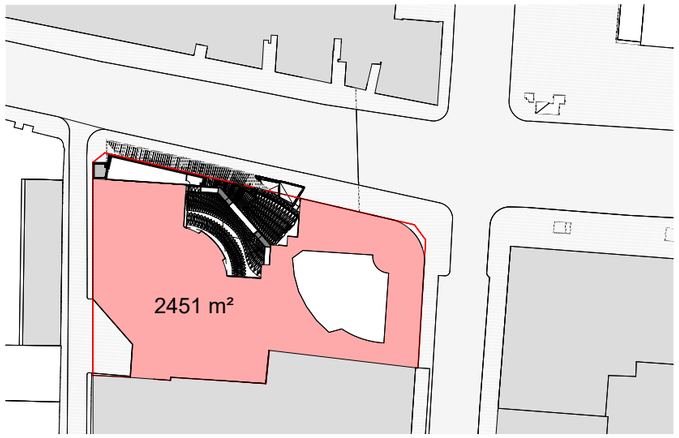
EXISTING GFA DIAGREMS

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

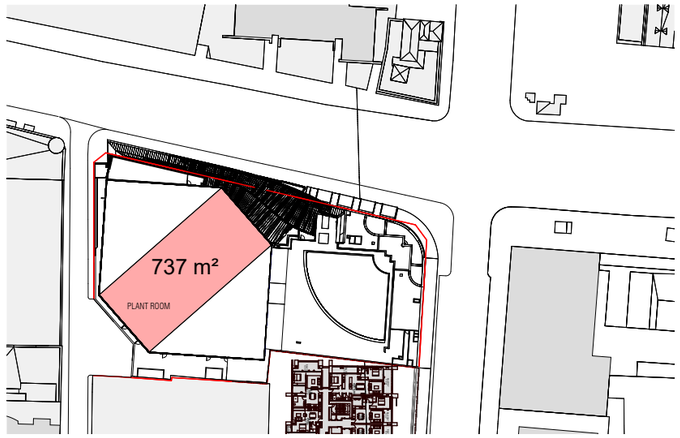
ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	A	**SK200.1**



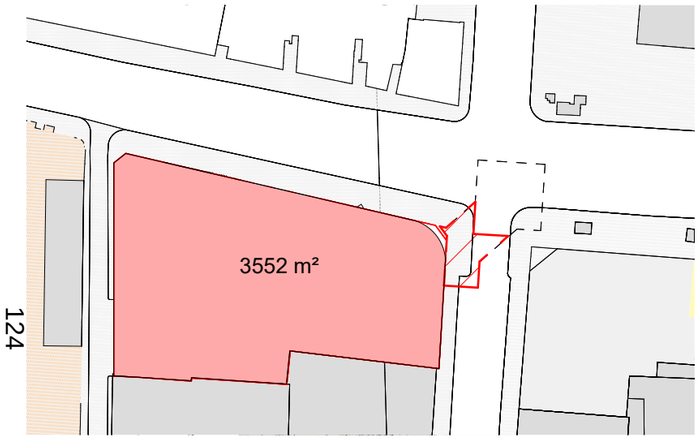
1 GBA - LOWER GROUND - EXISTING
SCALE1 : 1500



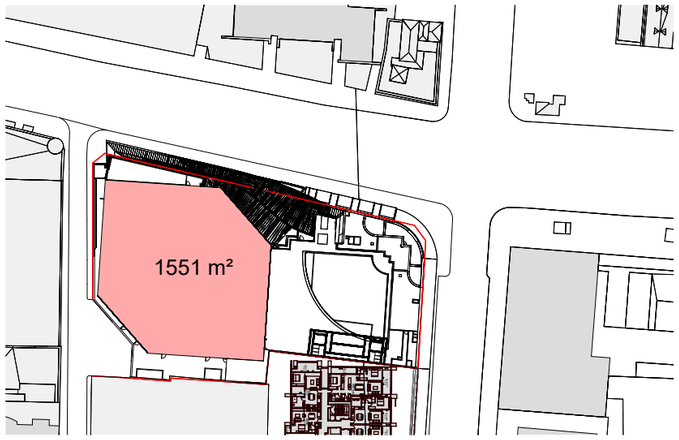
4 GBA - LEVEL 1 - EXISTING
SCALE1 : 1500



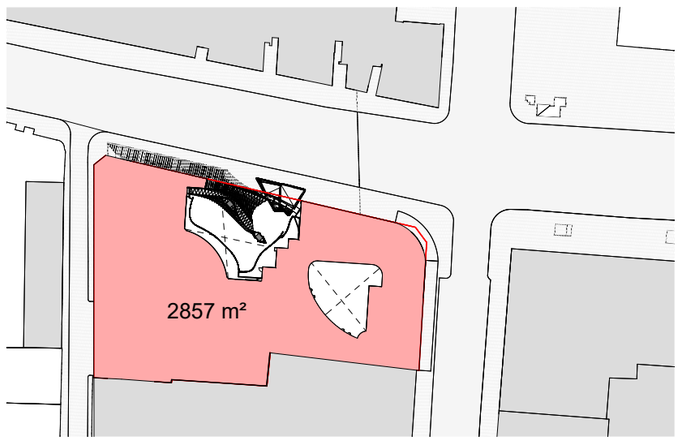
7 GBA - LEVEL34 - 36 - PLANT LEVEL - EXISTING
SCALE1 : 1500



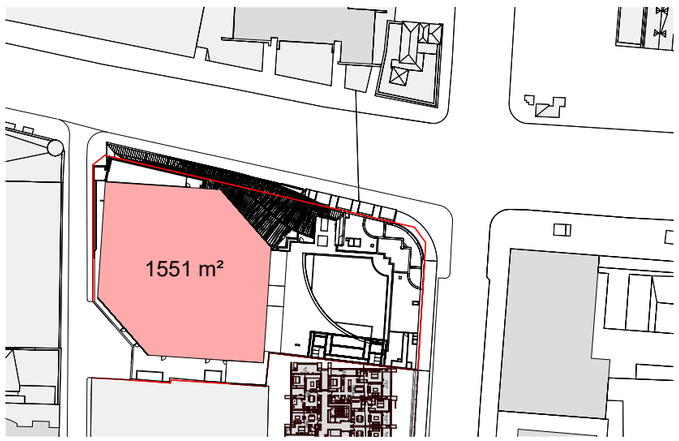
2 GBA - GROUND - EXISTING
SCALE1 : 1500



5 GBA LOWRISE - EXISTING
SCALE1 : 1500



3 GBA - MEZZANINE - EXISTING
SCALE1 : 1500



6 GBA HIGHRISE - EXISTING
SCALE1 : 1500

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REVISION

A	FOR INFORMATION	28/07/2025
B	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1500 @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
EXISTING GBA DIAGREMS

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	**SK200.2**



125

REVISION

A	FEASIBILITY STUDY	31/10/2023
B	FEASIBILITY STUDY	8/11/2023
C	FOR INFORMATION	30/10/2024
D	FOR INFORMATION	01/11/2024

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	01/11/2024	21005	1 : 400 @A3

PROJECT ADDRESS

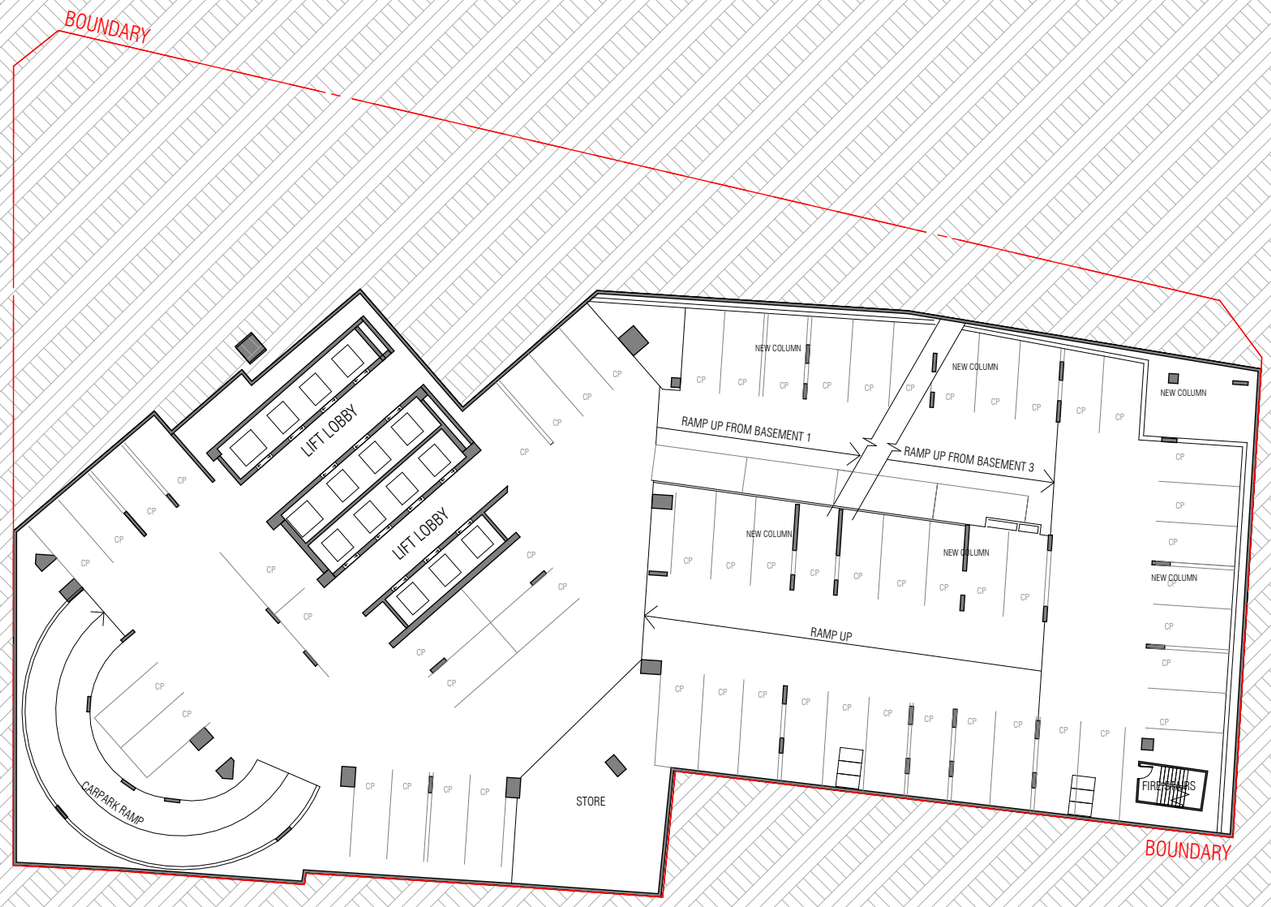
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

EXISTING BASEMENT 1 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	D	**SK255**



126

REVISION

A	FEASIBILITY STUDY	31/10/2023
B	FEASIBILITY STUDY	8/11/2023
C	FOR INFORMATION	30/10/2024
D	FOR INFORMATION	01/11/2024

NOTES

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	01/11/2024	21005	1 : 400 @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

EXISTING BASEMENT 2 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	D	**SK255.1**



127

REVISION

A	FEASIBILITY STUDY	31/10/2023
B	FEASIBILITY STUDY	8/11/2023
C	FOR INFORMATION	30/10/2024

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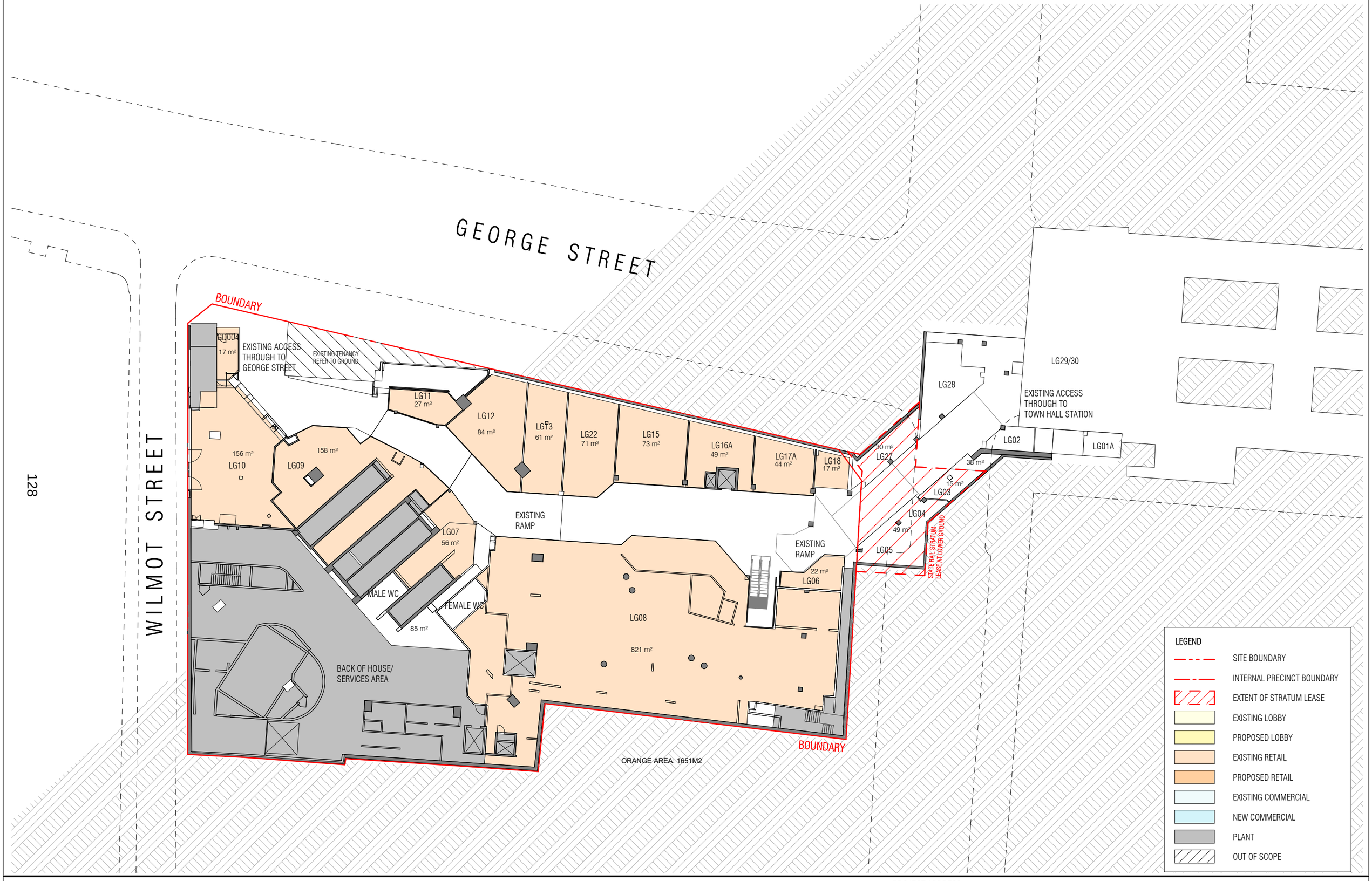
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	30/10/2024	21005	1 : 400 @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
EXISTING BASEMENT 3 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	**SK255.2**



REVISION

H	FOR INFORMATION	23/11/2023
I	FOR INFORMATION	01/11/2024
J	FOR INFORMATION	15/07/2025
K	FOR INFORMATION	17/07/2025
L	FOR INFORMATION	28/07/2025
M	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	As indicated @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
EXISTING LOWER GROUND FLOOR PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	M	**SK202**

Attachment A3

Building envelope and reference plans – Part 2

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

10374 m²

BOUNDARY

GD10
EXISTING
RETAIL
60 m²

VOID TO EXISTING ACCESS
FROM LOWER GROUND TO
GEORGE STREET

ROTATING DOOR

GD01
68 m²

GD02
EXISTING RETAIL
72 m²

GD04
EXISTING RETAIL
309 m²

19 m²

LOBBY
608 m²

EXISTING
TOWER CORE

STAIRS TO MEZZ

FOOD COURT

TOTAL NLA: 1401 M2

593 m²

GD03

EXISTING RETAIL
GD08
40 m²

GD07
53 m²

WC

WC

11 m²
GD7A

ESCALATOR
TO MEZZ

ESCALATOR
TO LG

GD4F

EXISTING
RETAIL
117 m²

GD06
39 m²

GD05
16 m²

LOADING DOCK

CARPARK
EXIT RAMP

BOUNDARY

130

WILMOT STREET

BATHURST STREET

CITY OF SYDNEY STRATUM
LEASE N GROUND

600 GEORGE ST

570 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

LEGEND

- SITE BOUNDARY
- INTERNAL PRECINCT BOUNDARY
- EXTENT OF STRATUM LEASE
- EXISTING LOBBY
- PROPOSED LOBBY
- EXISTING RETAIL
- PROPOSED RETAIL
- EXISTING COMMERCIAL
- NEW COMMERCIAL
- PLANT
- OUT OF SCOPE

REVISION

I	FOR INFORMATION	30/10/2024
J	FOR INFORMATION	01/11/2024
K	FOR INFORMATION	15/07/2025
L	FOR INFORMATION	17/07/2025
M	FOR INFORMATION	28/07/2025
N	FOR INFORMATION	06/08/2025

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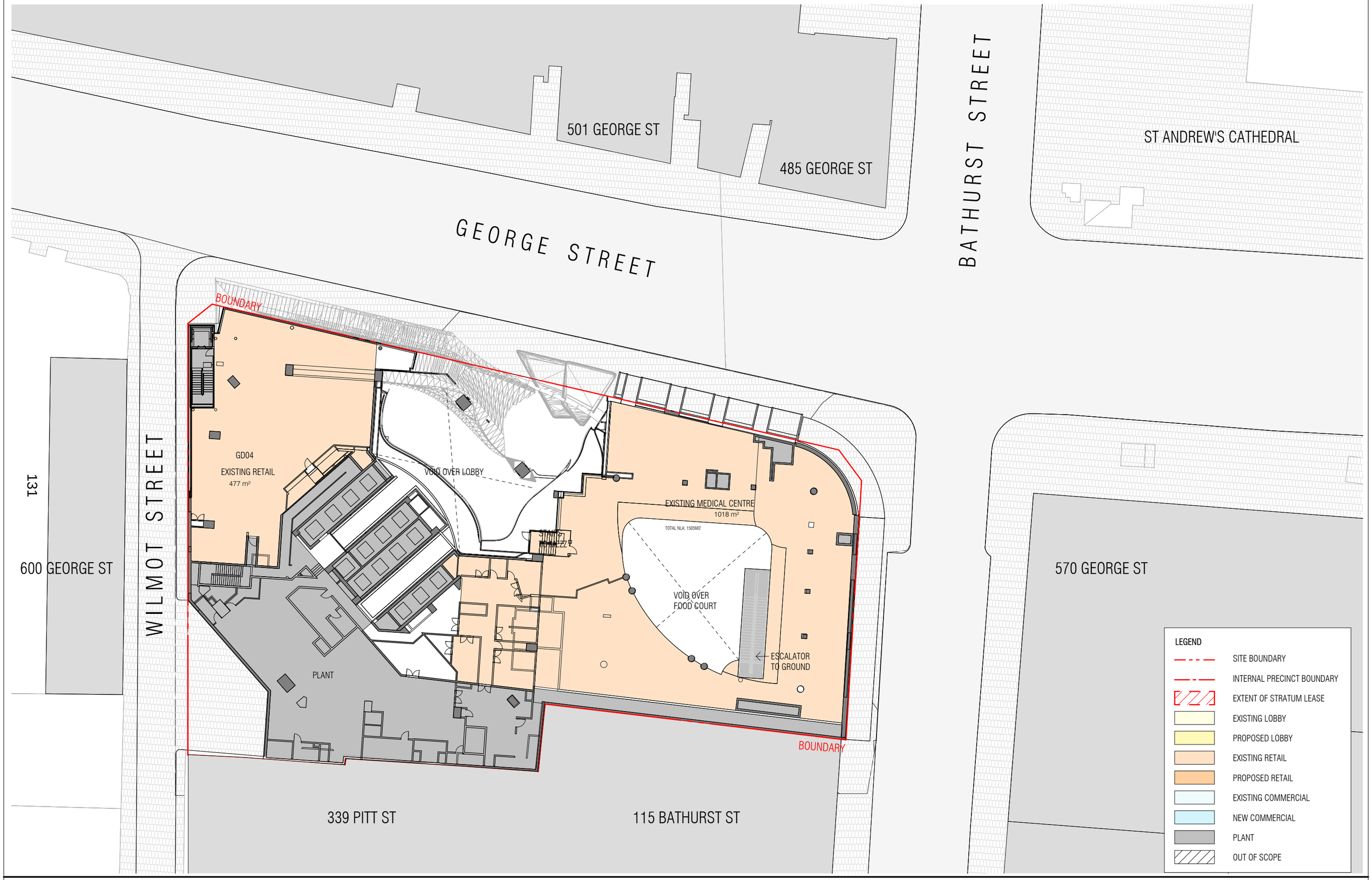
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	As indicated @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
EXISTING GROUND FLOOR PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	N	**SK203**



REVISION

I	FOR INFORMATION	30/10/2024
J	FOR INFORMATION	01/11/2024
K	FOR INFORMATION	15/07/2025
L	FOR INFORMATION	17/07/2025
M	FOR INFORMATION	22/07/2025
N	FOR INFORMATION	06/08/2025

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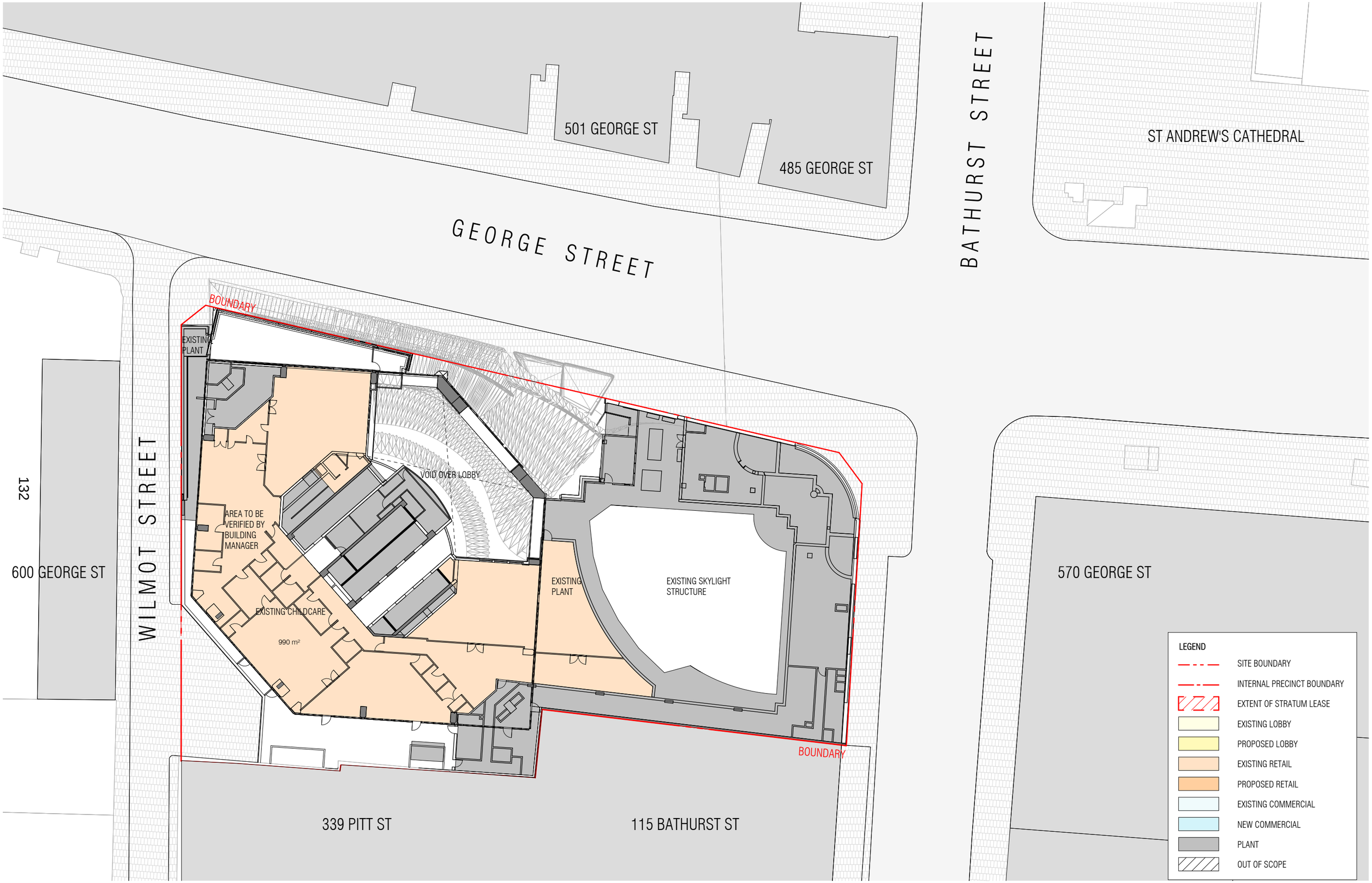
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	As indicated @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
EXISTING MEZZANINE FLOOR PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	N	**SK204**



REVISION

G	FOR INFORMATION	23/11/2023
H	FOR INFORMATION	30/10/2024
I	FOR INFORMATION	01/11/2024
J	FOR INFORMATION	15/07/2025
K	FOR INFORMATION	17/07/2025
L	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	As indicated @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
EXISTING LEVEL 1 FLOOR PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	L	**SK205**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

A

WC

LOW RISE LIFT LOBBY

EXISTING ROOF BELOW

BOUNDARY

133

600 GEORGE ST

WILMOT STREET

7-9 WILMOT ST

339 PITT ST

15 BATHURST ST

BATHURST STREET

570 GEORGE ST

LEGEND

- SITE BOUNDARY
- INTERNAL PRECINCT BOUNDARY
- EXTENT OF STRATUM LEASE
- EXISTING LOBBY
- PROPOSED LOBBY
- EXISTING RETAIL
- PROPOSED RETAIL
- EXISTING COMMERCIAL
- NEW COMMERCIAL
- PLANT
- OUT OF SCOPE

REVISION

A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
C	FOR INFORMATION	06/08/2025

NOTES

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	As indicated @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

EXISTING LOWRISE PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	**SK207**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

A

HIGHRISE LIFT LOBBY

WC

134

600 GEORGE ST

WILMOT STREET

7-9 WILMOT ST

339 PITT ST

15 BATHURST ST

BOUNDARY

BATHURST STREET

570 GEORGE ST

LEGEND

- SITE BOUNDARY
- INTERNAL PRECINCT BOUNDARY
- EXTENT OF STRATUM LEASE
- EXISTING LOBBY
- PROPOSED LOBBY
- EXISTING RETAIL
- PROPOSED RETAIL
- EXISTING COMMERCIAL
- NEW COMMERCIAL
- PLANT
- OUT OF SCOPE

REVISION

A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
C	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	As indicated @A3

PROJECT ADDRESS

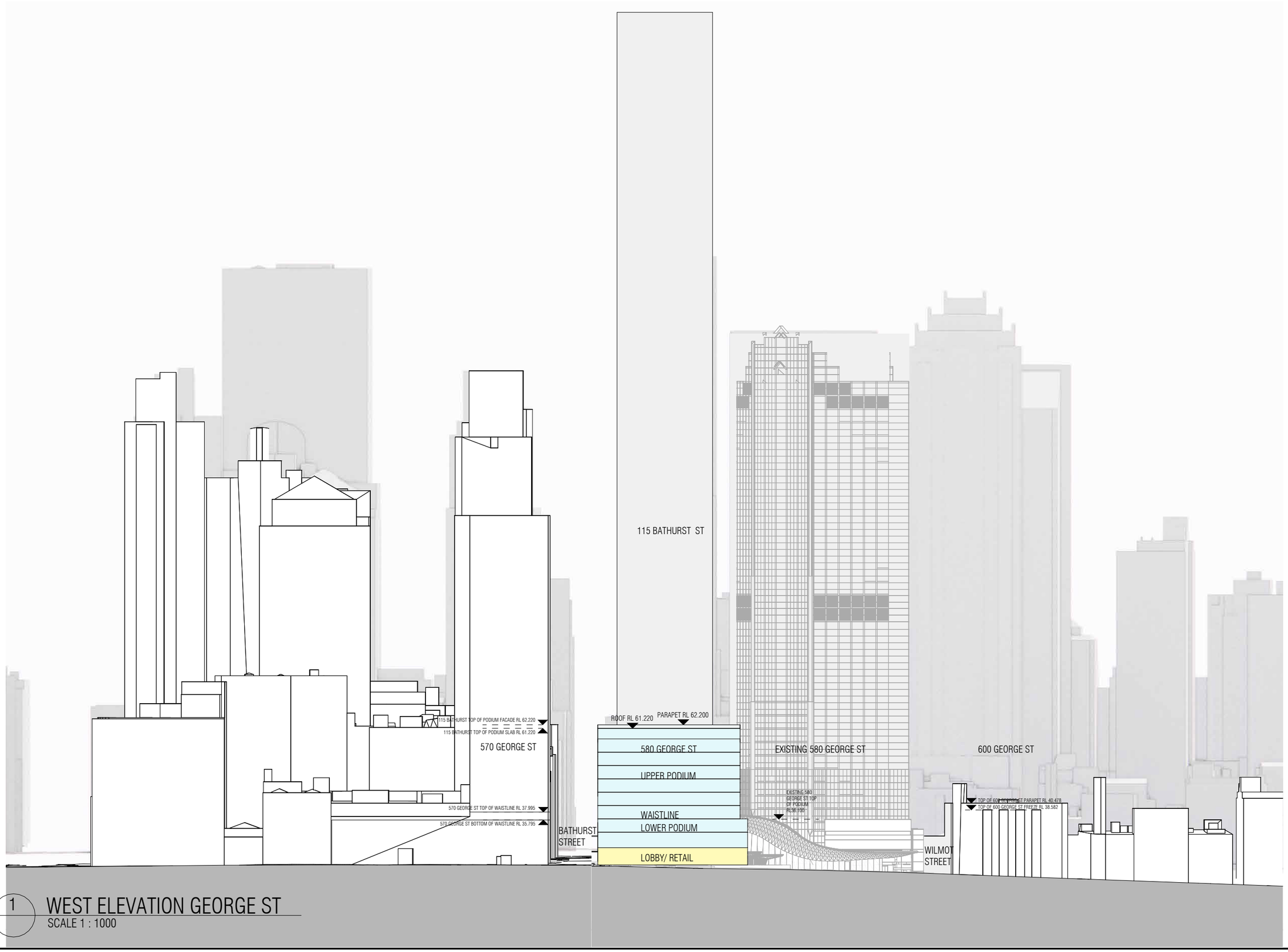
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

EXISTING HIGHRISE PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	**SK216**



1 WEST ELEVATION GEORGE ST
SCALE 1 : 1000

REVISION

A	FOR INFORMATION	08/07/2024
B	FOR INFORMATION	30/10/2024
C	FOR INFORMATION	01/11/2024

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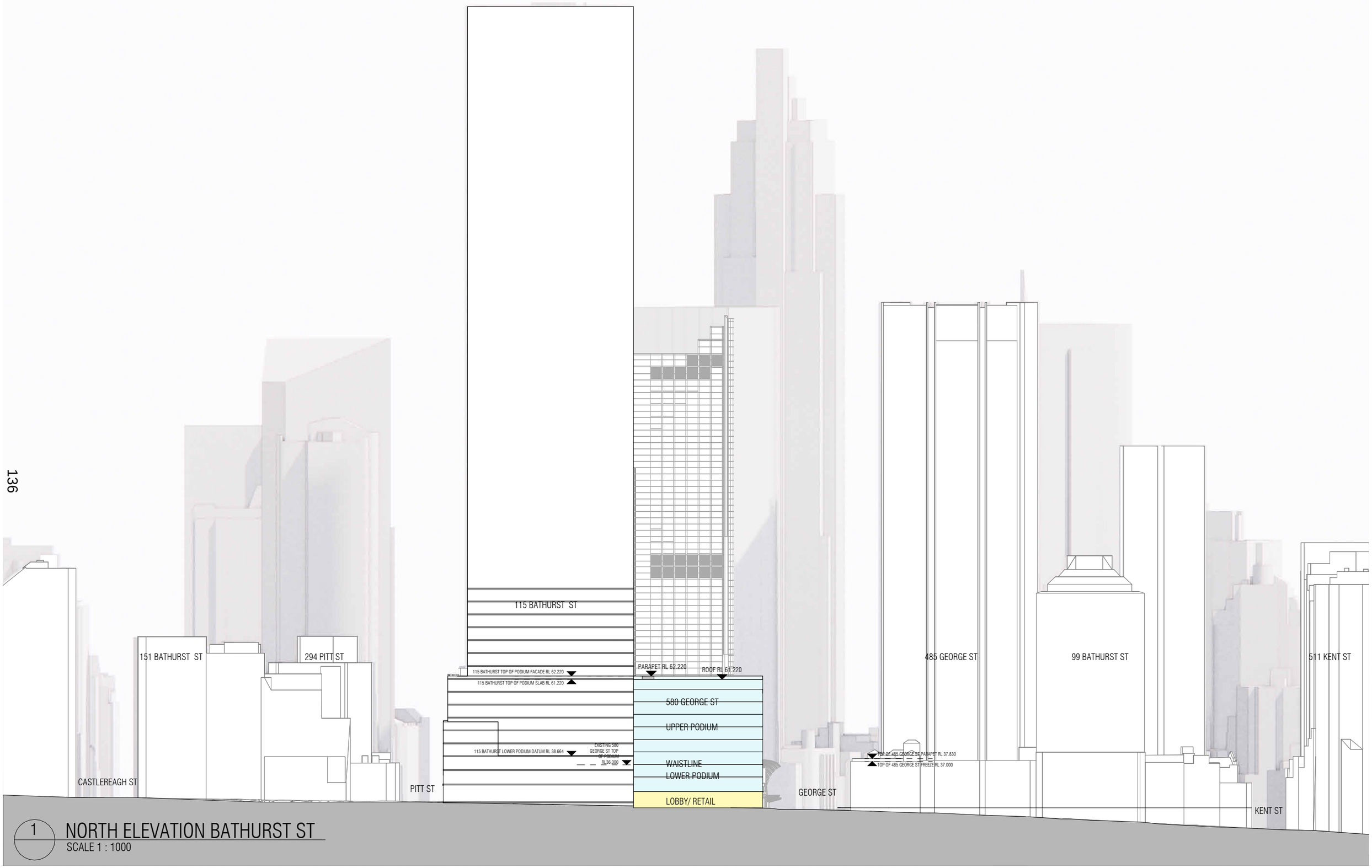
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
JJ	01/11/24	MC	01/11/2024	21005	1 : 1000 @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
WEST CONTEXT ELEVATION-GEORGE ST

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	**SK315**



1 NORTH ELEVATION BATHURST ST
SCALE 1 : 1000

REVISION

A	FOR INFORMATION	05/07/2024
B	FOR INFORMATION	08/07/2024
C	FOR INFORMATION	30/10/2024
D	FOR INFORMATION	01/11/2024

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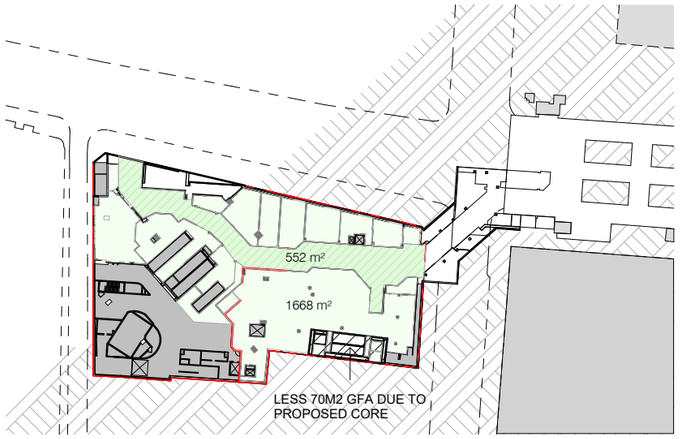
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
JJ	01/11/24	MC	01/11/2024	21005	1 : 1000 @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
NORTH CONTEXT ELEVATION-BATHURST ST

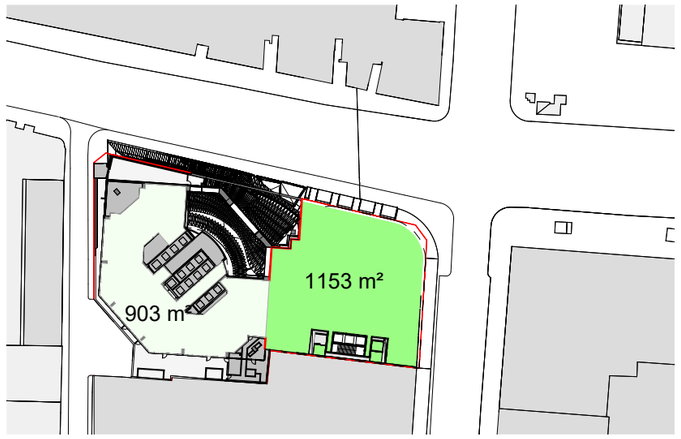
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	D	**SK316**



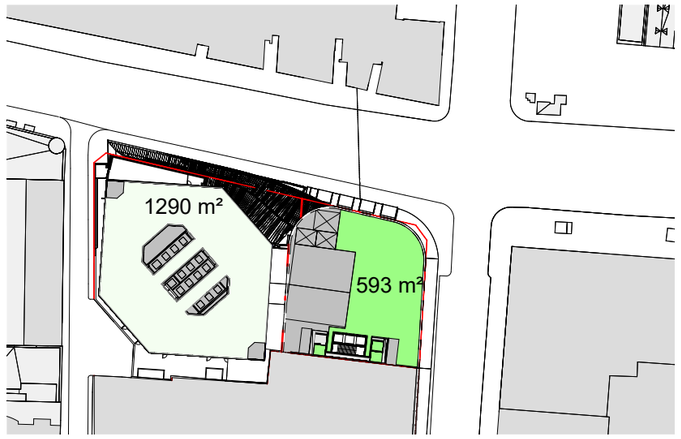
1 GFA - LOWER GROUND - PROPOSED

SCALE1 : 1500



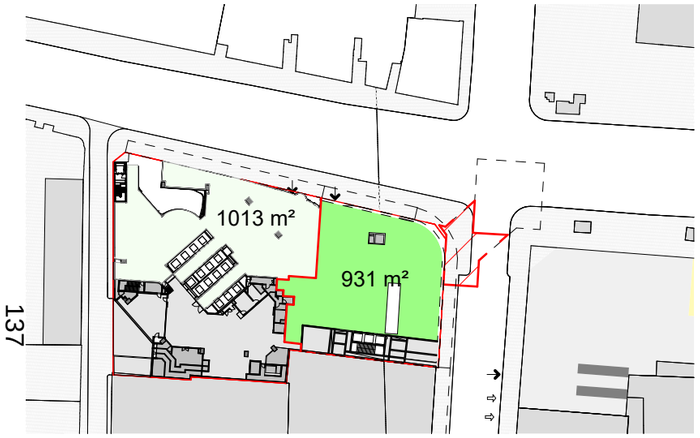
4 GFA - LEVEL 1 - PROPOSED

SCALE1 : 1500



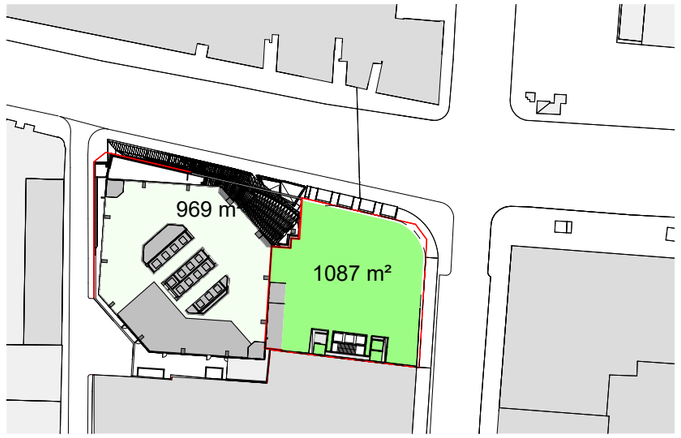
7 GFA - LEVEL8 - PROPOSED

SCALE1 : 1500



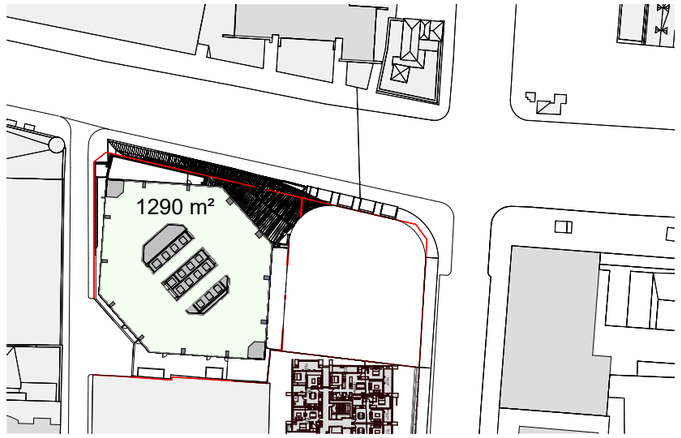
2 GFA - GROUND - PROPOSED

SCALE1 : 1500



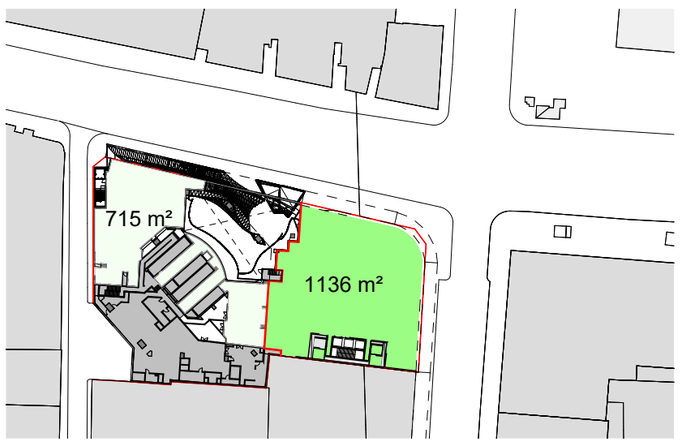
5 GFA - LEVEL 2 - PROPOSED

SCALE1 : 1500



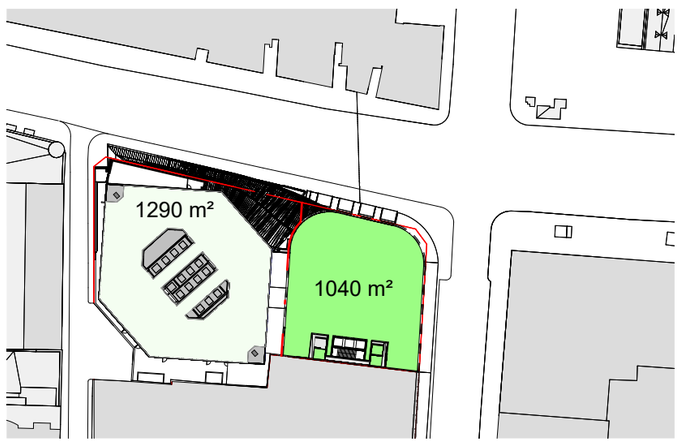
8 GFA - LOWRISE - PROPOSED

SCALE1 : 1500



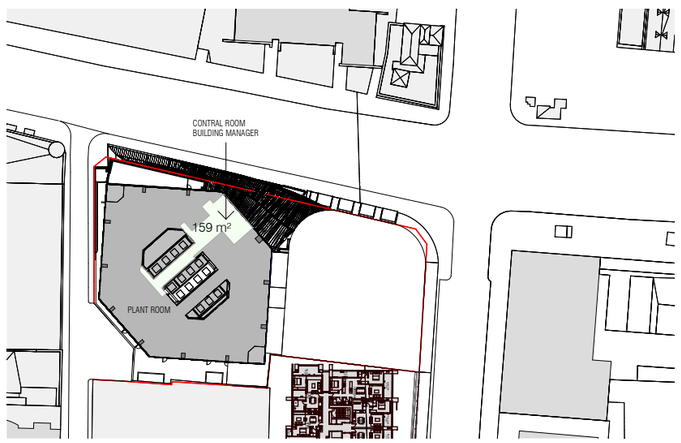
3 GFA - MEZZANINE - PROPOSED

SCALE1 : 1500



6 GFA - LEVEL 3 - 7 - PROPOSED

SCALE1 : 1500



9 GFA - LEVEL 17 - PLANT LEVEL - PROPOSED

SCALE1 : 1500

137

REVISION

A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
C	FOR INFORMATION	22/07/2025
D	FOR INFORMATION	28/07/2025
E	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1500 @A3

PROJECT ADDRESS

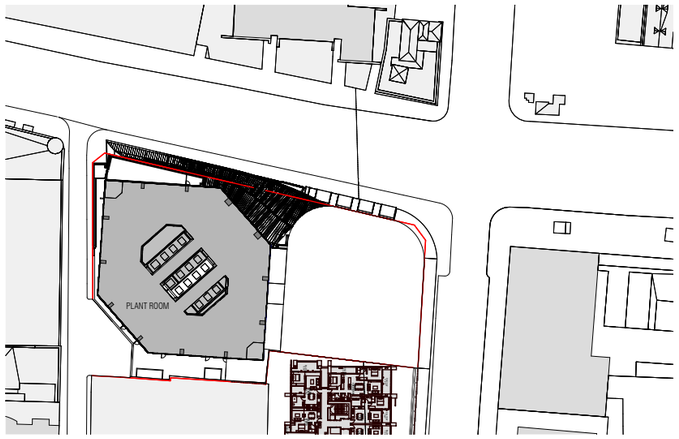
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

PROPOSED GFA DIAGREMS

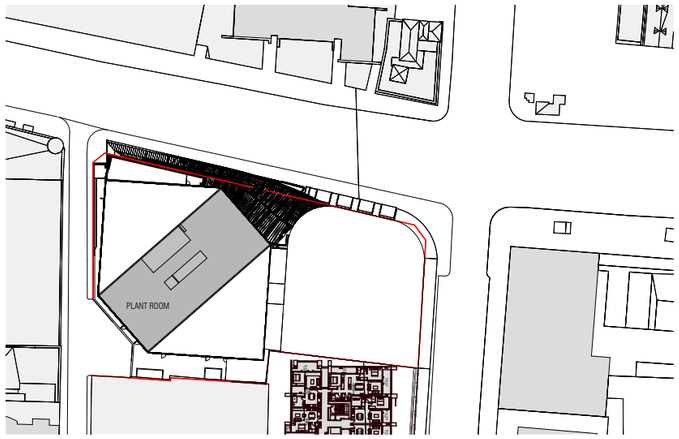
CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	E	**SK360**



1 GFA - LEVEL 18 - PLANT LEVEL - PROPOSED

SCALE1 : 1500



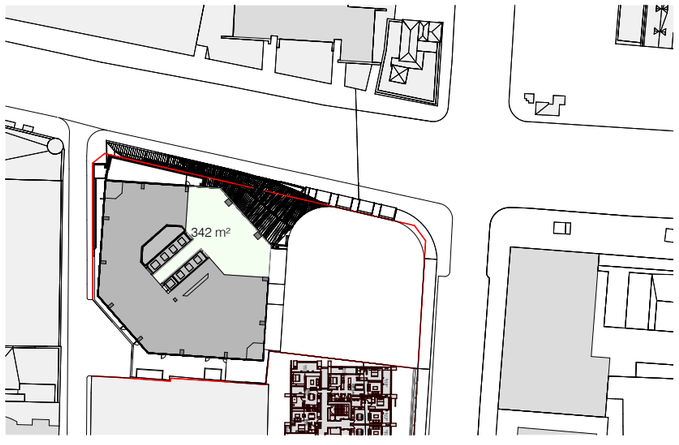
4 GFA - LEVEL34 - 37 - PLANT LEVEL - PROPOSED

SCALE1 : 1500



2 GFA - HIGHRISE - PROPOSED

SCALE1 : 1500



3 GFA - LEVEL 33 - PROPOSED

SCALE1 : 1500

138

REVISION

A	FOR INFORMATION	28/07/2025
B	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1500 @A3

PROJECT ADDRESS

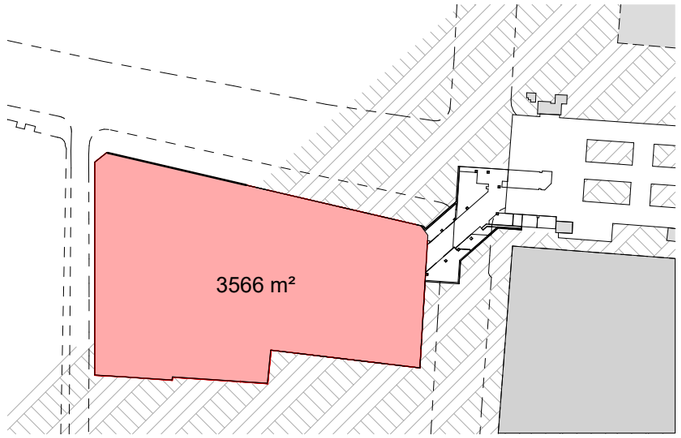
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

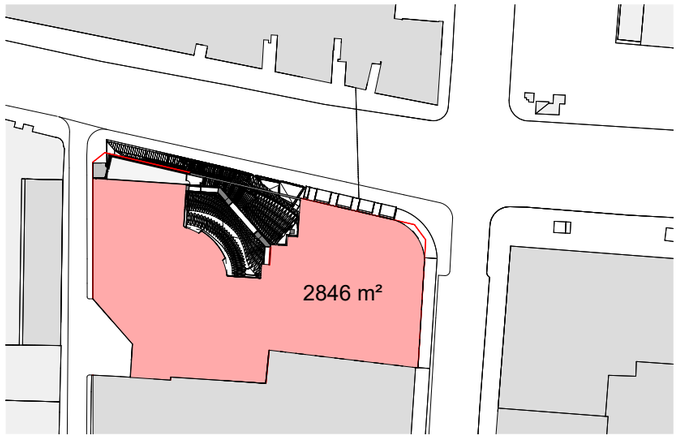
PROPOSED GFA DIAGREMS

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

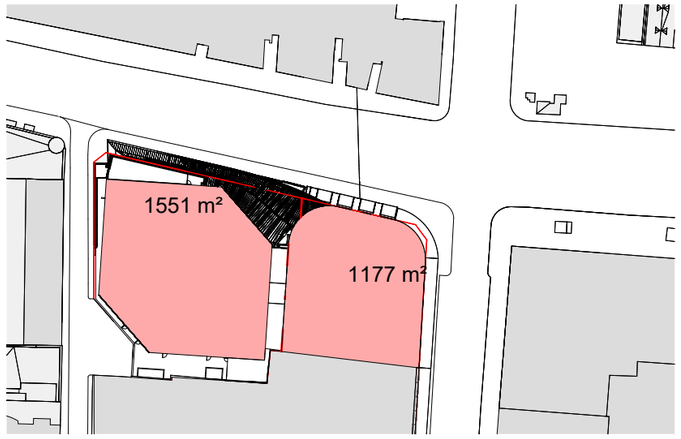
ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	**SK360.1**



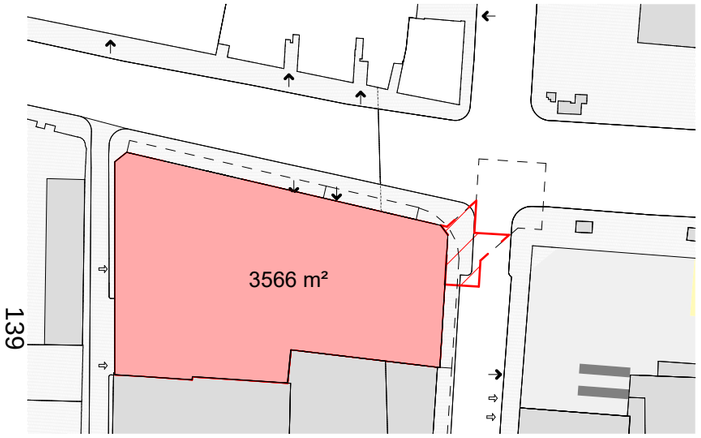
1 GBA - LOWER GROUND - PROPOSED
SCALE1 : 1500



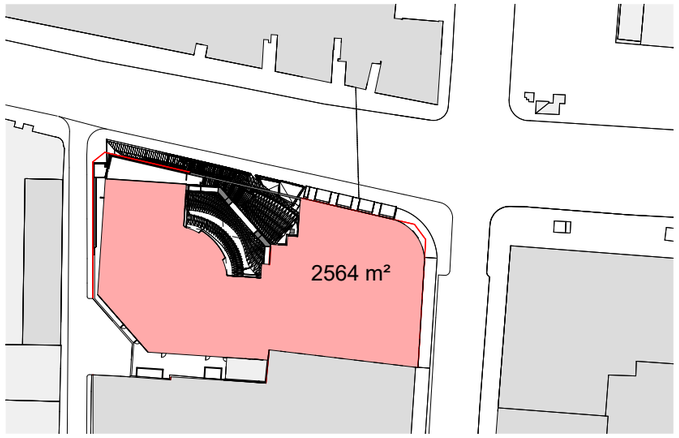
4 GBA - LEVEL 1 - PROPOSED
SCALE1 : 1500



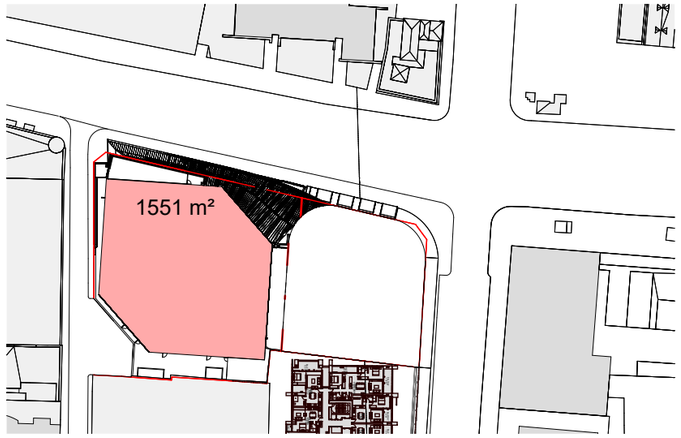
7 GBA - LEVEL8 - PROPOSED
SCALE1 : 1500



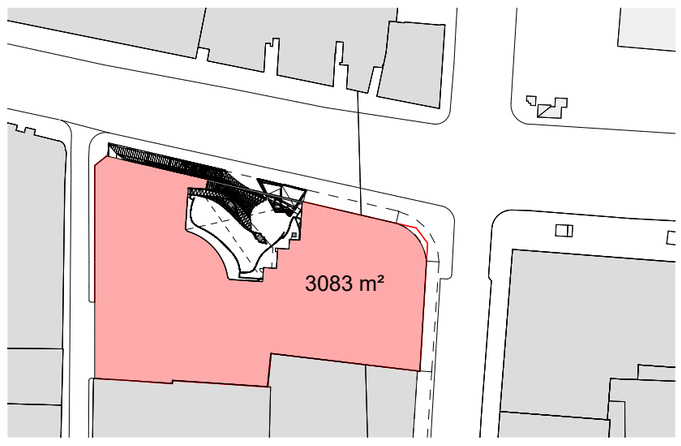
2 GBA - GROUND - PROPOSED
SCALE1 : 1500



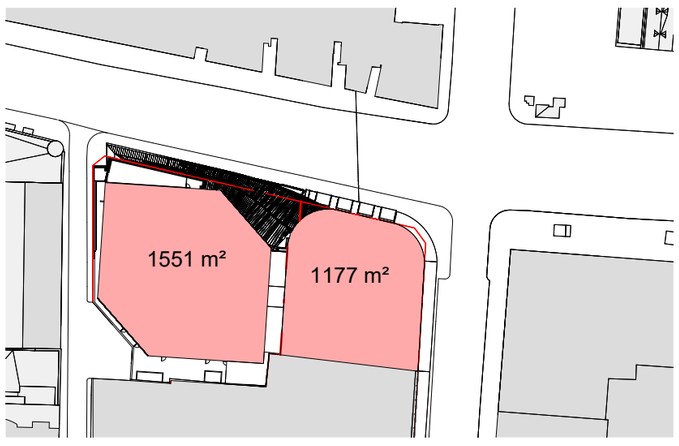
5 GBA - LEVEL 2 - PROPOSED
SCALE1 : 1500



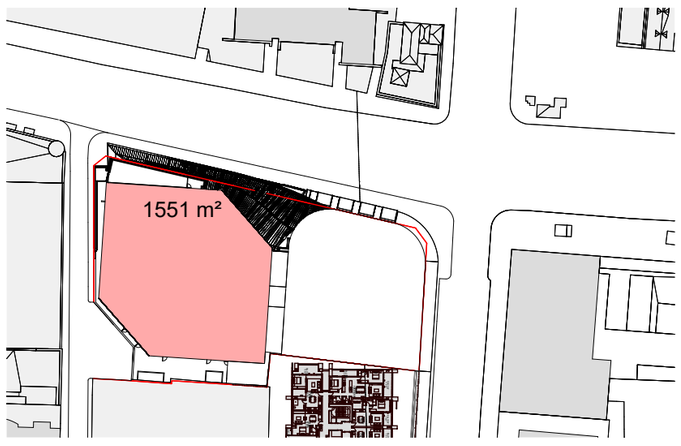
8 GBA - LOWRISE - PROPOSED
SCALE1 : 1500



3 GBA - MEZZANINE - PROPOSED
SCALE1 : 1500



6 GBA - LEVEL 3 - 7 - PROPOSED
SCALE1 : 1500



9 GBA - HIGHRISE - PROPOSED
SCALE1 : 1500

139

REVISION

A	FOR INFORMATION	28/07/2025
B	FOR INFORMATION	06/08/2025

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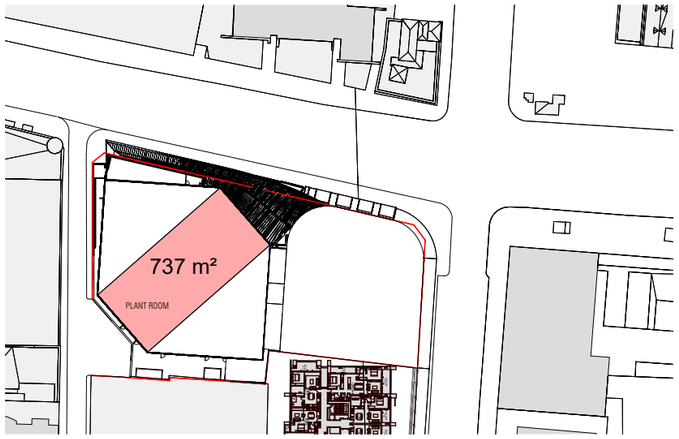
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1500 @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
PROPOSED GBA DIAGREMS

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	**SK360.2**



1 GBA - LEVEL34 - 36 - PLANT LEVEL - PROPOSED

SCALE1 : 1500

140

REVISION

A	FOR INFORMATION	28/07/2025
B	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1500 @A3

PROJECT ADDRESS

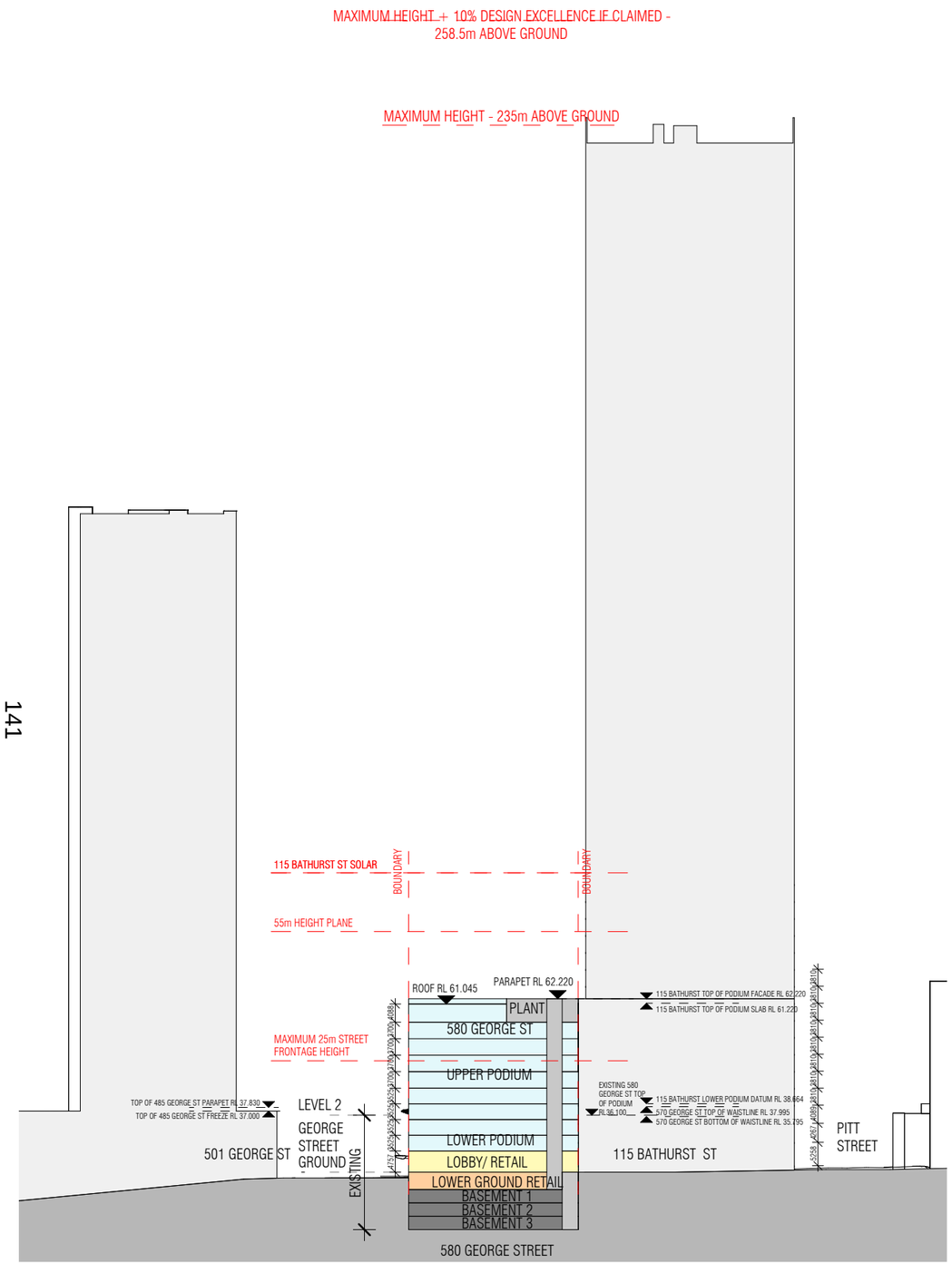
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

PROPOSED GBA DIAGREMS

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L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	**SK360.3**



A SECTION AA
SCALE1 : 1250

Rev E

Area Schedule - Joint Precinct (Standalone Competition Area + Existing Tower Schedule)

Site Area (m²) 3567.00m²
Allowable FSR (x:1) 18.75
Allowable GFA (m2) 66881.3m²
Base FSR 8:1 + Area 2 Additional Accommodation 4.5:1 FSR = 12.5:1

RETAIL NLA
COMMERCIAL/OFFICE
NLA

Proposed FSR (x:1) 15.1
Existing Tower Only GFA 43757m²
New Podium GFA (m2) 10030m²

Existing Precint GFA 45,859m2
Existing Precint NLA 41,706m2

Proposed GFA (m2) **53787m²**

Increased GFA = Existing Precint GFA 45,859m2 - Proposed Precint GFA 53,787m2 = Total GFA Increase 7,928m2

GFA Includes the existing lower ground through site link

Building Height (m) 37.745
Height AHD (m) 61.045
GF RL 23.3

Level	Lift Rise	Use	EXISTING TOWER Height m	PROPOSED PODIUM Height m	EXISTING TOWER GFAm²	PROPOSED PODIUM GFAm²	TOTAL PROPOSED GFAm²	TOTAL GBA
Lower Ground	Basement	Basement Retail	3.90	3.90	2290	-70	2220	3566
Ground		Lobby/ Retail	4.950	4.757	1013	931	1944	3566
Mezzanine		Commercial	3.7	3.525	715	1136	1851	3083
Level 1		Commercial	3.7	3.525	903	1153	2056	2846
Level 2		Commercial	3.7	3.525	969	1087	2056	2564
Level 3	Waistline	Commercial	3.7	3.525	1290	1040	2330	2728
Level 4		Commercial	3.7	3.700	1290	1040	2330	2728
Level 5		Commercial	3.7	3.700	1290	1040	2330	2728
Level 6		Commercial	3.7	3.700	1290	1040	2330	2728
Level 7		Commercial	3.7	3.700	1290	1040	2330	2728
Level 8		Commercial	3.7	4.088	1290	593	1883	2728
Level 9		Commercial	3.7		1290			1551
Level 10		Commercial	3.7		1290			1551
Level 11		Commercial	3.7		1290			1551
Level 12		Commercial	3.7		1290			1551
Level 13	Low Rise	Commercial	3.7		1290			1551
Level 14		Commercial	3.7		1290			1551
Level 15	Transfer Level	Commercial	3.7		1290			1551
Level 16		Commercial	3.7		1290			1551
Level 17		Commercial	3.7		159			1551
Level 18		Commercial	3.7		0			1551
Level 19		Commercial	3.7		1379			1551
Level 20		Commercial	3.7		1379			1551
Level 21		Commercial	3.7		1379			1551
Level 22		Commercial	3.7		1379			1551
Level 23		Commercial	3.7		1379			1551
Level 24		Commercial	3.7		1379			1551
Level 25	High Rise	Commercial	3.7		1379			1551
Level 26		Commercial	3.7		1379			1551
Level 27		Commercial	3.7		1379			1551
Level 28		Commercial	3.7		1379			1551
Level 29		Commercial	3.7		1379			1551
Level 30		Commercial	3.7		1379			1551
Level 31		Commercial	3.7		1379			1551
Level 32		Commercial	3.7		1379			1551
Level 33		Commercial/Plant	5		342			1551
Level 34		Plant	2.9		0			737
Level 35	Plant	Plant	3.8		0			737
Level 36		Plant	6.4		0			737
					43757m²	**10030m²**	**23660m²**	**72979m²**
Grand Total			145.150	**37.75**			**53787m²**	

REVISION

B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	FOR INFORMATION	22/07/2025
E	FOR INFORMATION	28/07/2025
F	FOR INFORMATION	06/08/2025
G	FOR INFORMATION	08/12/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	08/12/2025	21005	1 : 1250 @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
JOINT PRECINCT - PROPOSED SECTION AND AREA

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	G	**SK355**



142

BASEMENT 3 CARPARK SPACE
NEW NUMBER: 39

CARPARK SPACE LOST 2

REVISION

A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	06/08/2025

NOTES
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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 400 @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
JOINT PRECINCT - PROPOSED BASEMENT 3 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	**SK343**



BASEMENT 2 CARPARK SPACE
NEW NUMBER: 44

CARPARK SPACE LOST: 16

REVISION

A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	06/08/2025

NOTES

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 400 @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
JOINT PRECINCT - PROPOSED BASEMENT 2 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	**SK344**



144

SUMMARY

CARPARK SPACE LOST:

B1	14
B2	16
B3	2
TOTAL	32

BASEMENT 1 CARPARK SPACE
NEW NUMBER: 22

CARPARK SPACE LOST: 14

REVISION

A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	06/08/2025

NOTES
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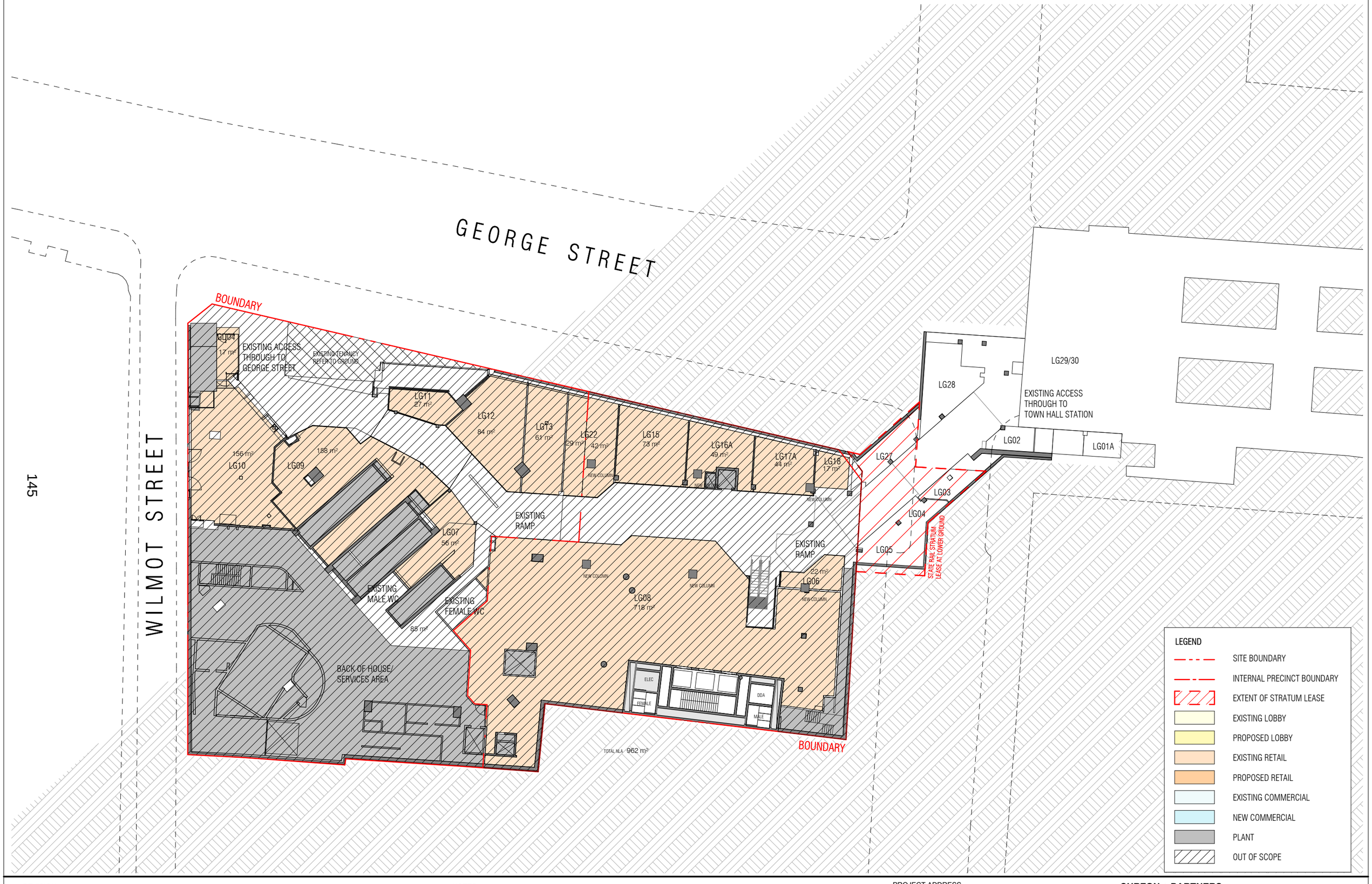
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 400 @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
JOINT PRECINCT - PROPOSED BASEMENT 1 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	**SK345**



REVISION

A	FOR INFORMATION	17/07/2025
B	FOR INFORMATION	22/07/2025
C	FOR INFORMATION	28/07/2025
D	FOR INFORMATION	06/08/2025

NOTES

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
JJ	01/11/24	MC	06/08/2025	21005	As indicated @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

JOINT PRECINCT - PROPOSED LOWER GROUND FLOOR PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	D	**SK346.1**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

A

BOUNDARY

LINE OF AWNING ABOVE

EXISTING 580 GEORGE ST ENTRY

NEW ENTRY

EXISTING GEORGE ST ENTRY

EXISTING RETAIL 80 m²

EXISTING RETAIL OUTLINE

EXISTING RETAIL 271 m² UFC GYM

EXISTING LOBBY

CARPARK ENTRY RAMP

NEW TOWER LOBBY

600MM FACADE RETICULATION ZONE

EXISTING LIFT OVERRUN

NEW RETAIL

NLA 796 m²

GFA 931 m²

ESCALATOR TO BE RELOCATED LOCATION TO BE DETERMINED BY DEC

LOADING DOCK

ELEC

FIRE PUMP ROOM

FIRE ESCAPE

FIRE ESCAPE

CARPARK EXIT RAMP

BOUNDARY

LINE OF AWNING ABOVE

LINE OF LOWER GROUND BELOW

CITY OF SYDNEY STRATUM LEASE AT GROUND

WILMOT STREET

BATHURST STREET

146

600 GEORGE ST

570 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

LEGEND

- SITE BOUNDARY
- INTERNAL PRECINCT BOUNDARY
- EXTENT OF STRATUM LEASE
- EXISTING LOBBY
- PROPOSED LOBBY
- EXISTING RETAIL
- PROPOSED RETAIL
- EXISTING COMMERCIAL
- NEW COMMERCIAL
- PLANT
- OUT OF SCOPE

REVISION

A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	FOR INFORMATION	22/07/2025
E	FOR INFORMATION	28/07/2025
F	FOR INFORMATION	06/08/2025

NOTES

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	As indicated @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

JOINT PRECINCT - PROPOSED GROUND FLOOR PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	F	**SK347**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

LINE OF AWNING ABOVE

EXISTING RETAIL
471 m²
UFC GYM

VOID OVER LOBBY

600MM FACADE
RETICULATION ZONE

NEW COLUMN

OFFICE
(EXISTING VOID INFILLED)

NLA 1104 m²
GFA 1136 m²

152 m²

PLANT

ELEC

FEMALE

DDA

MALE

BOUNDARY

LINE OF AWNING ABOVE

A

A

WILMOT STREET

147

600 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

BATHURST STREET

570 GEORGE ST

LEGEND

- SITE BOUNDARY
- INTERNAL PRECINCT BOUNDARY
- EXTENT OF STRATUM LEASE
- EXISTING LOBBY
- PROPOSED LOBBY
- EXISTING RETAIL
- PROPOSED RETAIL
- EXISTING COMMERCIAL
- NEW COMMERCIAL
- PLANT
- OUT OF SCOPE

REVISION

A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	FOR INFORMATION	22/07/2025
E	FOR INFORMATION	28/07/2025
F	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	As indicated @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
JOINT PRECINCT - PROPOSED MEZZANINE FLOOR PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	F	**SK348**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

A

BOUNDARY

EXISTING PLANT

TERRACE

EXISTING CHILDCARE

GFA 903 m²

NLA 853 m²

600MM FACADE RETICULATION ZONE

NEW COLUMN

NEW COLUMN

NEW COLUMN

NEW COLUMN

OFFICE
(EXISTING SKYLIGHT INFILLED)

NLA 1118 m²

GFA 1153 m²

ELEC

FEMALE

DDA

MALE

TERRACE

BOUNDARY

A

148

600 GEORGE ST

WILMOT STREET

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

BATHURST STREET

570 GEORGE ST

LEGEND

- SITE BOUNDARY
- INTERNAL PRECINCT BOUNDARY
- EXTENT OF STRATUM LEASE
- EXISTING LOBBY
- PROPOSED LOBBY
- EXISTING RETAIL
- PROPOSED RETAIL
- EXISTING COMMERCIAL
- NEW COMMERCIAL
- PLANT
- OUT OF SCOPE

REVISION

A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	As indicated @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

JOINT PRECINCT - PROPOSED LEVEL 1 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	D	**SK349**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

A

BOUNDARY

600MM FACADE
RETICULATION ZONE

NEW COLUMN

NEW COLUMN

NEW COLUMN

COMMERCIAL
NLA 1054 m²
GFA 1087 m²

TOWER LOBBY AND
20m2 X 2.5m(H)

RETAIL HEAT
REJECTION
40m2 X 2.5m(H)

AMENITIES

ELEC

FEMALE

DDA

MALE

BOUNDARY

149

600 GEORGE ST

WILMOT STREET

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

BATHURST STREET

570 GEORGE ST

LEGEND

- SITE BOUNDARY
- INTERNAL PRECINCT BOUNDARY
- EXTENT OF STRATUM LEASE
- EXISTING LOBBY
- PROPOSED LOBBY
- EXISTING RETAIL
- PROPOSED RETAIL
- EXISTING COMMERCIAL
- NEW COMMERCIAL
- PLANT
- OUT OF SCOPE

REVISION

A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	FOR INFORMATION	28/07/2025
E	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	As indicated @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
JOINT PRECINCT - PROPOSED LEVEL 2 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	E	**SK350**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

450MM FACADE RETICULATION ZONE

ALLOWED LANDSCAPING IN 400-600MM RAISED PLANTERS

NEW COLUMN

NEW COLUMN

NEW COLUMN

NEW COLUMN

NEW COLUMN

NEW COLUMN

COMMERCIAL

NLA 1008 m²

GFA 1040 m²

4000

LOW-RISE LIFT LOBBY

LOURVE TO THE PLANTROOM BELOW

ELEC

FEMALE

DDA

MALE

BOUNDARY

150

600 GEORGE ST

WILMOT ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

BATHURST STREET

570 GEORGE ST

LEGEND

- SITE BOUNDARY
- INTERNAL PRECINCT BOUNDARY
- EXTENT OF STRATUM LEASE
- EXISTING LOBBY
- PROPOSED LOBBY
- EXISTING RETAIL
- PROPOSED RETAIL
- EXISTING COMMERCIAL
- NEW COMMERCIAL
- PLANT
- OUT OF SCOPE

REVISION

A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	FOR INFORMATION	28/07/2025
E	FOR INFORMATION	06/08/2025
F	FOR INFORMATION	19/09/2025

NOTES

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	19/09/2025	21005	As indicated @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

JOINT PRECINCT - PROPOSED LEVEL 3 WAISTLINE PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	F	**SK351**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

A

450MM FACADE RETICULATION ZONE

NEW COLUMN

NEW COLUMN

NEW COLUMN

COMMERCIAL

NLA 1008 m²

GFA 1040 m²

NEW COLUMN

NEW COLUMN

NEW COLUMN

4000

LOW-RISE LIFT LOBBY

ELEC

FEMALE

DDA

MALE

BOUNDARY

A

151

600 GEORGE ST

WILMOT STREET

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

BATHURST STREET

570 GEORGE ST

LEGEND

- SITE BOUNDARY
- INTERNAL PRECINCT BOUNDARY
- EXTENT OF STRATUM LEASE
- EXISTING LOBBY
- PROPOSED LOBBY
- EXISTING RETAIL
- PROPOSED RETAIL
- EXISTING COMMERCIAL
- NEW COMMERCIAL
- PLANT
- OUT OF SCOPE

REVISION

A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	FOR INFORMATION	28/07/2025
E	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	As indicated @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

JOINT PRECINCT - PROPOSED TYPICAL UPPER PODIUM PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	E	**SK352**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

A

COMM SMOKE EXHAUST
30m2 X 2.5m

RETAIL RT EX. FAN
NEW DUCTWORK

LG SMOKE EX. FAN
20m2 X 2m

450MM FACADE
RETICULATION ZONE

NEW COLUMN

NEW COLUMN

COMMERCIAL
NLA 556 m²
GFA 593 m²

4000

AIR COOLED CHILLERS
RETAIL
150m2

NEW COLUMN

NEW COLUMN

NEW COLUMN

AIR COOLED CHILLERS
COMMERCIAL
150m2

LOW RISE LIFT LOBBY

SP EXIT FANS

ELEC

FEMALE

LMR

LMR

SHUTTLE LIFT

DDA

MALE

SP EXIT FANS

BOUNDARY

A

152

600 GEORGE ST

WILMOT ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

BATHURST STREET

570 GEORGE ST

LEGEND

- SITE BOUNDARY
- INTERNAL PRECINCT BOUNDARY
- EXTENT OF STRATUM LEASE
- EXISTING LOBBY
- PROPOSED LOBBY
- EXISTING RETAIL
- PROPOSED RETAIL
- EXISTING COMMERCIAL
- NEW COMMERCIAL
- PLANT
- OUT OF SCOPE

REVISION

A	FEASIBILITY STUDY	17/06/2025
B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	FOR INFORMATION	28/07/2025
E	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	As indicated @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
JOINT PRECINCT - PROPOSED LEVEL 8 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	E	**SK353**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

WILMOT STREET

153

600 GEORGE ST

LOW-RISE-LIFT LOBBY

LOUVRES TO PLANT BELOW

ROOF

(NON-TRAFFICABLE)

ALLOWED LANDSCAPING IN 400–600MM RAISED PLANTERS

BOUNDARY

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

BATHURST STREET

570 GEORGE ST

LEGEND

- SITE BOUNDARY
- INTERNAL PRECINCT BOUNDARY
- EXTENT OF STRATUM LEASE
- EXISTING LOBBY
- PROPOSED LOBBY
- EXISTING RETAIL
- PROPOSED RETAIL
- EXISTING COMMERCIAL
- NEW COMMERCIAL
- PLANT
- OUT OF SCOPE

REVISION

B	FOR INFORMATION	15/07/2025
C	FOR INFORMATION	17/07/2025
D	FOR INFORMATION	28/07/2025
E	FOR INFORMATION	06/08/2025
F	FOR INFORMATION	29/08/2025
G	FOR INFORMATION	19/09/2025

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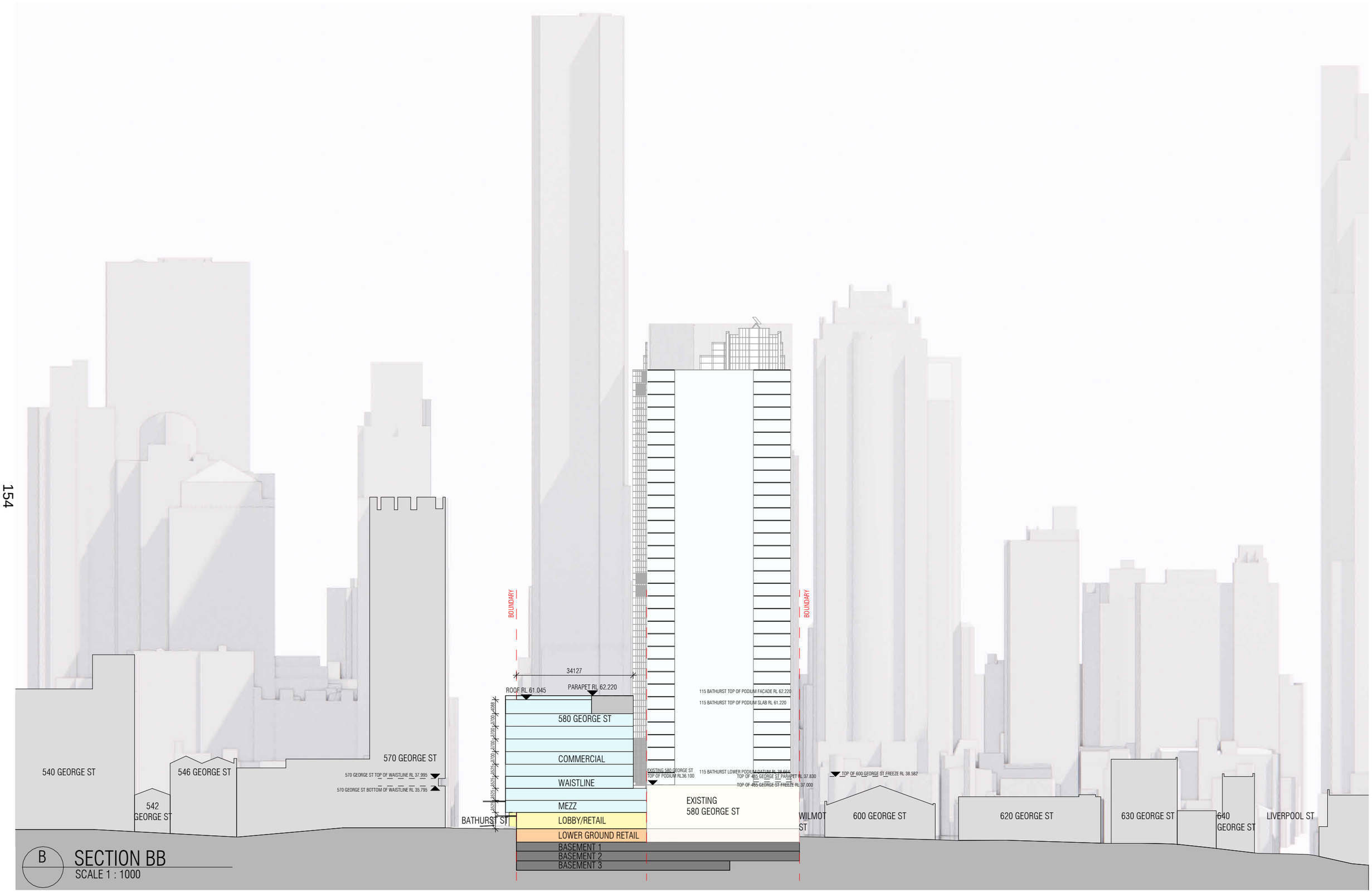
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	19/09/2025	21005	As indicated @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
JOINT PRECINCT - PROPOSED ROOF PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	G	**SK354**



B SECTION BB
SCALE 1 : 1000

REVISION

A	FOR INFORMATION	05/07/2024
B	FOR INFORMATION	08/07/2024
C	FOR INFORMATION	30/10/2024
D	FOR INFORMATION	01/11/2024
E	FOR INFORMATION	17/07/2025
F	FOR INFORMATION	06/08/2025

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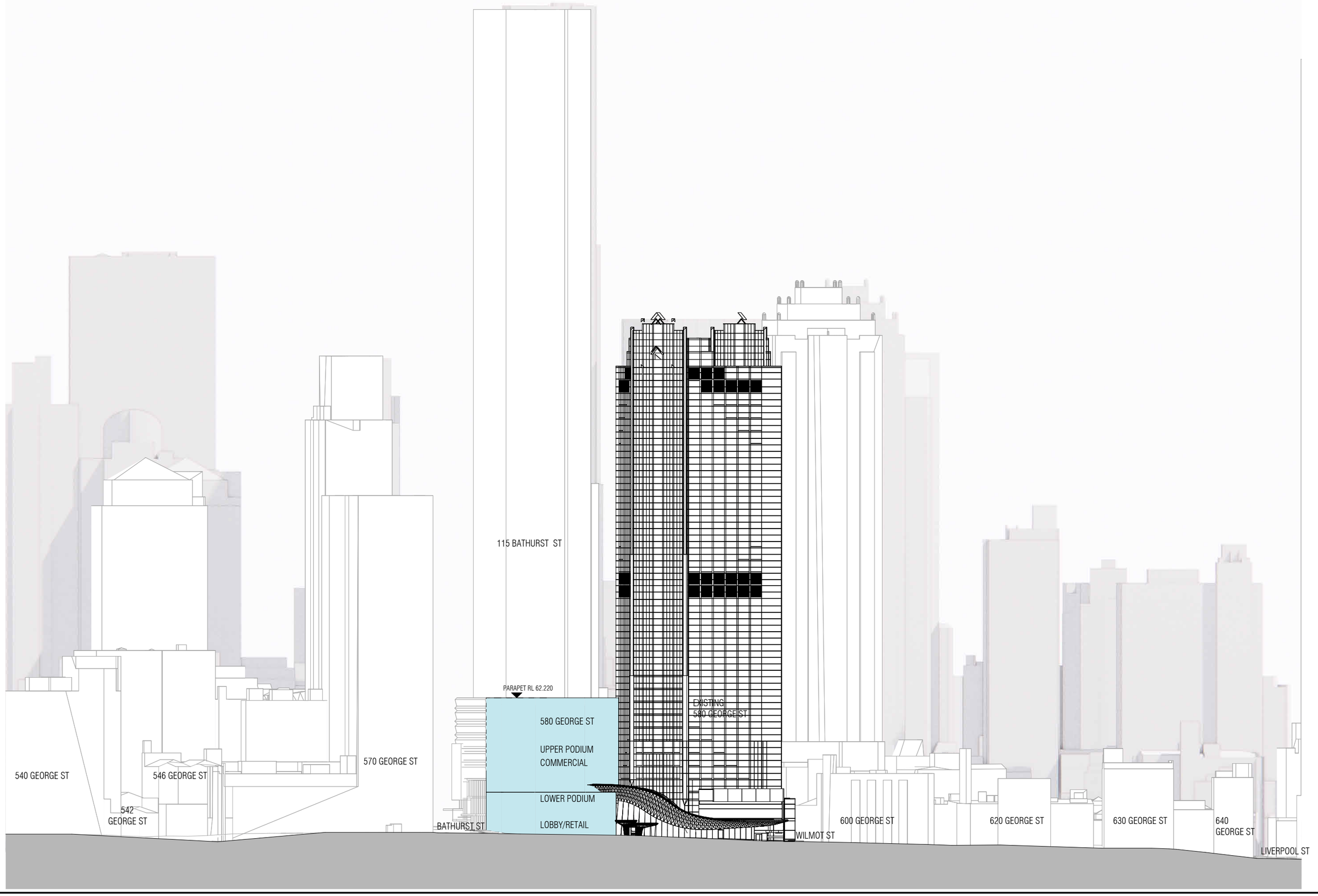
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
JJ	01/11/24	MC	06/08/2025	21005	1 : 1000 @A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
PROPOSED CONTEXTUAL SECTION THRU GEORGE ST

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	F	**SK356**



155

REVISION

A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
C	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1000 @A3

PROJECT ADDRESS

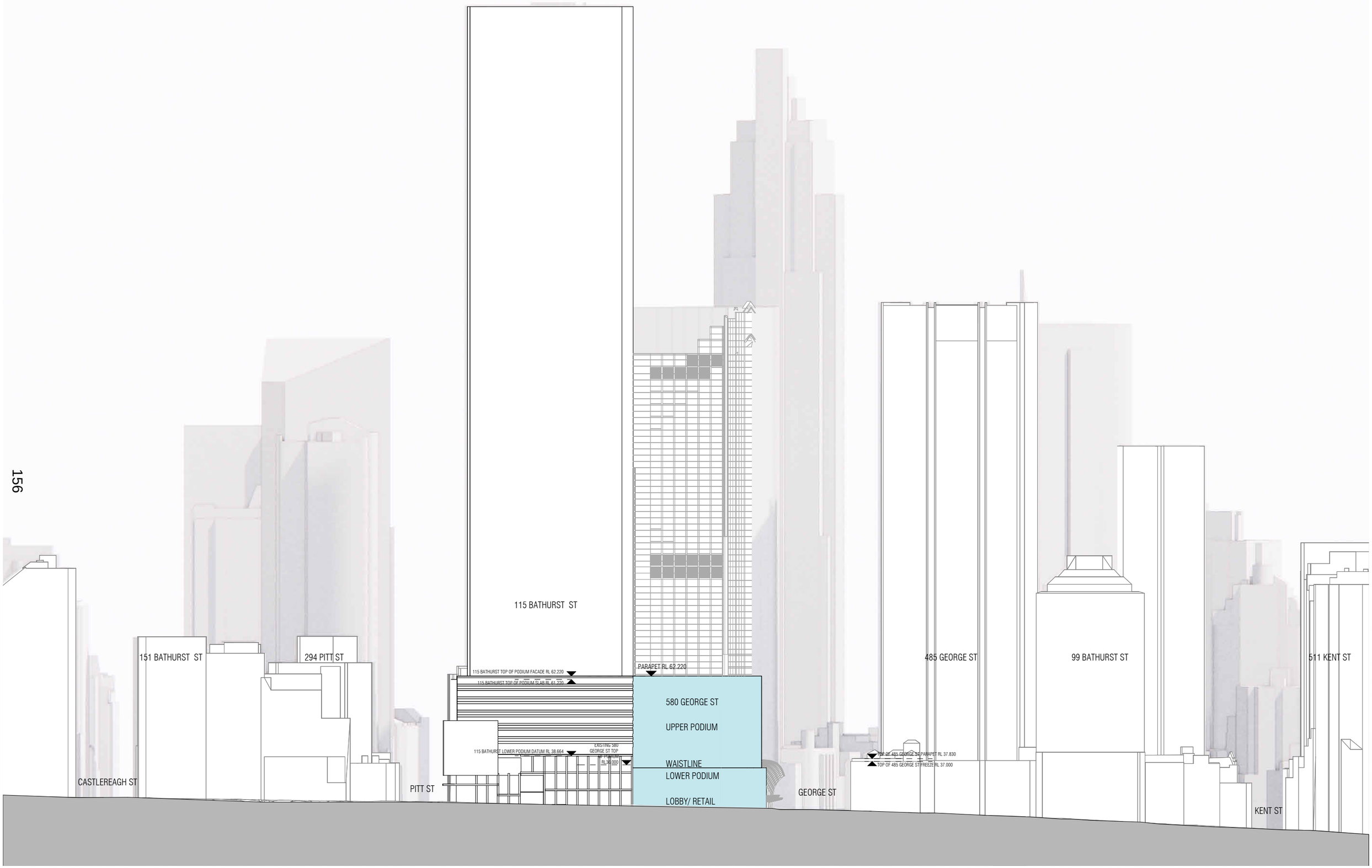
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

PROPOSED EAST ELEVATION

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	**SK361**



REVISION

A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
C	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1000 @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

PROPOSED NORTH ELEVATION

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	**SK362**



157

REVISION

A	FOR INFORMATION	21/06/2024
B	FOR INFORMATION	05/07/2024
C	FOR INFORMATION	30/10/2024
D	FOR INFORMATION	01/11/2024
E	FOR INFORMATION	28/07/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	28/07/2025	21005	@A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

VIEW FROM GEORGE ST LOOKING SOUTH

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	E	**SK404**



158

REVISION

A	FOR INFORMATION	21/06/2024
B	FOR INFORMATION	05/07/2024
C	FOR INFORMATION	30/10/2024
D	FOR INFORMATION	01/11/2024
E	FOR INFORMATION	28/07/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	28/07/2025	21005	@A3

PROJECT ADDRESS

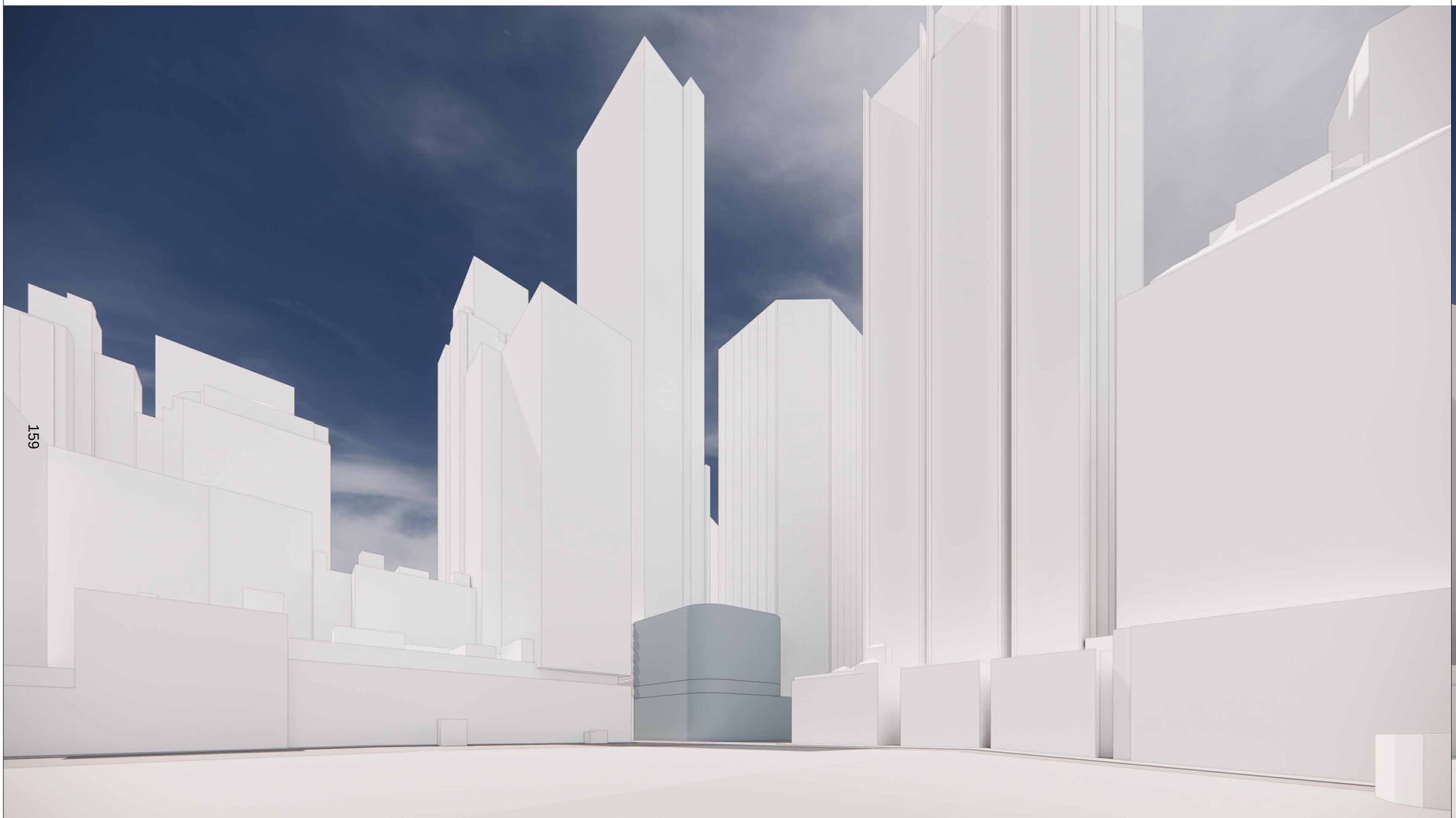
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

VIEW FROM GEORGE ST LOOKING NORTH

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	E	**SK405**



REVISION

A	FOR INFORMATION	21/06/2024
B	FOR INFORMATION	05/07/2024
C	FOR INFORMATION	30/10/2024
D	FOR INFORMATION	01/11/2024

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	01/11/2024	21005	@A3

PROJECT ADDRESS

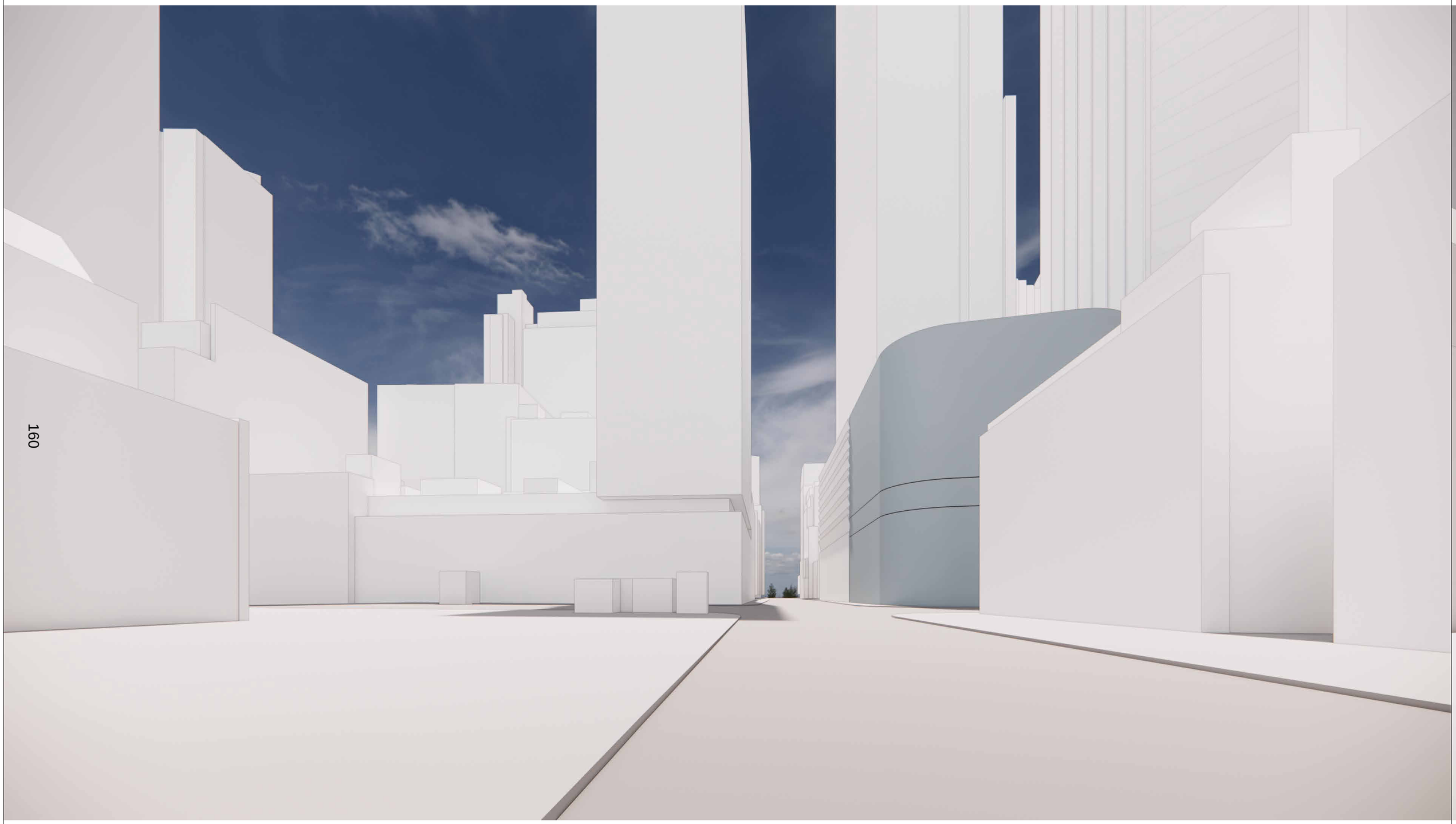
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

STREET CORNER VIEW

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	D	**SK406**



160

REVISION

A	FOR INFORMATION	21/06/2024
B	FOR INFORMATION	05/07/2024
C	FOR INFORMATION	30/10/2024
D	FOR INFORMATION	01/11/2024

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	01/11/2024	21005	@A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

VIEW FROM BATHURST ST LOOKING EAST

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	D	**SK407**



161

REVISION

A	FOR INFORMATION	21/06/2024
B	FOR INFORMATION	05/07/2024
C	FOR INFORMATION	30/10/2024
D	FOR INFORMATION	01/11/2024

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	01/11/2024	21005	@A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

VIEW FROM BATHURST ST LOOKING WEST

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	D	**SK408**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

49210

28511

23095

600

31350

25970

33934

BOUNDARY

162

WILMOT STREET

BATHURST STREET

600 GEORGE ST

570 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

REVISION

A	FOR INFORMATION	28/07/2025
B	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 400 @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

CONCEPT ENVELOPE - FLOOR PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	**SK381**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

49210

28511

600

31350

33892

BOUNDARY

163

WILMOT ST

600 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

BATHURST STREET

570 GEORGE ST

REVISION

A	FOR INFORMATION	28/07/2025
B	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 400 @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

CONCEPT ENVELOPE - MEZZANINE FLOOR PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	**SK382**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

49210

28511

23045

1600

R 10000

25970

31350

BOUNDARY

164

WILMOT STREET

BATHURST STREET

600 GEORGE ST

570 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

REVISION

A	FOR INFORMATION	28/07/2025
B	FOR INFORMATION	06/08/2025

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 400 @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

CONCEPT ENVELOPE - LEVEL 1 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	**SK383**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

49210

28511

600

PODIUM
RL. 35.107

31350

BOUNDARY

165

WILMOT STREET

BATHURST STREET

600 GEORGE ST

570 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

REVISION

A	FOR INFORMATION	28/07/2025
B	FOR INFORMATION	06/08/2025

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KC	01/11/24	MC	06/08/2025	21005	1 : 400 @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

CONCEPT ENVELOPE - LEVEL 2 PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	**SK384**

501-523 GEORGE ST

485 GEORGE ST

ST ANDREW'S CATHEDRAL

GEORGE STREET

BOUNDARY

49210

9216

34067

13829

449

5465

5380

38116

TOP OF TOWER
RL. 62.220

25970

31350

33892

BOUNDARY

166

WILMOT STREET

BATHURST STREET

600 GEORGE ST

570 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

REVISION		
A	FOR INFORMATION	28/07/2025
B	FOR INFORMATION	06/08/2025

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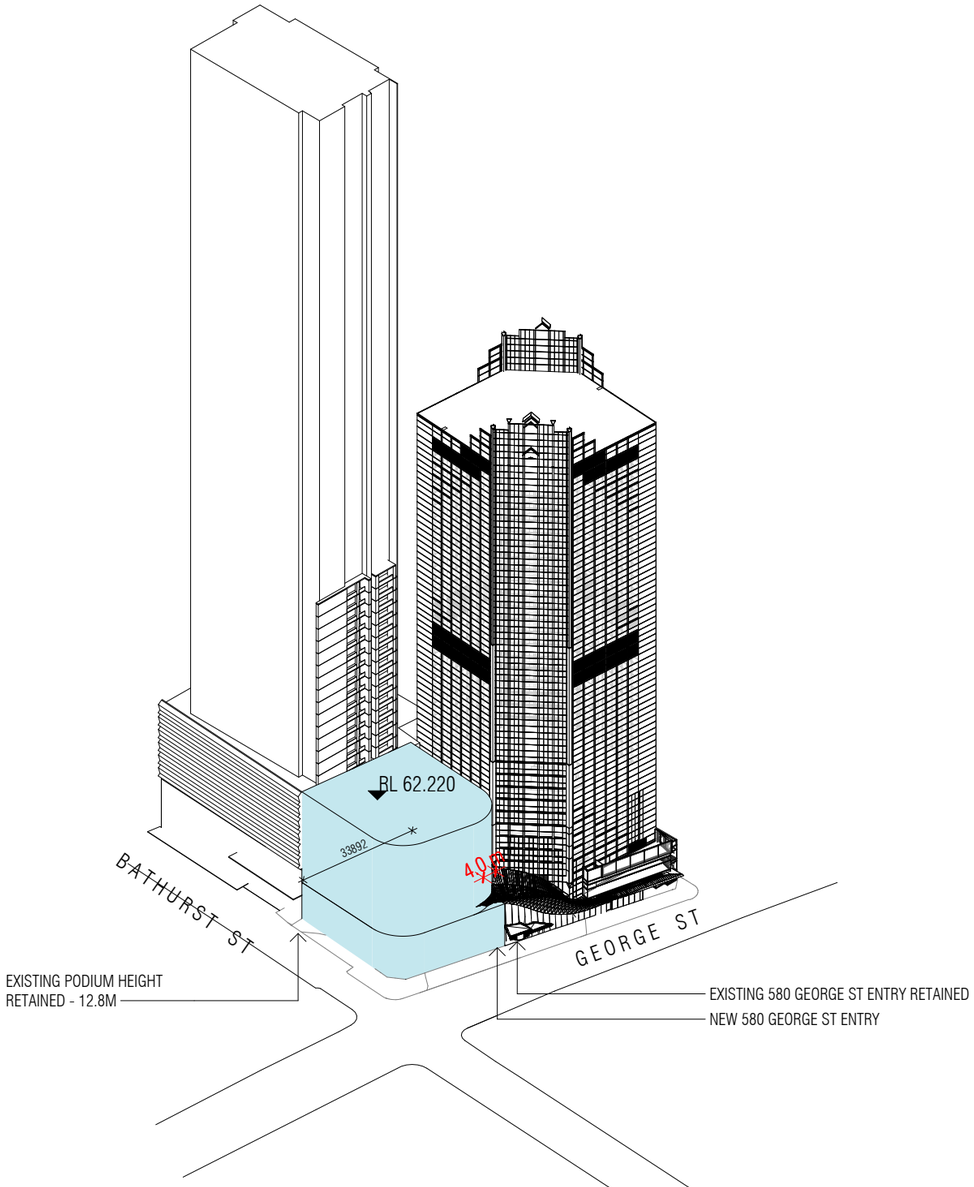
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PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

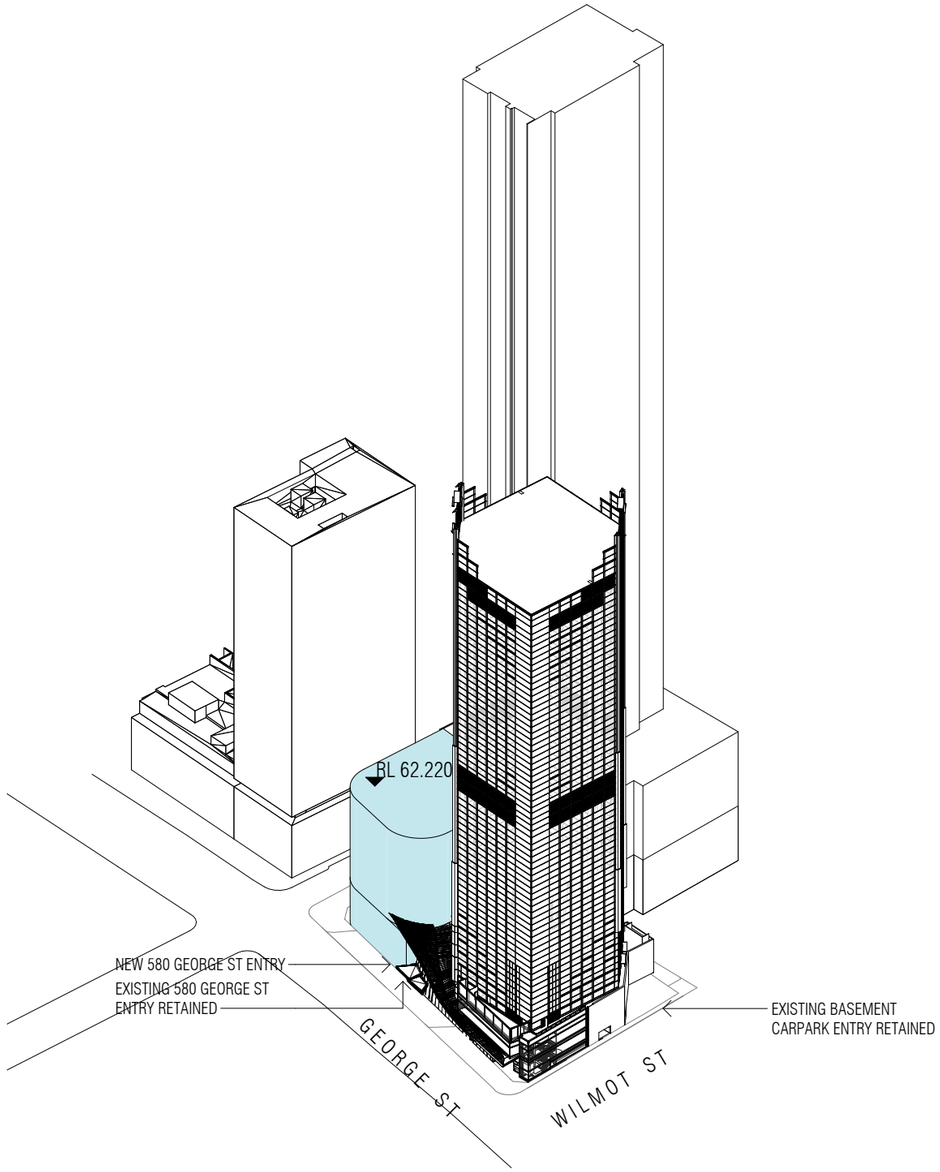
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CONCEPT ENVELOPE - TYPICAL PLAN

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	**SK385**



1 NORTH WEST VIEW



2 SOUTH WEST VIEW

REVISION

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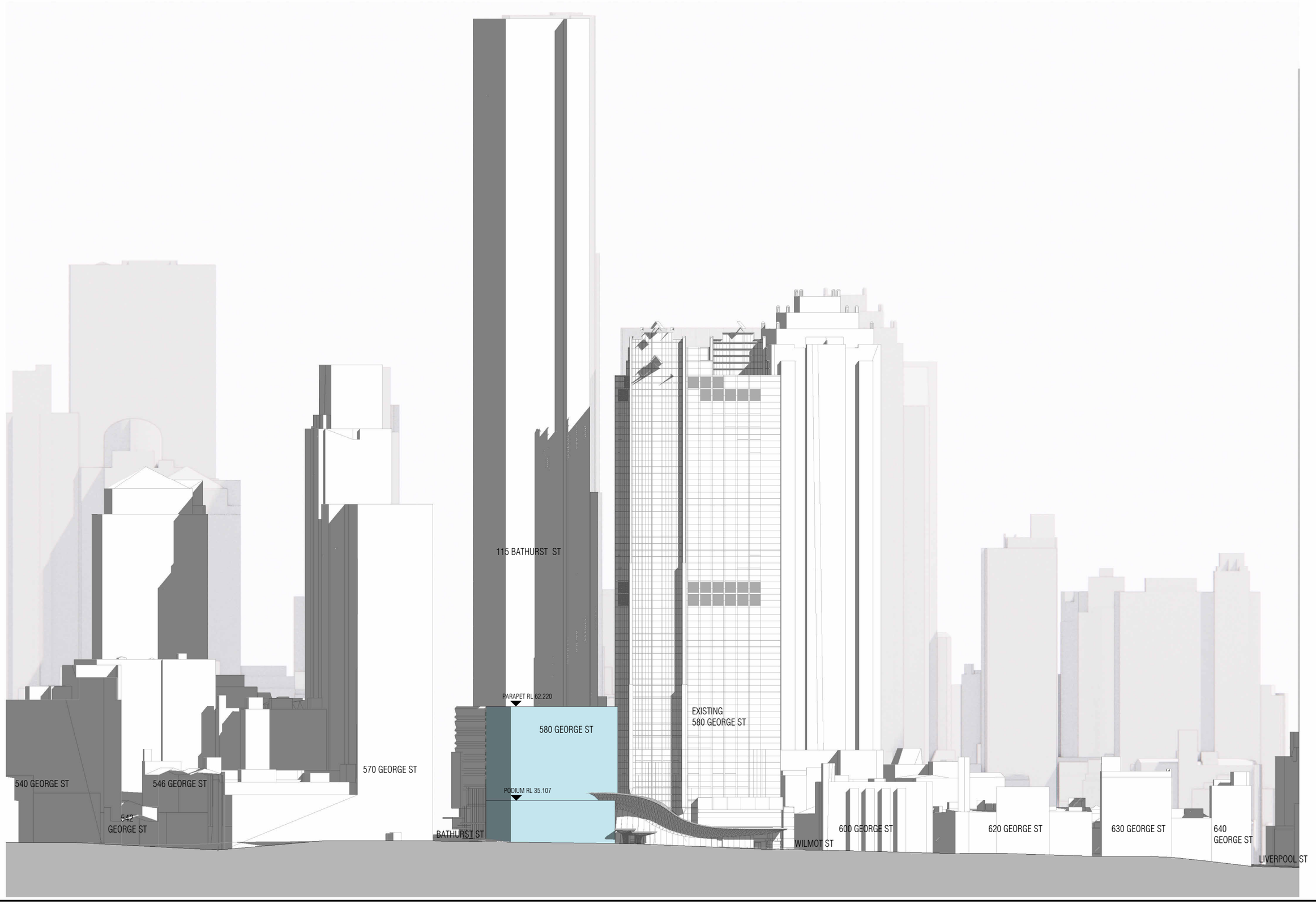
DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	@A3

PROJECT ADDRESS
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE
BLOCK OF ICE

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	B	**SK386**



168

REVISION

A	FOR INFORMATION	15/07/2025
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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1000 @A3

PROJECT ADDRESS

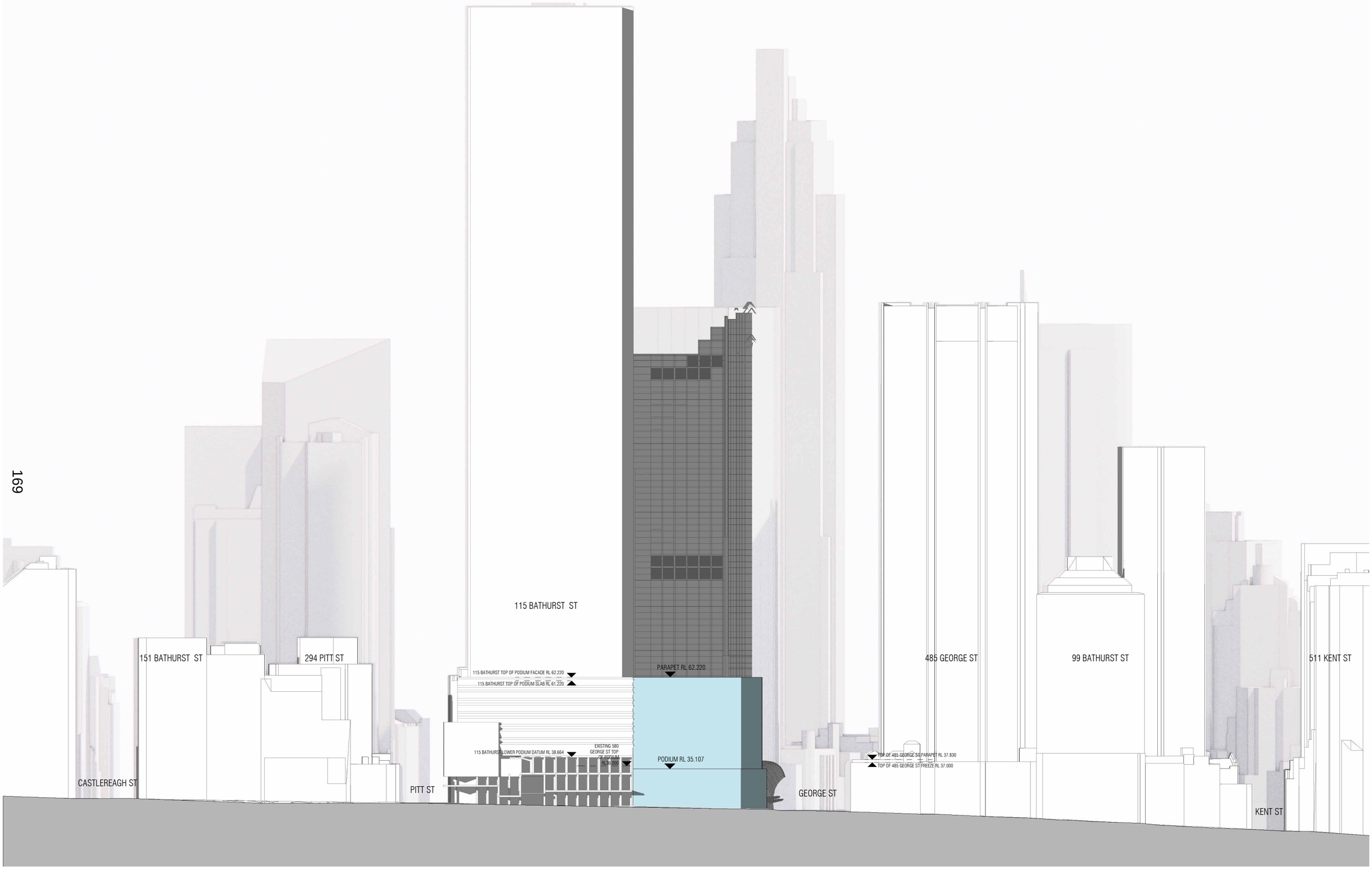
580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

CONCEPT ENVELOPE - PROPOSED EAST ELEVATION

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	**SK390**



REVISION

A	FOR INFORMATION	15/07/2025
B	FOR INFORMATION	17/07/2025
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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	06/08/2025	21005	1 : 1000 @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

CONCEPT ENVELOPE - PROPOSED NORTH ELEVATION

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	C	**SK391**

Attachment A4

Urban Design Report

URBAN DESIGN REPORT

PLANNING PROPOSAL AND REFERENCE DESIGN

580 GEORGE STREET, SYDENY

REV E 19 SEPETEMBER 2025

CURZON + PARTNERS

CONTENTS

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THE SITE 8

URBAN DESIGN PRINCIPLES 28

INDICATIVE DESIGN 58

CURZON + PARTNERS

SECTION 1

The Project Vision

The proposed 580 George Street project is a key site on the corner of George Street and Bathurst Street in a highly sensetive heritage precint. The proposed development would include the demolition of the existing 3 level retail annexure on the corner and the retention of the existing 580 George Street tower.

The proposal will activate this important corner site with retail to the lower podium and commercial to the upper levels. It will also retain the existing lower ground through site link to the Town Hall Station.

The new tower will deliver the next generation of workplace, world class sustainability and design excellence whilst integrating elegantly into its important heritage, existing and future context.

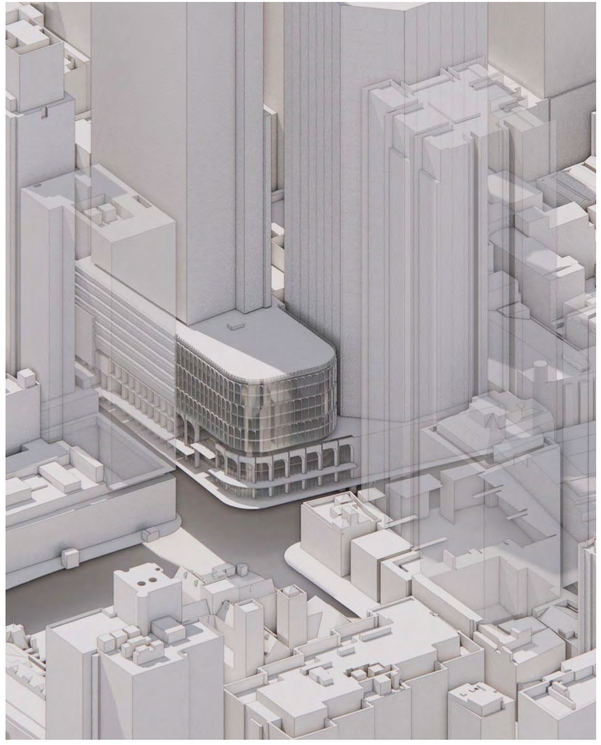


SECTION 2

The Proposal

The concept proposals for the following:

- Demolition of the existing retail corner to ground level
- Retention of the existing Lower Ground through site link and Basement Carparking
- Retention of the Existing 580 George Street Tower.
- Building Envelop with a maxium height RL 62.220
- Proposed new 10 level Commercial Building
- Premium grade retail ground floor
- A Grade commercial office floor space
- Retain the existing Loading Dock and Car Park Entry and Configuration
- Existing Total Precint GFA 48,719m2
- Additional GFA 7,938m2
- Proposed Total Precint GFA 56,657m2



SECTION 3

The Site

580 George Street

Located in the geographical heart of Sydney's metropolitan area, 580 George Street stands at the forefront of future urban development. The development includes supporting facilities and services such as a dedicated concierge. A pedestrian underpass provides direct access to Town Hall railway station, ensuring strong connectivity to surrounding city infrastructure and amenities.



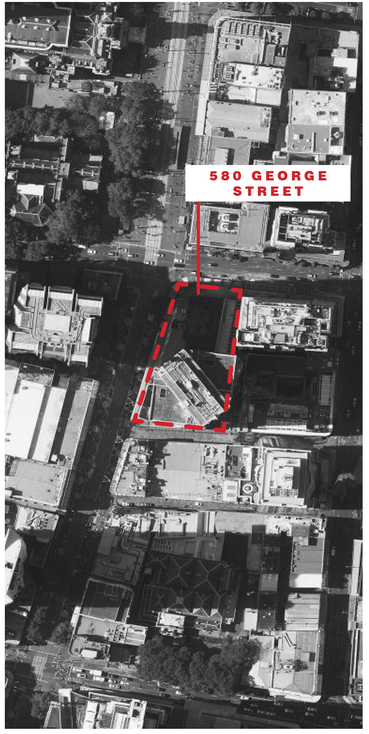


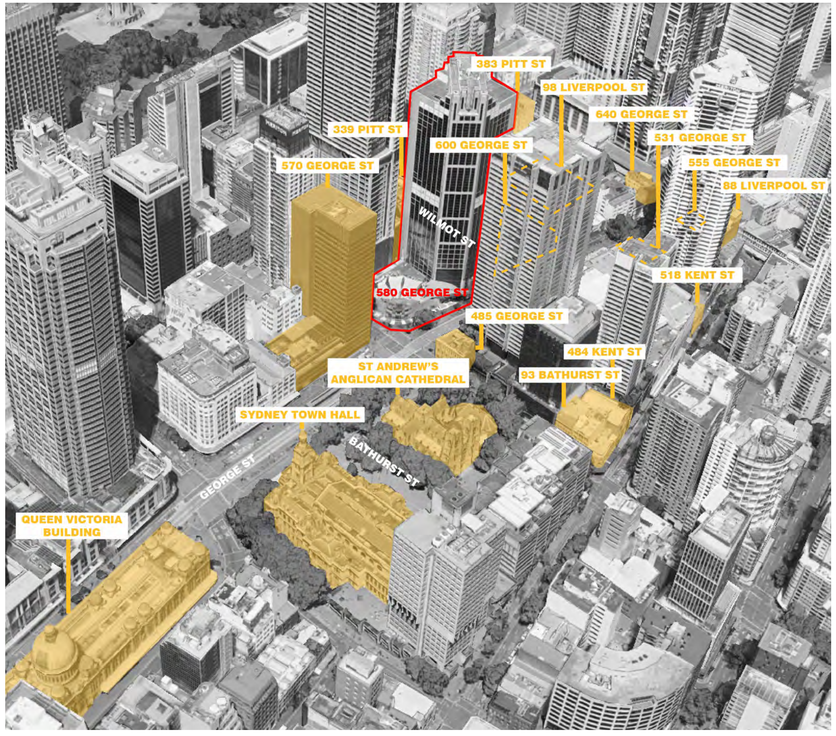
Key

1. Site
2. St Andrew's Cathedral
3. Town Hall
4. Queen Victoria Building
5. 485 George St
6. 93 Bathurst St
7. 570 George St
8. 339 Pitt St
9. 600 George St
10. 98 Liverpool St
11. Hyde Park
12. Museum Train Station
13. Town Hall Light rail station
14. QVB Light rail station
15. Darling Harbour

Subject Site

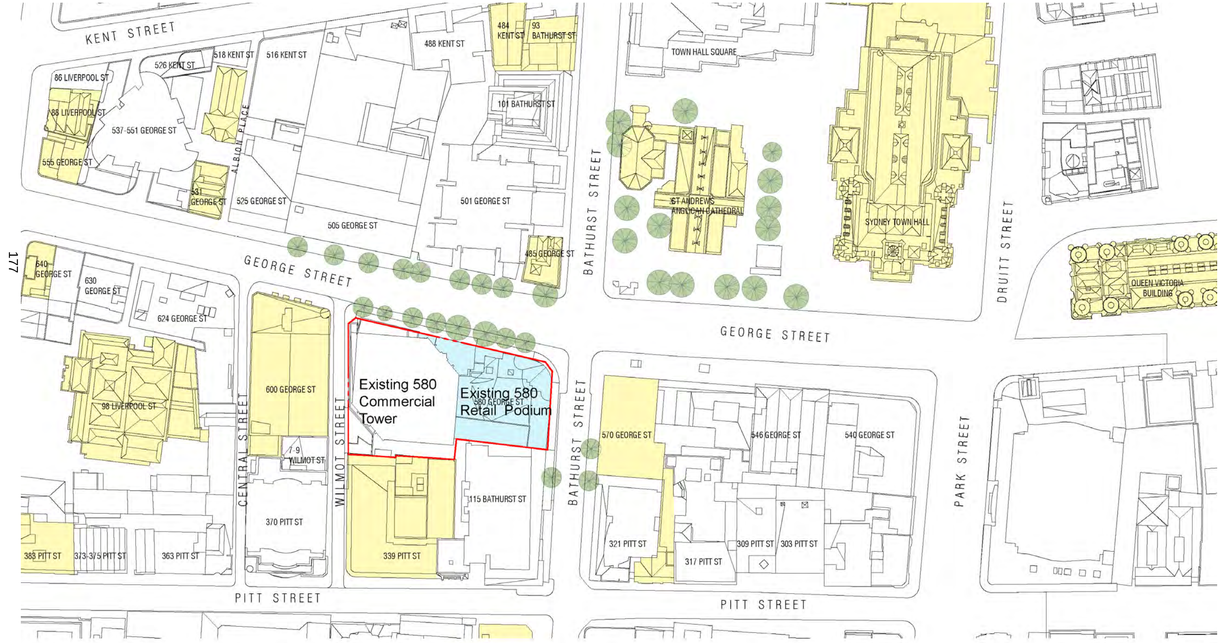
580 George Street





580 George Street Location Plan

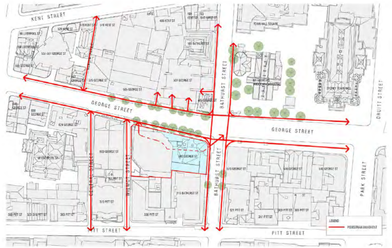
The Site is a highly prominent and sensitive site on George Street in an area of civic and historic significance



Pedestrian Movement / Light Rail & Vehicular Traffic Analysis

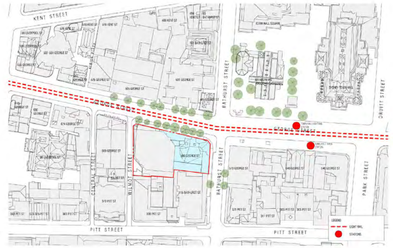
The site enjoys a prime position on one of Sydney's main thoroughfares, ensuring excellent connectivity to various transport options. With convenient access to bus services, the light rail, and just a short walk from the nearby Town Hall train Station.

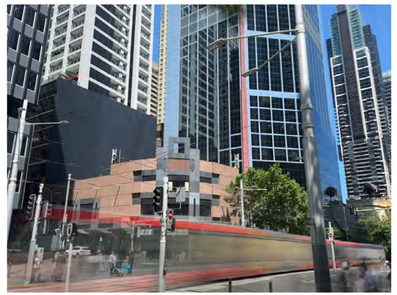
Pedestrian Movement



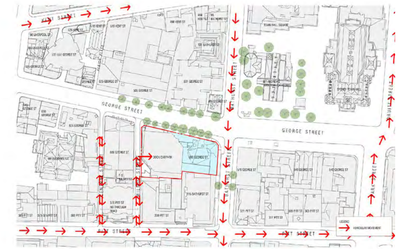


Light Rail





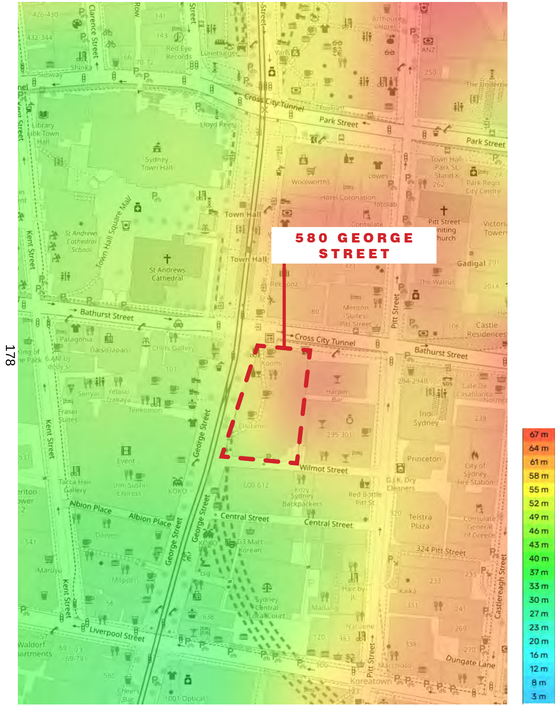
Vehicle / Traffic



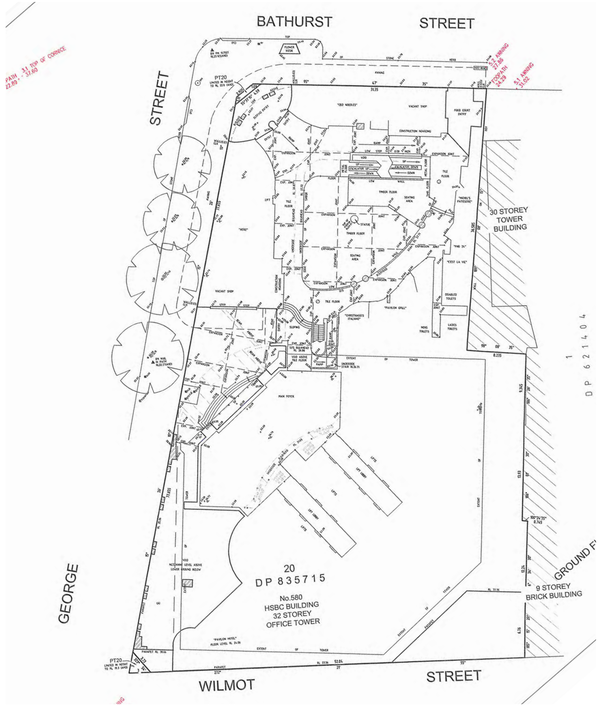


Urban Analysis

Topography



Site Topography - Extract from topographic-map.com



Site Survey prepared by LOCKLEY LAND TITLE SOLUTIONS

Urban Analysis

Flooding and Hydrology



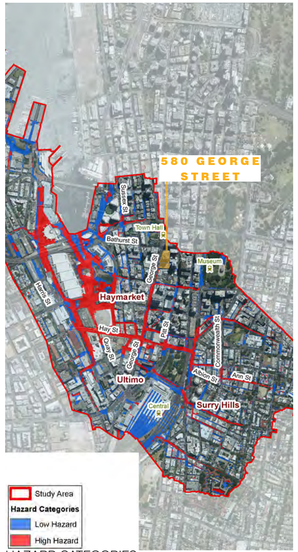
PEAK FLOOD DEPTH
1% AEP DESIGN FLOOD EVENT



PEAK FLOOD DEPTH
PMF DESIGN FLOOD EVENT



HAZARD CATEGORIES
1% AEP DESIGN FLOOD EVENT



HAZARD CATEGORIES
PMF DESIGN FLOOD EVENT

Floodplain catchment: Darling Harbour (supplied by the City of Sydney, Published 15 November 2017)

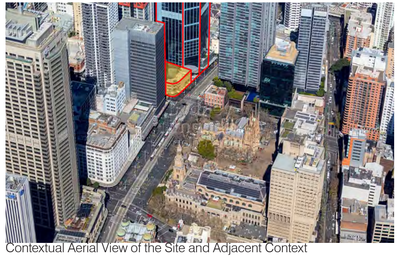
Existing Precinct Context



Location Plan



Contextual Aerial View of the Site and Adjacent Context



Contextual Aerial View of the Site and Adjacent Context

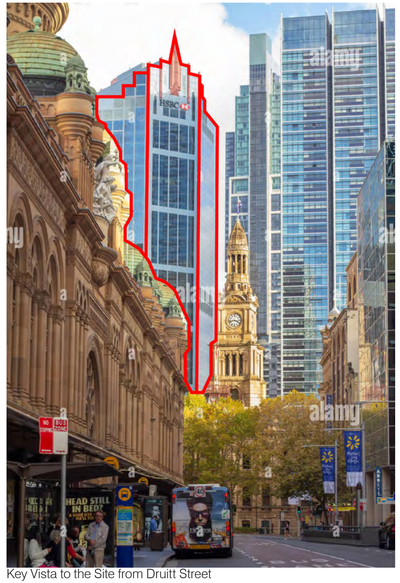
Existing Precinct Context



Key Aerial Context Vista to the Site from Town Hall



Key Aerial Context Vista to the Site from George Street



Key Vista to the Site from Druitt Street



Key Context Vista to the Site from George Street



Key Context Vistas to the Site from George Street

Street Views

Photo Analysis



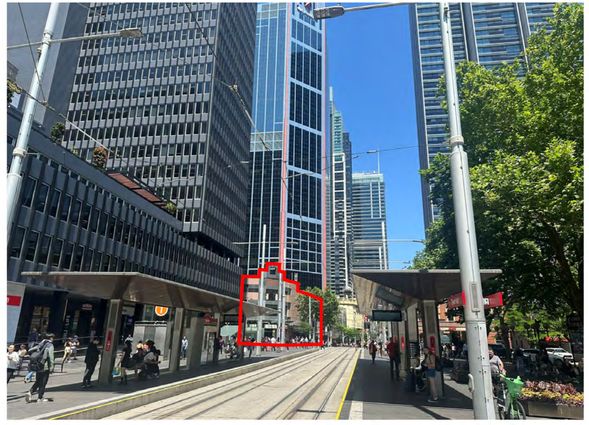
Corner View – George Street & Bathurst Street

A Prominent Corner Site which should consider the 115 Bathurst Podium and the Existing 580 Podium and Awning



Street Views

Photo Analysis

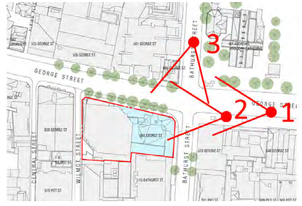


1.George Street Looking South



2. George Street Looking West

This site serves as a vital node that connects the various views from the adjoining streets, seamlessly integrating the urban landscape. Its strategic design will create visual continuity, allowing pedestrians and motorists to experience a cohesive flow as they navigate the area.



Street Views

Photo Analysis



4.Bathurst Street Looking East

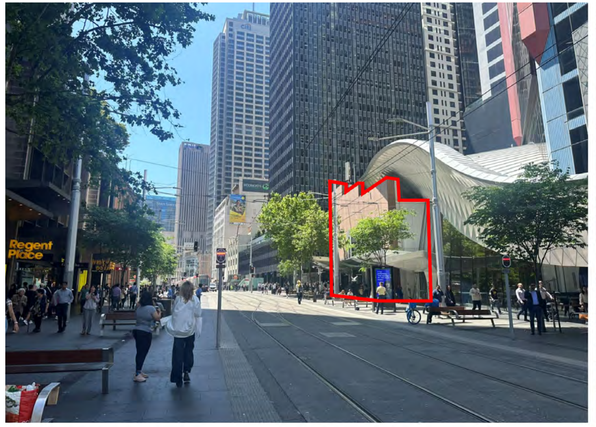


5.Bathurst Street Looking East

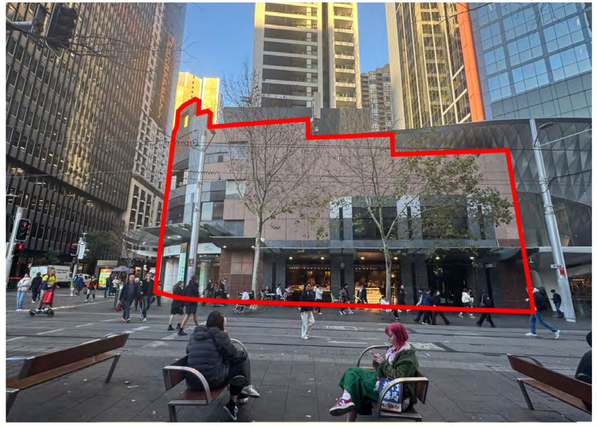


Street Views

Photo Analysis



6.George Street Looking North



7. Elevation from 485 George St

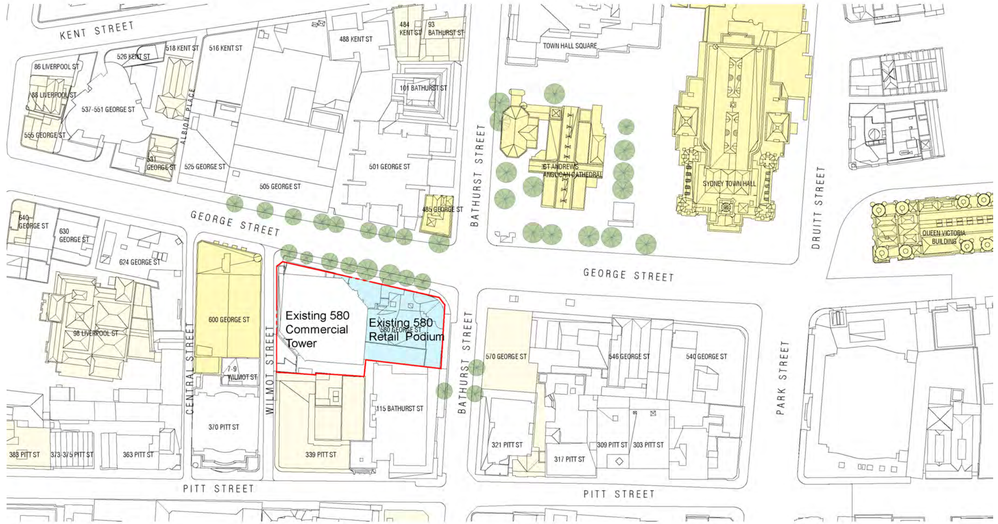


Heritage Analysis

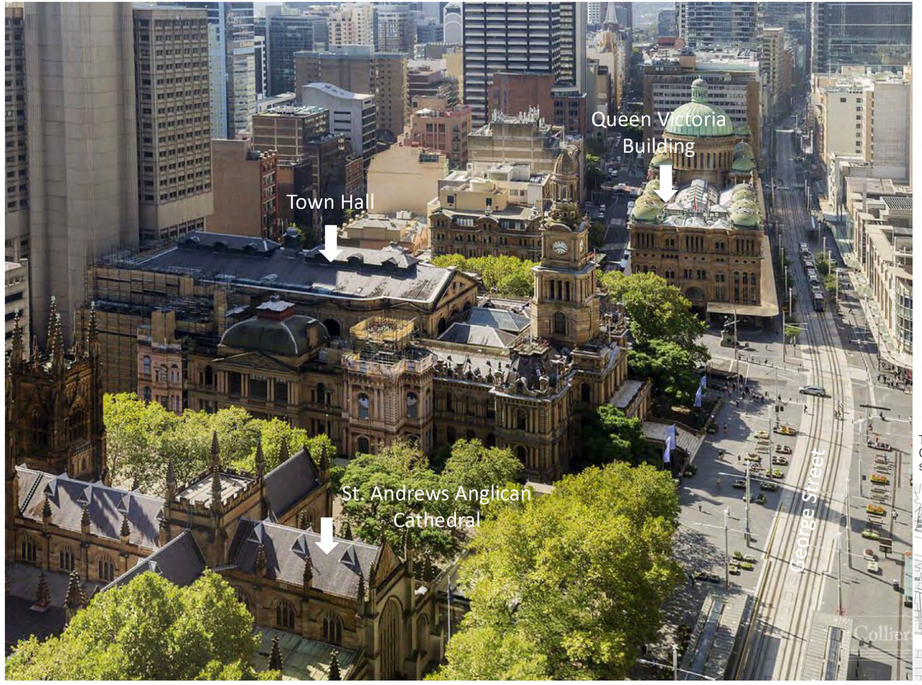
Design solutions for the site should consider the relationship to the adjacent local and State heritage listed items (St Andrews Cathedral, Town Hall) and consider the context between the QVB building and Wilmot Street

Adjacent heritage items

1. St Andrew's Cathedral
2. Town Hall
3. QVB building
4. Wilmot Street
5. 485 George Street



Heritage Analysis



The Site is a highly prominent and sensitive site on George Street in an area of civic and historic significance





St Andrew's Cathedral
Sandstone



Town Hall
Sandstone



369 Pitt Street
Brick



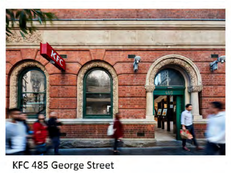
600 George Street
Render





QVB building
Sandstone

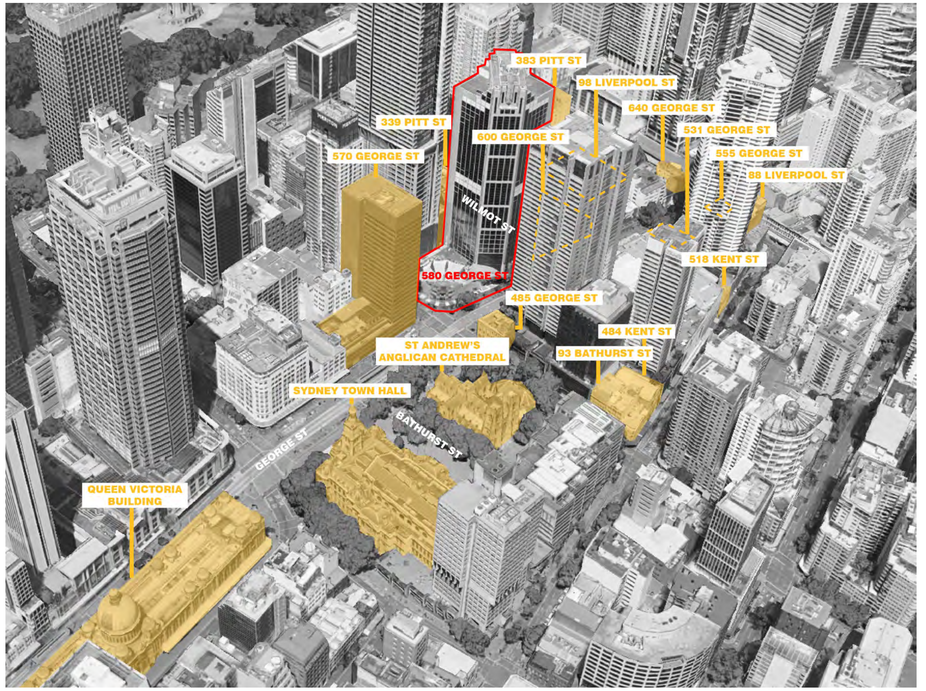




KFC 485 George Street
Brick

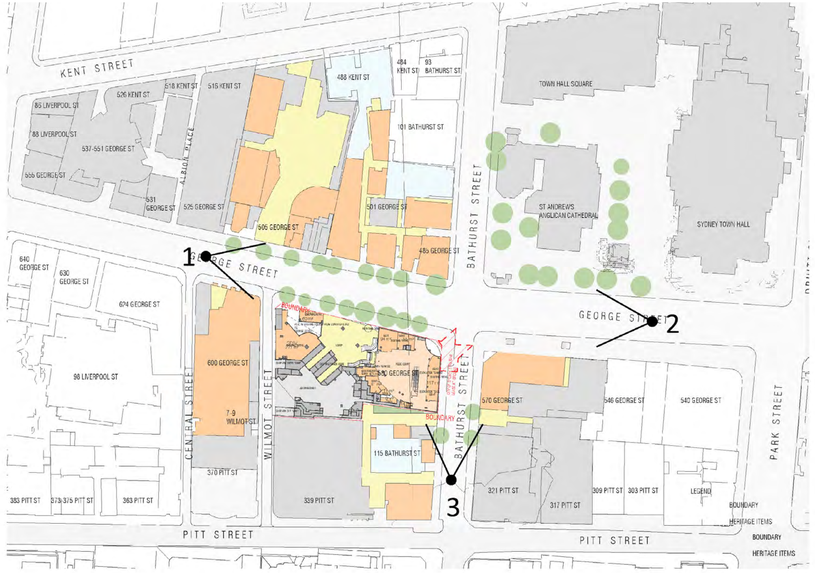


570 George Street



Ground Plane Use Analysis

The site is surrounded by a vibrant retail environment, featuring a diverse mix of shops and dining options.



1. George Street looking North



2. George Street looking South



3. Bathurst Street looking West



Lower Ground Use Analysis

Maintain the existing under ground retail urban link to the Train Station.





Existing Access from George Street to the Lower Ground Train Station

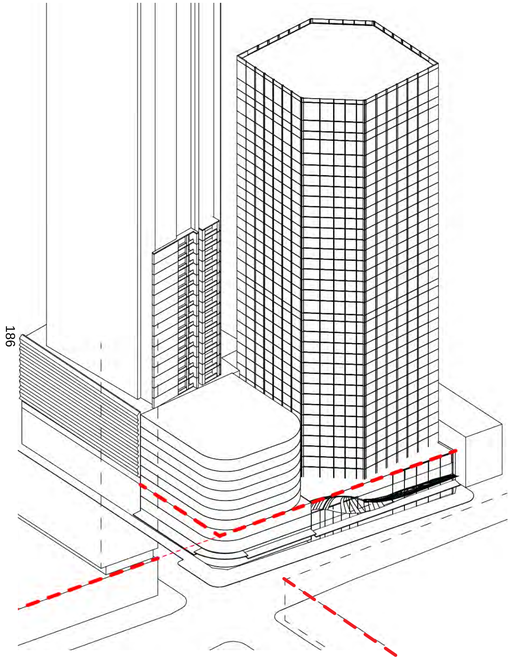


SECTION 4

Urban Design Principles

Urban Design Principles

Response to the Lower Street Wall Datum



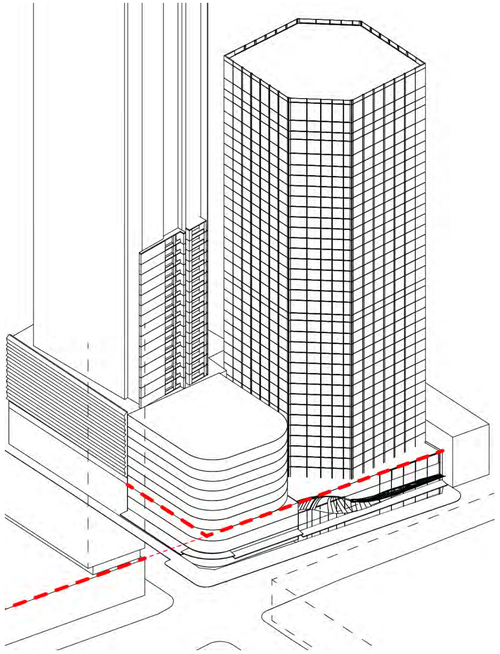
186

A setback study has been conducted on the broader block to demonstrate the urban alignment with adjacent buildings creating continuity. A lower podium datum could be adopted to respond to the low scale adjacent heritage buildings, 485 and 570 George Street



Urban Design Principles

Response to the Lower Street Wall Datum

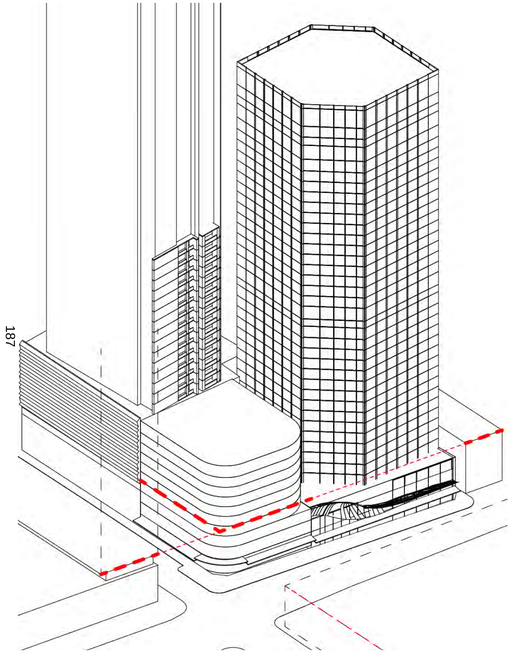


A setback study has been conducted on the broader block to demonstrate the urban alignment with adjacent buildings creating continuity. A lower podium datum could be adopted to respond to the low scale adjacent heritage buildings, 570 George Street and the existing 580 Lobby parapet



Urban Design Principles

Response to the Upper Street Wall Datum

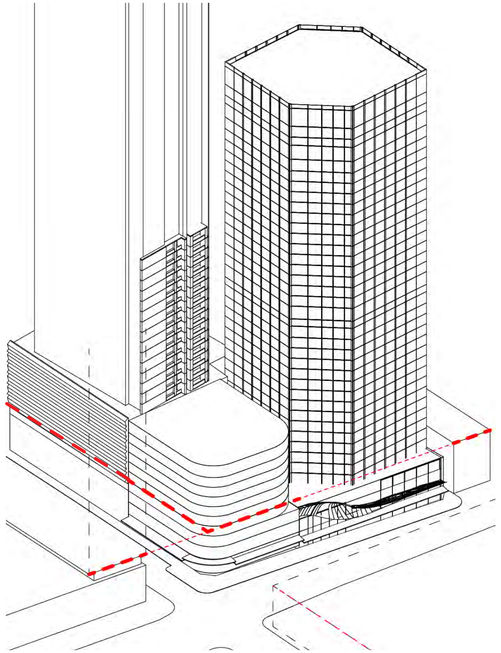


A setback study has been conducted on the broader block to demonstrate the urban alignment with adjacent buildings creating continuity. It is anticipated that an upper podium datum is adopted referencing the bulk and scale of the adjacent heritage building 570 and 600 George Street.



Urban Design Principles

Response to the Upper Street Wall Datum

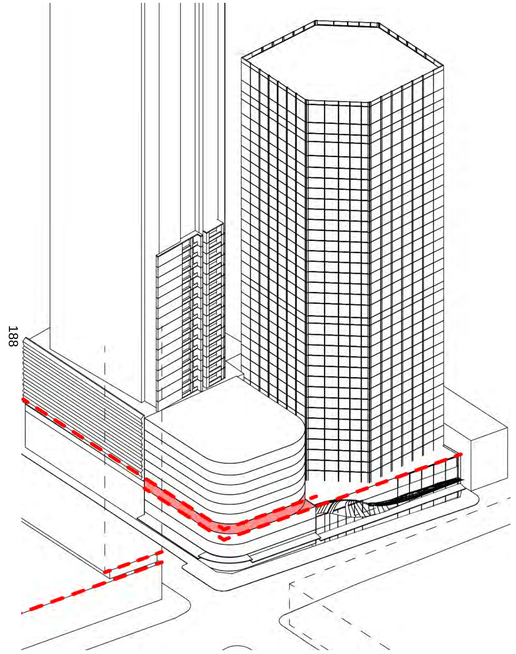


A setback study has been conducted on the broader block to demonstrate the urban alignment with adjacent buildings creating continuity. It is anticipated that an upper podium datum is adopted referencing the bulk and scale of the adjacent building 115 Bathurst St.



Urban Design Principles

Horizontal Waistline



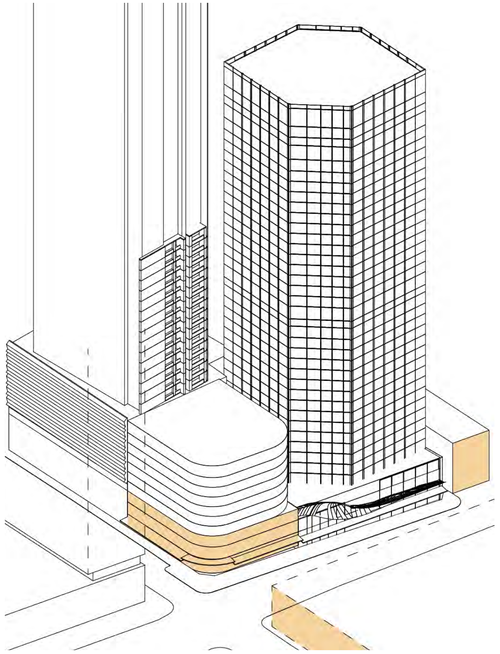
It is anticipated that the new massing might adopt a lower and upper podium expression to respond and relate to the differing urban context with a recessed waist line alining with 570 George Street



570 George Street

Urban Design Principles

A Masonry Base



A Masonry Lower Podium that responds to the Key Adjacent Heritage Buildings through Materiality such as Sandstone, Brickwork and Render

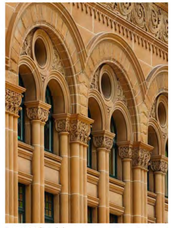


St Andrew's Cathedral
Sandstone



Town Hall
Sandstone

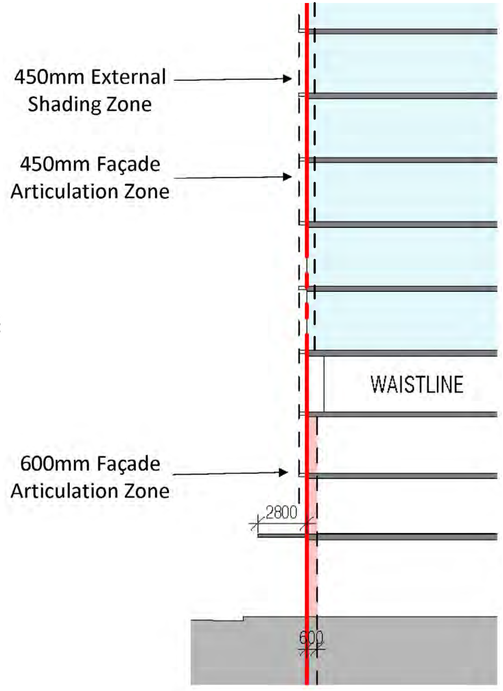




QVB building
Sandstone

Urban Design Principles

Facade Articulation



A facade articulation depth of 600mm to the lower podium and 450mm to the upper podium has been allowed for within the envelope. Addtionally, weatherproof awning will address Bathurst Street and George Street.



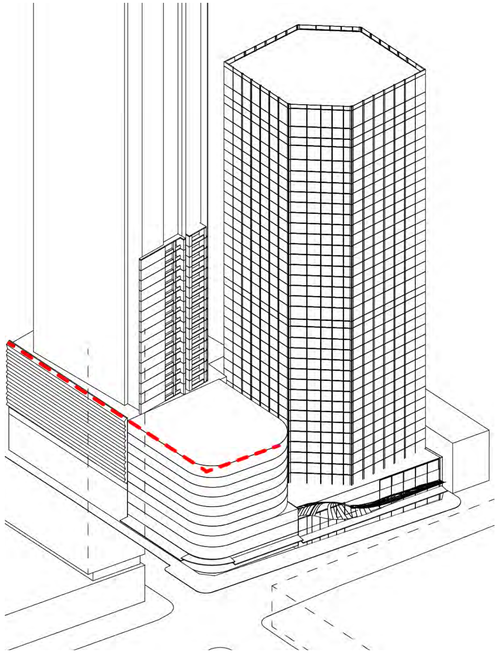
Lower Podium



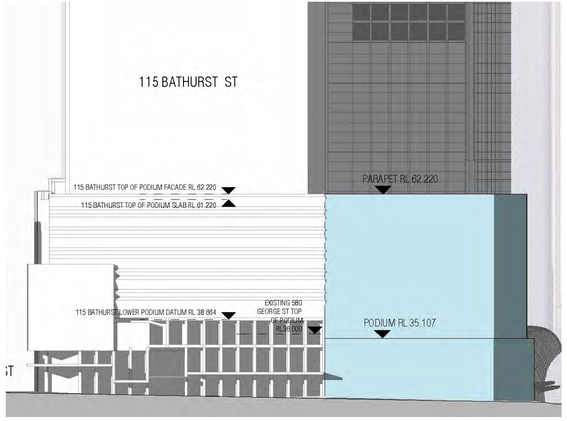
Upper Podium

Urban Design Principles

Height



The proposed roof top parapet has been aligned with the 115 Bathurst Street upper podium to ensure a continuous street wall on Bathurst Street. No plant or lift overruns are to extend above this RL to ensure existing amenity to the adjacent 115 Bathurst Street residents is maintained.



Urban Design Principles

Retention and Adjustment of the Existing 580 George Street Awning

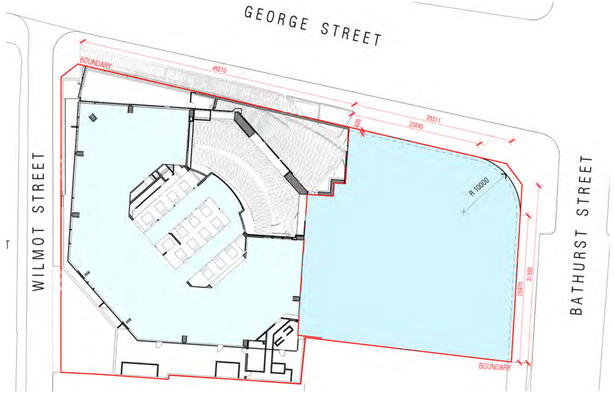




190

Urban Design Principles

Retention and Adjustment of the Existing 580 George Street Awning



The existing 580 George Street sculptural awning will be retained and removed at the point it meets the new proposed boundary in plan. Alternatively, it might be extended to integrate into the proposed building form.

Urban Design Principles

Retention of the Existing Through Site Link



Existing Lower Ground Plan

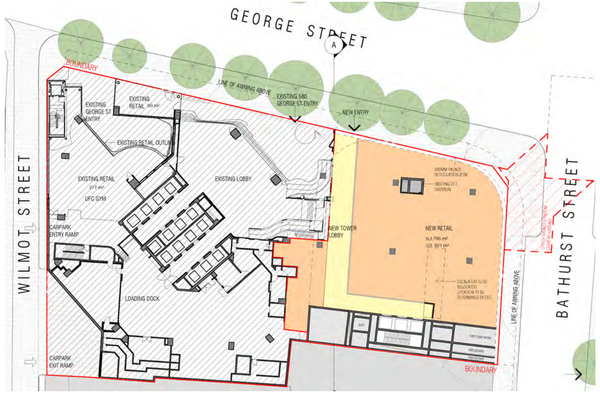


Proposed Lower Ground Plan

It is proposed to retain the existing urban pedestrian through site link from Town Hall Tain Station to George Street. The new proposed core and column structure has been located to avoid the existing pedestrian link and maintain the active retail edge.

Urban Design Principles

Active Edges



The core and associated plant has been located against the existing blank 115 Bathurst party wall to maximise the active perimter edges for the proposed retail and commercial lobby whilst maximising solar to the typical floor plates.

Public Domain Integration

Below is the current approved public domain plan



Sustainability

Carbon Emissions

Targeting a carbon neutral development through:

– 8Efficient and optimised building systems

– Energy metering, monitoring, and controls will be implemented, reducing unnecessary energy consumption and allowing energy demands to be better managed across the development

– Any remaining emissions will be offset during operation

Environmentally Sustainable Design

Targeting a 6 Star Green Star Buildings rating

– Certified rating indicating achievement of 'Australian Excellence' in ESD

– Wholistic approach to sustainability across categories such as resource use, resiliency, indoor environmental quality, materiality, and management

Energy

Targeting a 5.5 Star NABERS Energy rating

– Energy performance of the development will be benchmarked throughout design via detailed modelling, identifying opportunities to increase the efficiency and performance of building systems

– Operational energy data will be used to certify the NABERS Energy rating for the development

Water

Targeting a 4 Star NABERS Water rating

– Water usage of the development will be modelled and benchmarked throughout design, implementing efficient fixtures and appliances as well as rainwater reuse to minimise potable water demand.

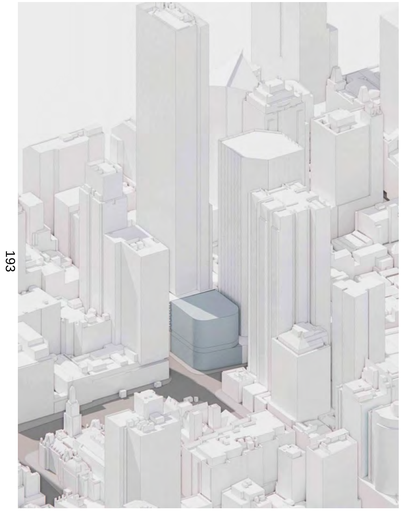
– Operation water use will be used to certify the NABERS Water rating for the development.

Waste

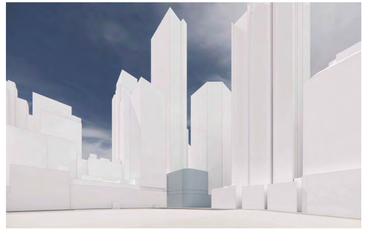
90% of Construction and Demolition Waste to be diverted from landfill

Separation of operational waste streams on-site, allowing for effective recycling and minimising waste

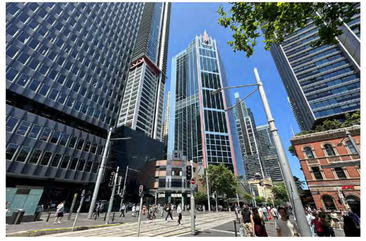
View Analysis



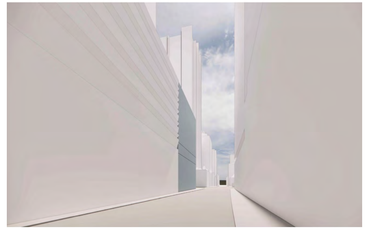
193



George Street and Bathurst Street Corner View



George Street and Bathurst Street Corner View



Bathurst Street Looking West



Bathurst Street Looking West

View Analysis



George Street Looking South



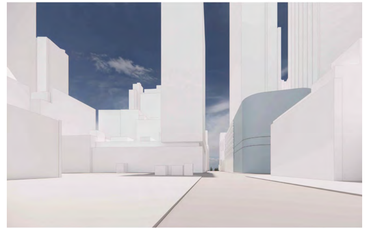
George Street Looking South



George Street Looking North



George Street Looking North



Bathurst Street Looking East



Bathurst Street Looking East

Axonometric Views

194

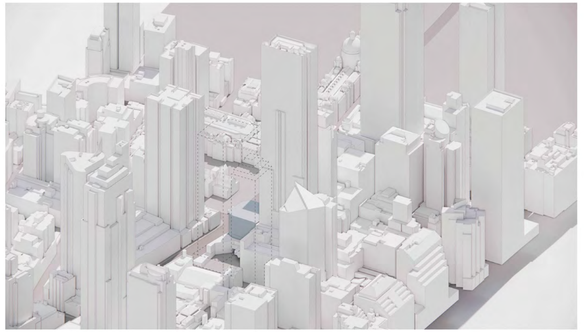


NW



SW

Axonometric Views



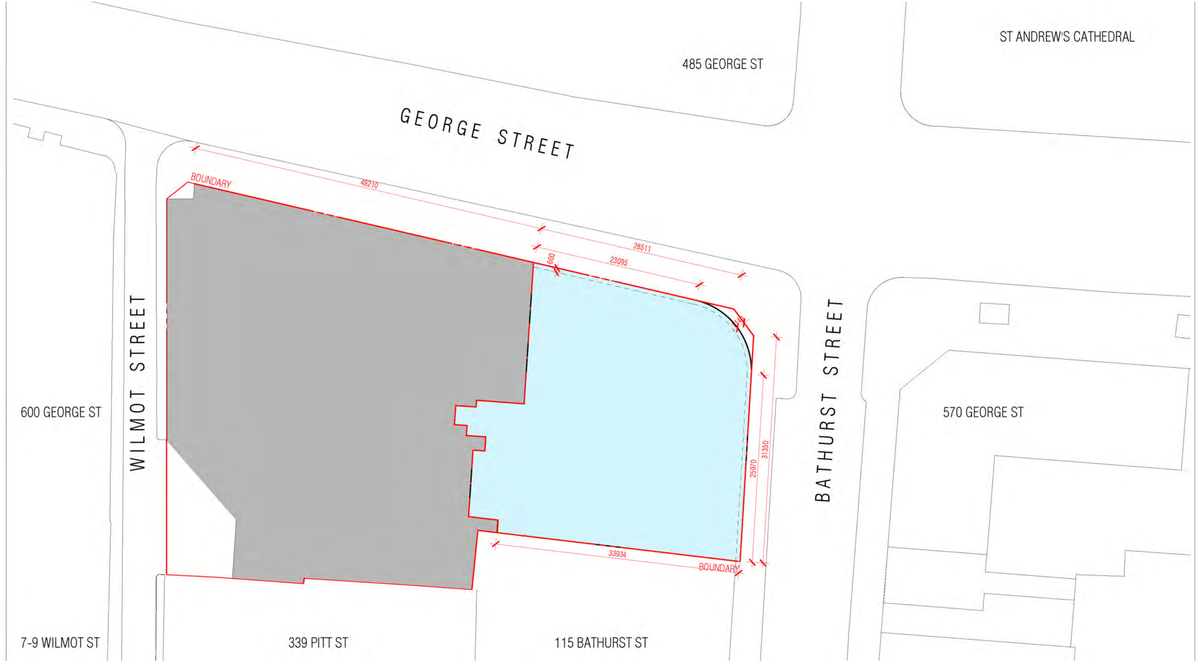
SE



NE

Concept Envelope

Proposed Ground Floor Plan



195

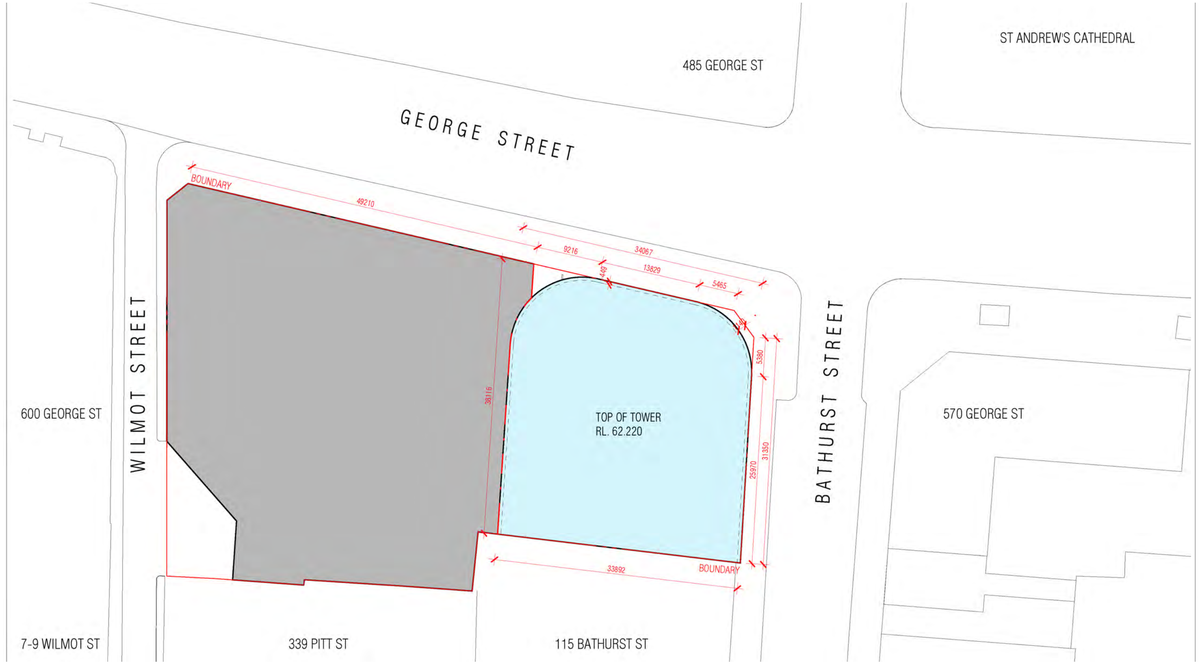
Concept Envelope

Proposed Lower Podium Floor Plan

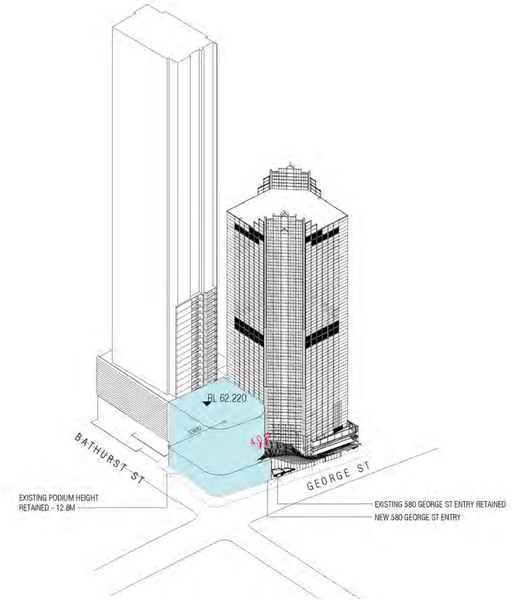


Concept Envelope

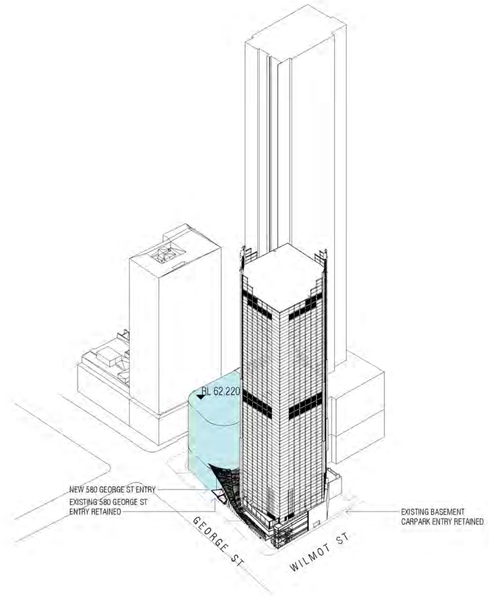
Proposed Upper Podium Floor Plan



Concept Envelope



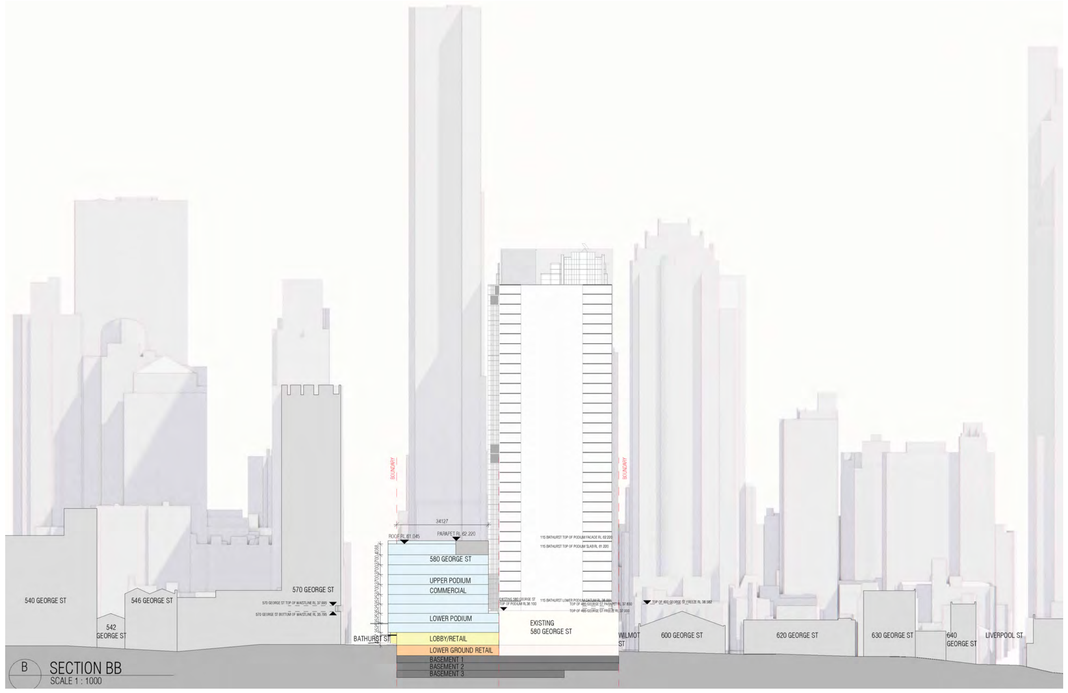
North West View of Tower Control Envelope



South West View of Tower Control Envelope

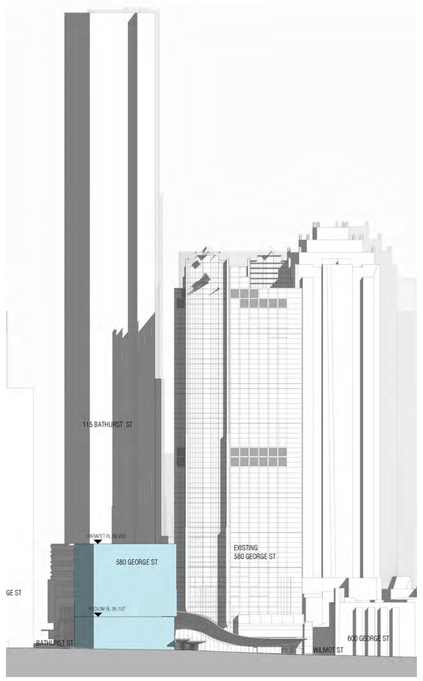
Concept Envelope

Sections

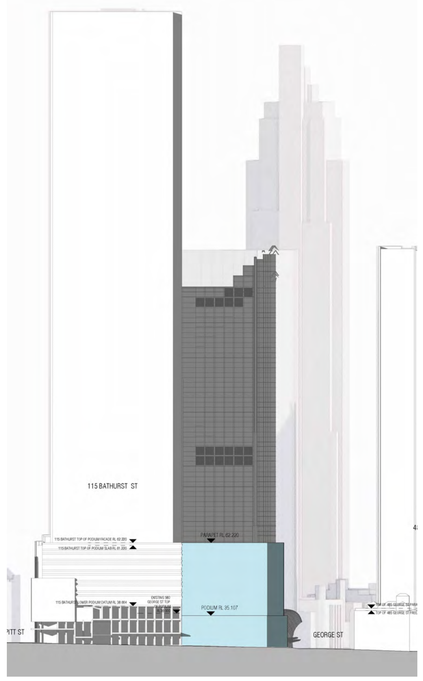


Concept Envelope

Elevations



North Elevation



South Elevation

Shadow Analysis



21 JUNE 9AM



21 JUNE 10AM

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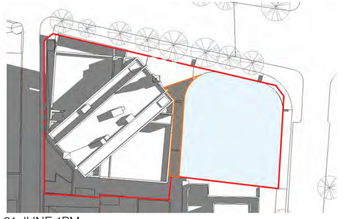
Shadow Analysis



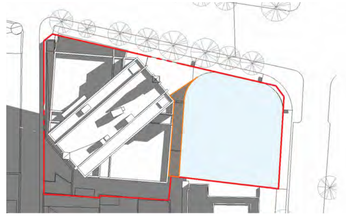
21 JUNE 11AM



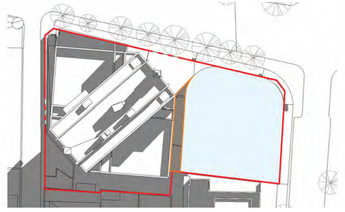
21 JUNE 12PM



21 JUNE 1PM



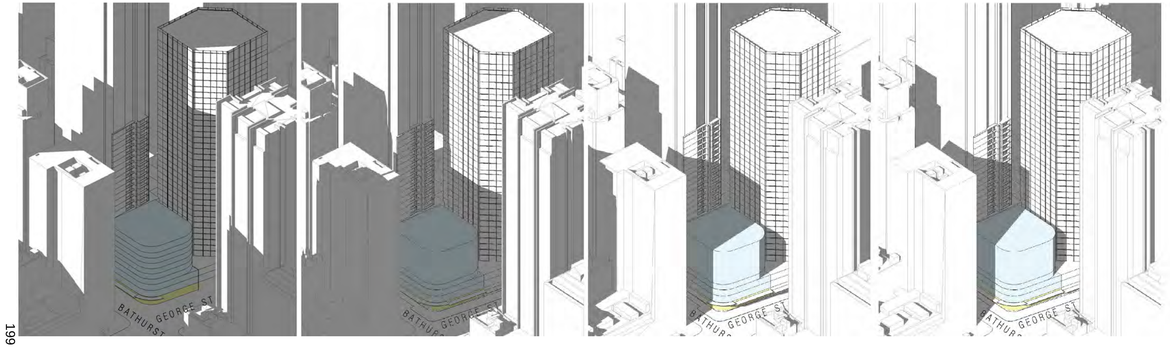
21 JUNE 2PM



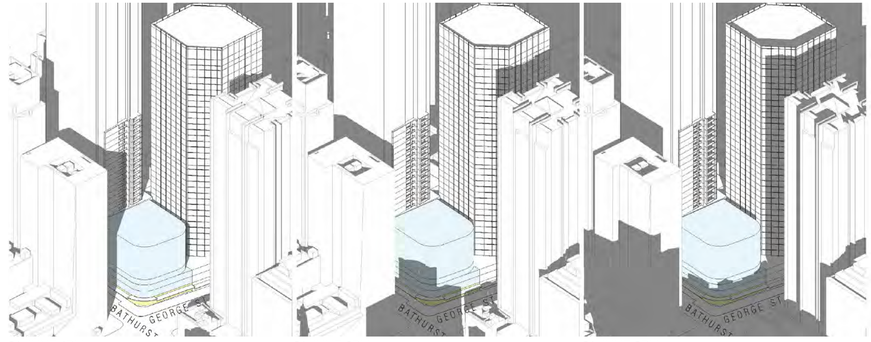
21 JUNE 3PM

Shadow Analysis

Shadow Analysis = Zero Impact on Adjacent Residences



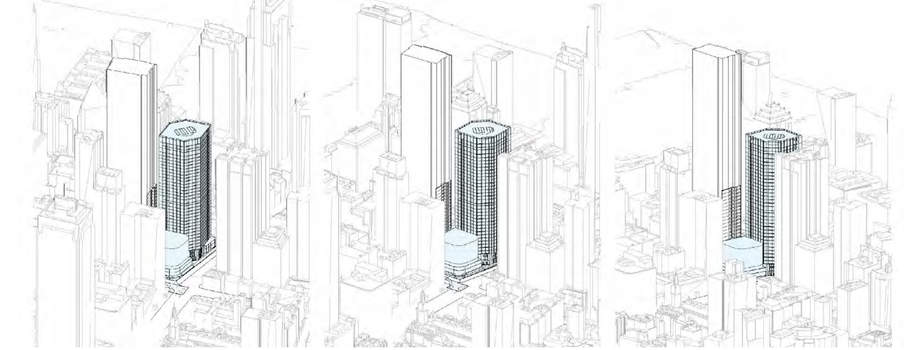
21 JUNE 9AM | 21 JUNE 10AM | 21 JUNE 11AM | 21 JUNE 12PM



21 JUNE 1PM | 21 JUNE 2PM | 21 JUNE 3PM

Sun Eye View Analysis

Solar Sun Eye View Analysis = Zero Impact on Adjacent Residences solar and sight line



21 JUNE 1PM | 21 JUNE 2PM | 21 JUNE 3PM

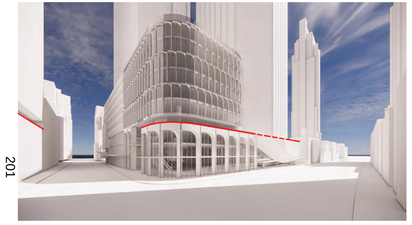
SECTION 5

Indicative Design

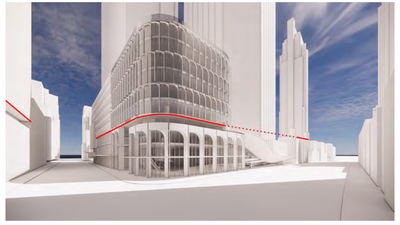
Indicative Concept Design

Design Principle

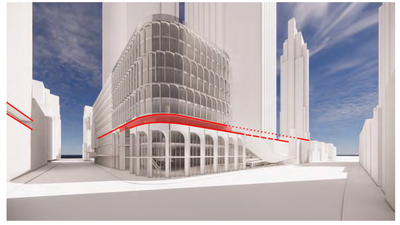
The following concept diagrams describe the articulation of the tower and podium.



Response to the Lower Street Wall Datums and Heritage Datums



Alinement with 115 Bathurst Masonry Podium and Adjacent Heritage Datums



The building connects with the surrounding heritage and existing datums by adhering to the existing street line
A New Waist Line

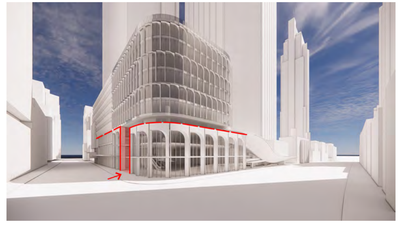
201

Indicative Concept Design

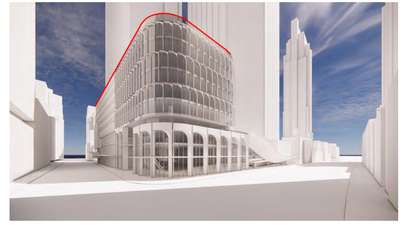
Design Principle



A Vertical Rhythm



A Vertical Break in the Street wall to Responding to the Datum's
A New Commercial Entry



Alinement with 115 Bathurst Masonry Podium Parapet

Indicative Concept Design

Design Principle

The sandstone and heritage materiality of the adjacent buildings and broader precinct have been used to establish a stone base with punched windows which celebrate the depth of the sandstone facade.

The upper podium has a lighter weight glass appearance with sandstone louvres to provide articulation and solar protection.

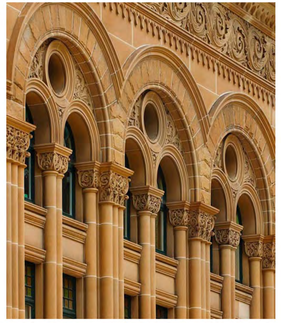


St Andrew's Cathedral
Sandstone



Town Hall
Sandstone





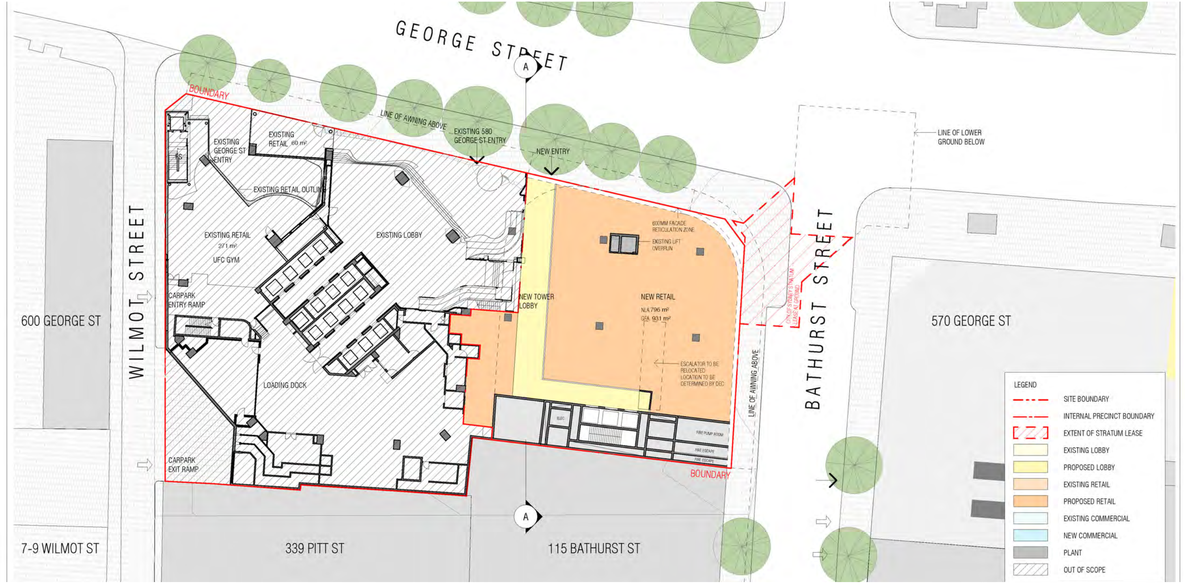
QVB building
Sandstone

Indicative Concept Design



Indicative Concept Design

Ground Floor Plan



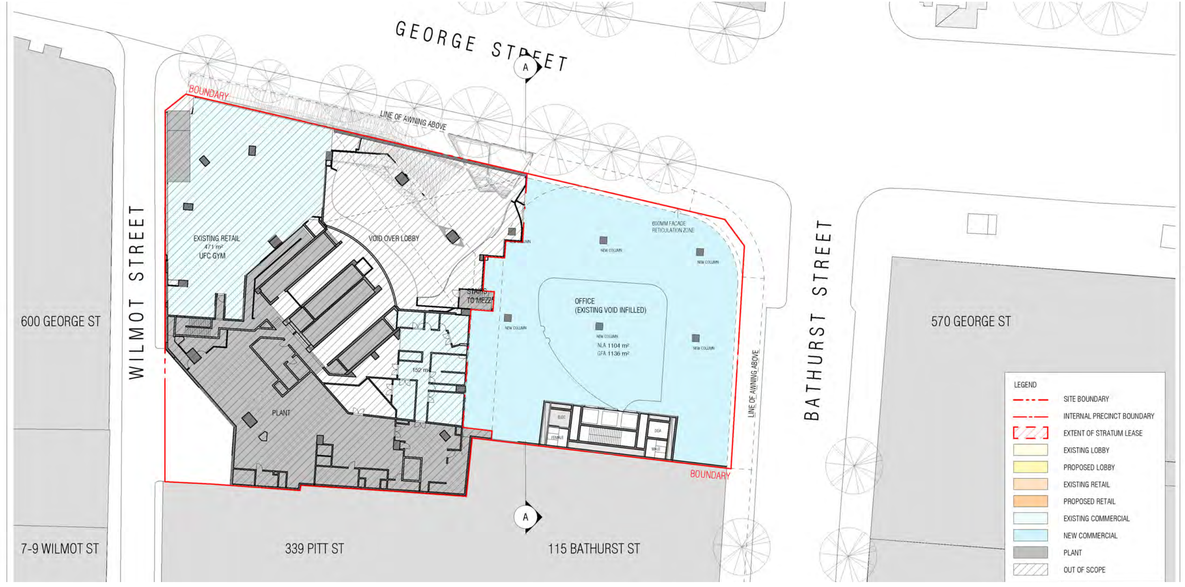
Indicative Concept Design



George Street Looking South

Indicative Concept Design

Mezzanine Floor Plan



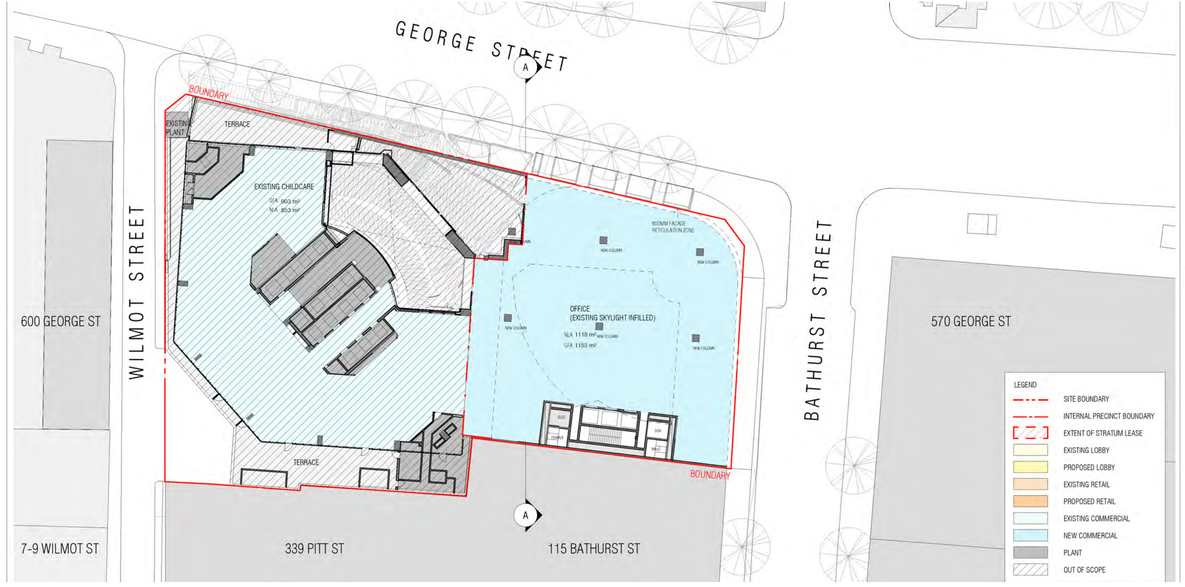
Indicative Concept Design



Bathurst Street Looking East

Indicative Concept Design

Level 1 Floor Plan



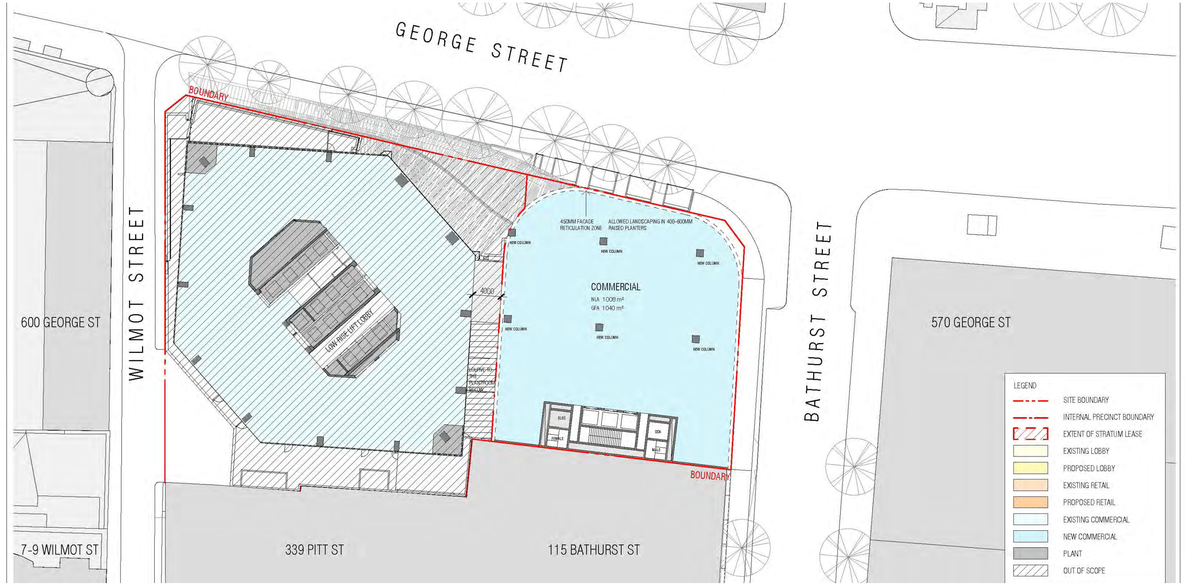
Indicative Concept Design



The Corner of George and Bathurst

Indicative Concept Design

Level 3 Waistline Plan



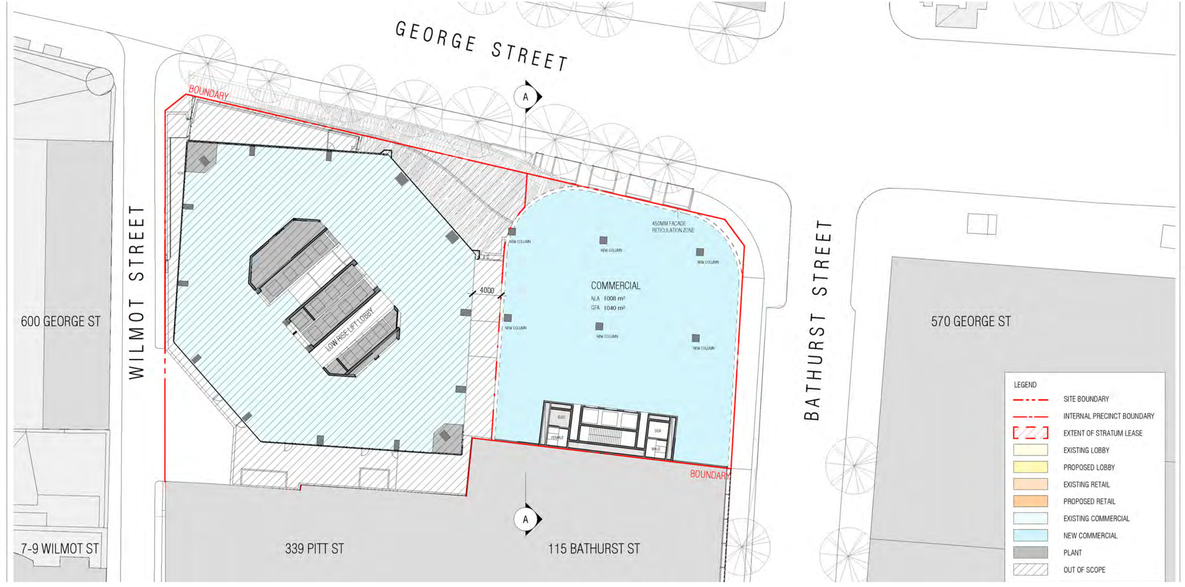
Indicative Concept Design



George Street Looking North

Indicative Concept Design

Typical Upper Podium Plan

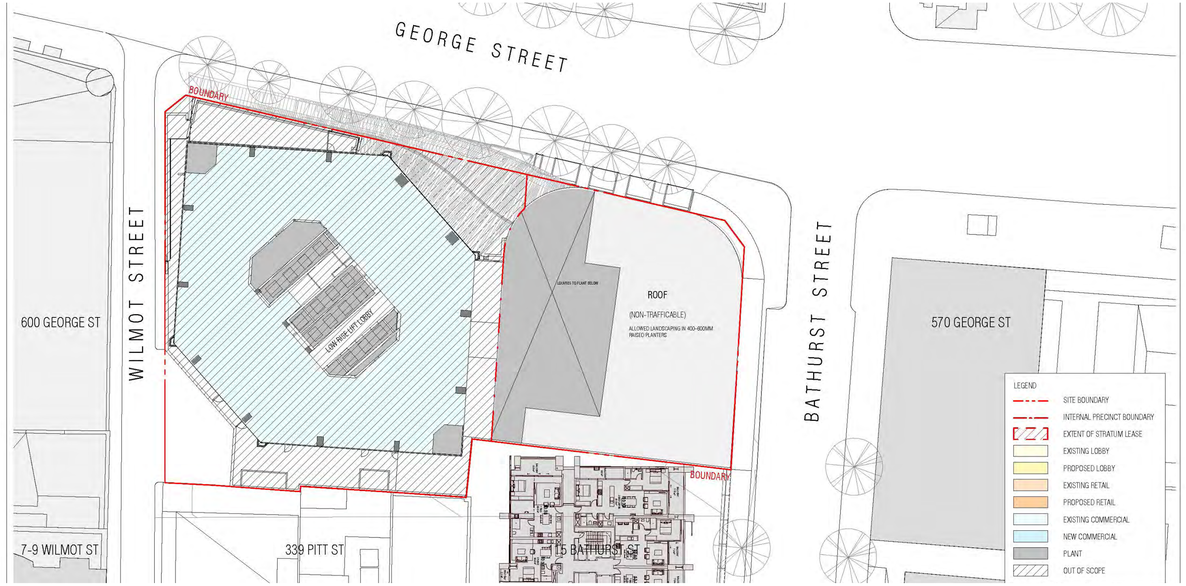


Indicative Concept Design



Indicative Concept Design

Roof Plan

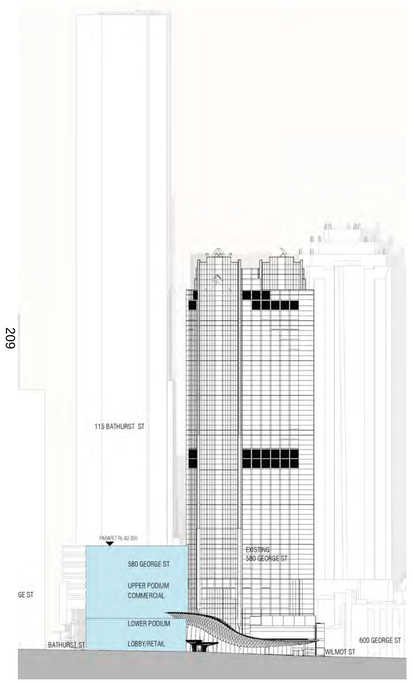


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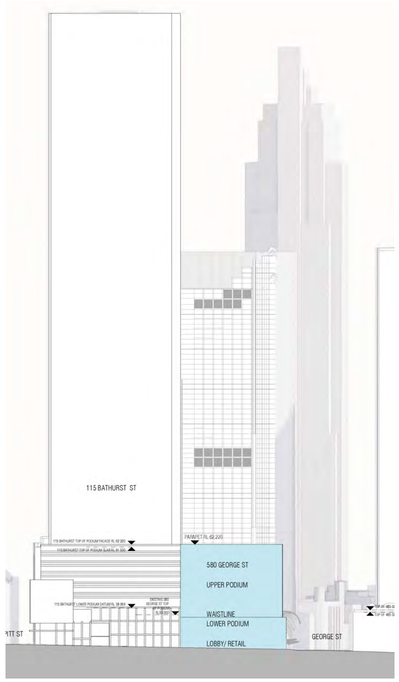


Indicative Concept Design

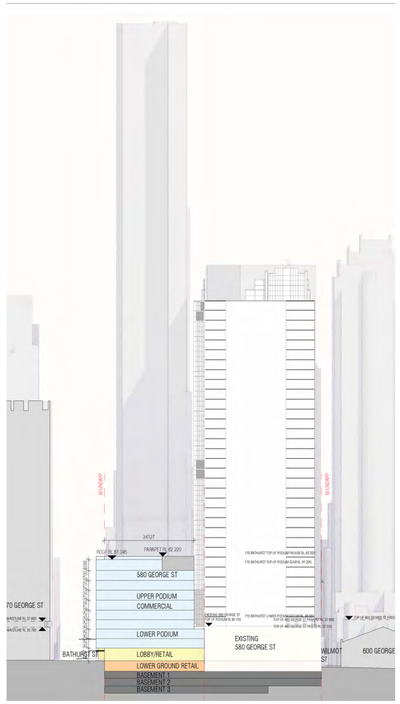
Section



North Elevation

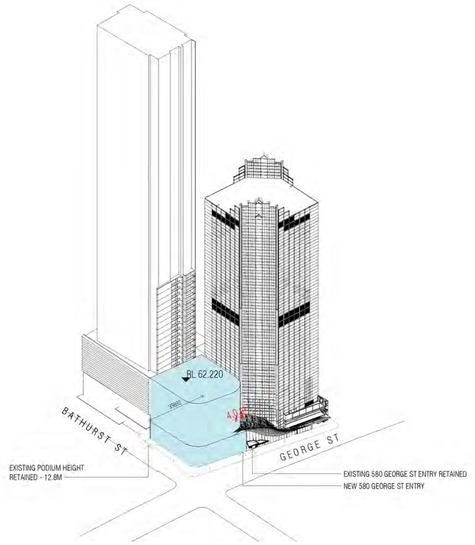


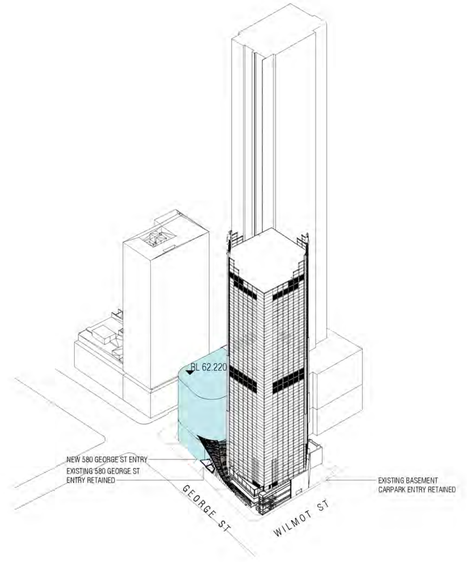
South Elevation



Indicative Concept Design

Tower Design





Indicative Concept Design

Proposed 580 George Street with Concept Envelope



210

Indicative Concept Design

Proposed 580 George Street with Indicative Concept Design



Indicative Concept Design

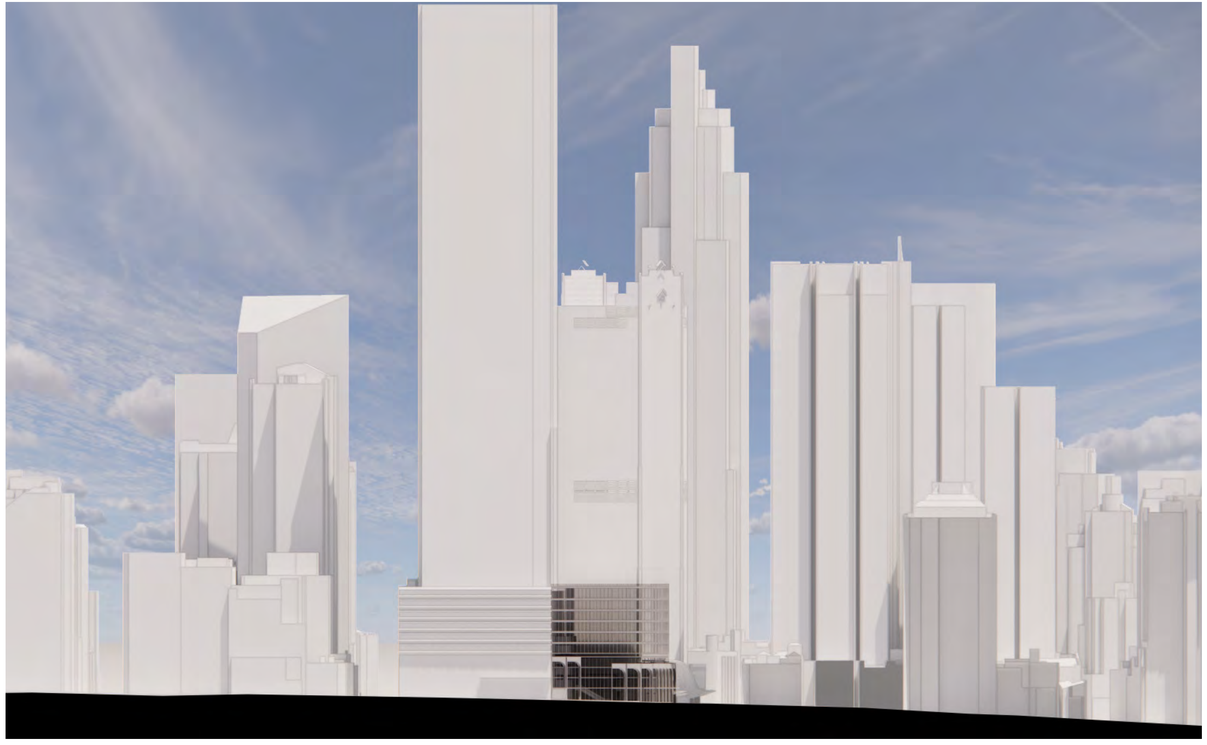
North Elevation



211

Indicative Concept Design

West Elevation

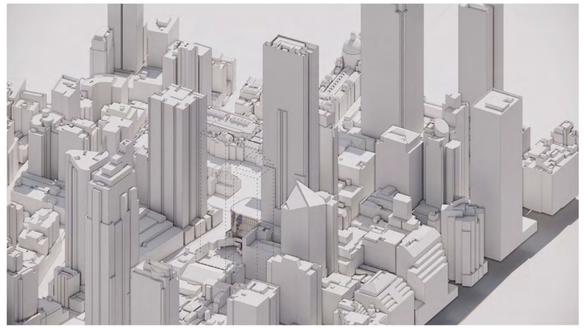


View Analysis

Regional Views



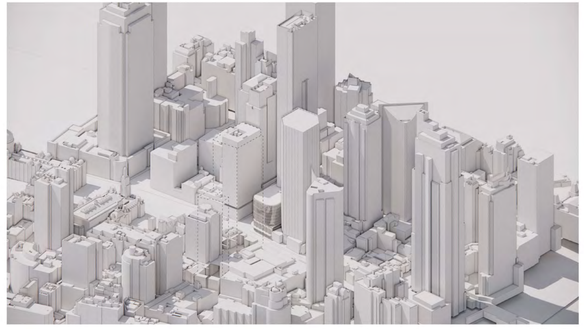
NE



SE



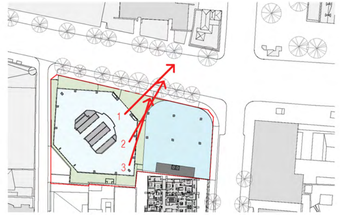
NW



SW

View Analysis

Sight Lines Analysis





1 - EXISTING VIEW 1 ON L2 580 GEORGE STREET



2 - EXISTING VIEW 2 ON L2 580 GEORGE STREET



3 - EXISTING VIEW 3 ON L2 580 GEORGE STREET



4 - PROPOSED VIEW 1 ON L2 580 GEORGE STREET



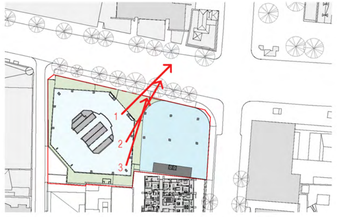
5 - PROPOSED VIEW 2 ON L2 580 GEORGE STREET



6 - PROPOSED VIEW 3 ON L2 580 GEORGE STREET

View Analysis

Sight Lines Analysis





1 - EXISTING VIEW 1 ON L4 580 GEORGE STREET



2 - EXISTING VIEW 2 ON L4 580 GEORGE STREET



3 - EXISTING VIEW 3 ON L4 580 GEORGE STREET



4 - PROPOSED VIEW 1 ON L4 580 GEORGE STREET



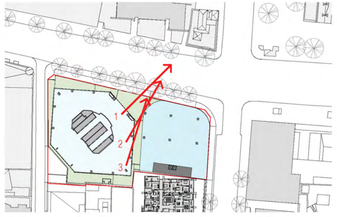
5 - PROPOSED VIEW 2 ON L4 580 GEORGE STREET



6 - PROPOSED VIEW 3 ON L4 580 GEORGE STREET

View Analysis

Sight Lines Analysis





1 - EXISTING VIEW 1 ON L9 580 GEORGE STREET



2 - EXISTING VIEW 2 ON L9 580 GEORGE STREET



3 - EXISTING VIEW 3 ON L9 580 GEORGE STREET



4 - PROPOSED VIEW 1 ON L9 580 GEORGE STREET



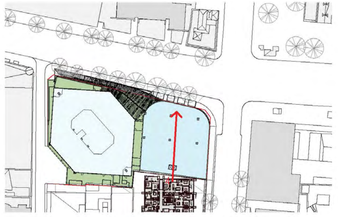
5 - PROPOSED VIEW 2 ON L9 580 GEORGE STREET



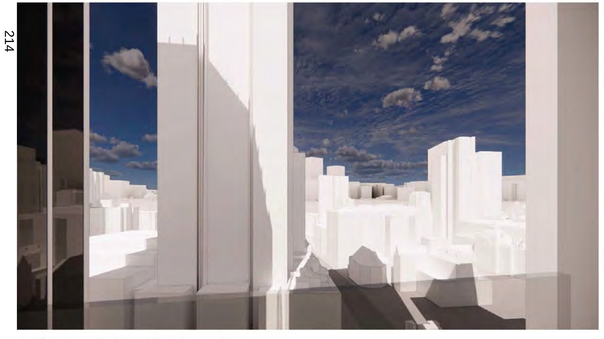
6 - PROPOSED VIEW 3 ON L9 580 GEORGE STREET

View Analysis

Sight Lines Analysis



214

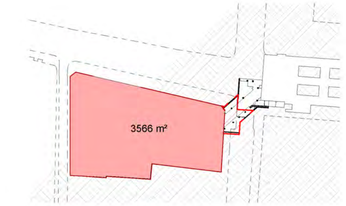


4 - EXISTING VIEW 4 ON L9 GREENLAND TOWER APARTMENT



4 - PROPOSED VIEW 4 ON L9 GREENLAND TOWER APARTMENT

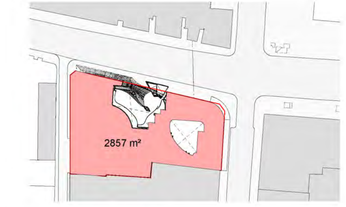
Existing GBA Diagrams



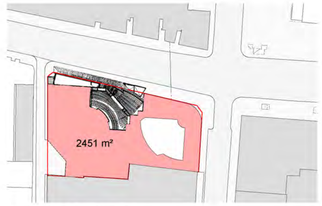
1 GBA - LOWER GROUND - EXISTING
SCALE1 : 1500



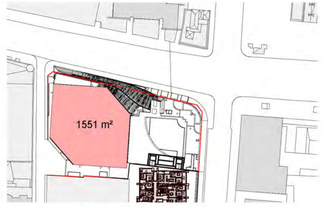
2 GBA - GROUND - EXISTING
SCALE1 : 1500



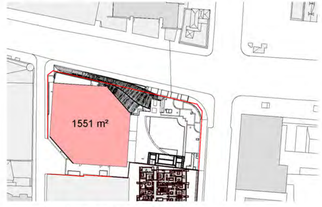
3 GBA - MEZZANINE - EXISTING
SCALE1 : 1500



4 GBA - LEVEL 1 - EXISTING
SCALE1 : 1500



5 GBA LOWRISE - EXISTING
SCALE1 : 1500



6 GBA HIGHRISE - EXISTING
SCALE1 : 1500



7 GBA - LEVEL34 - 36 - PLANT LEVEL - EXISTING
SCALE1 : 1500

Existing GFA Diagrams and Area Schedule



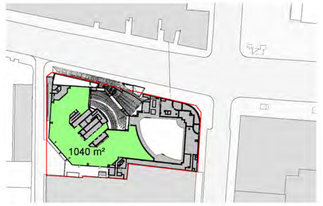
1 GFA - LOWER GROUND - EXISTING
SCALE1 : 1500



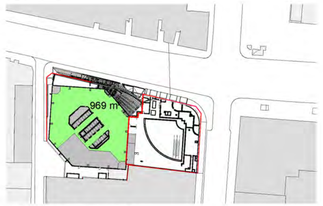
2 GFA - GROUND - EXISTING
SCALE1 : 1500



3 GFA - MEZZANINE - EXISTING
SCALE1 : 1500



4 GFA - LEVEL 1 - EXISTING
SCALE1 : 1500



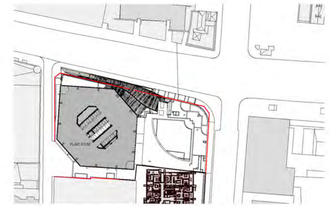
5 GFA - LEVEL 2 - EXISTING
SCALE1 : 1500



6 GFA LOWRISE - EXISTING
SCALE1 : 1500



7 GFA - LEVEL 17 - PLANT LEVEL - EXISTING
SCALE1 : 1500



8 GFA - LEVEL 18 - PLANT LEVEL - EXISTING
SCALE1 : 1500

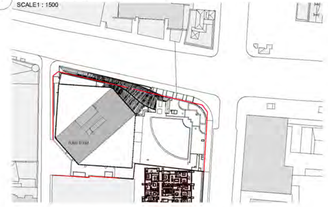


9 GFA HIGHRISE - EXISTING
SCALE1 : 1500

Existing GBA Diagrams



1 GFA - LEVEL 33 - EXISTING
SCALE1 : 1500



2 GFA - LEVEL34 - 36 - PLANT LEVEL - EXISTING
SCALE1 : 1500

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Existing GFA Diagrams and Area Schedule

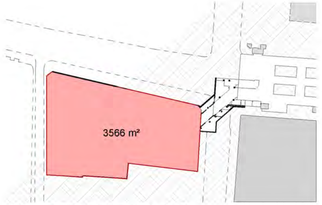
Rev C

Area Schedule - Existing Building

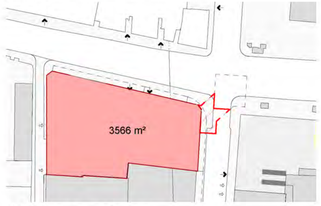
Site Area (m²)	3587.00m²
Allowable FSR (x:1)	
Allowable GFA (m2)	
Existing FSR (x:1)	12.9
Existing GFA (m2)	45859m²
Existing GFA (m2)	45859m²
Existing GBA (m2)	64269m²
Existing NLA (m2)	41706m²
Building Height (m)	RL169.300
Height AHD (m)	148.350
Ground Floor RL	RL 23.15

Level	Lift Rise	Use	Height m	GBAm²	GFAm²	NLAm²
Lower Ground	Basement	Basement Retail	3.90	3566	2290	1651
Ground		Lobby/ Retail	4.950	3552	2097	1401
Mezzanine	Podium	Commercial	4.300	2857	1596	1505
Level 1		Commercial	3.7	2451	1040	990
Level 2		Commercial	3.7	1551	969	846
Level 3		Commercial	3.7	1551	1290	1216
Level 4		Commercial	3.7	1551	1290	1217
Level 5		Commercial	3.7	1551	1290	1149
Level 6		Commercial	3.7	1551	1290	1178
Level 7		Commercial	3.7	1551	1290	1233
Level 8		Commercial	3.7	1551	1290	1233
Level 9	Low Rise	Commercial	3.7	1551	1290	1167
Level 10		Commercial	3.7	1551	1290	1224
Level 11		Commercial	3.7	1551	1290	1233
Level 12		Commercial	3.7	1551	1290	1233
Level 13		Commercial	3.7	1551	1290	1227
Level 14		Commercial	3.7	1551	1290	1228
Level 15		Commercial	3.7	1551	1290	1228
Level 16		Commercial	3.7	1551	1290	1165
Level 17	Plant Room	Commercial	3.7	1551	159	97
Level 18	Plant Room	Commercial	3.7	1551	0	0
Level 19		Commercial	3.7	1551	1379	1251
Level 20		Commercial	3.7	1551	1379	1300
Level 21		Commercial	3.7	1551	1379	1298
Level 22		Commercial	3.7	1551	1379	1240
Level 23		Commercial	3.7	1551	1379	1300
Level 24	High Rise	Commercial	3.7	1551	1379	1245
Level 25		Commercial	3.7	1551	1379	1297
Level 26		Commercial	3.7	1551	1379	1296
Level 27		Commercial	3.7	1551	1379	1297
Level 28		Commercial	3.7	1551	1379	1296
Level 29		Commercial	3.7	1551	1379	1297
Level 30		Commercial	3.7	1551	1379	1297
Level 31		Commercial	3.7	1551	1379	1297
Level 32		Commercial	3.7	1551	1379	1297
Level 33		Commercial/Plant	3.7	1551	342	279
Level 34		Plant	2.9	737	0	0
Level 35	Plant	Plant	3.8	737	0	0
Level 36		Plant	6.4	737	0	0
Total			148	**64269m²**	**45859m²**	**41706m²**

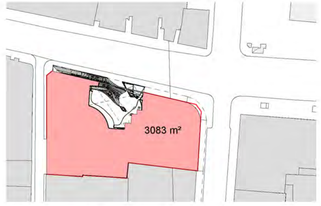
Proposed GBA Diagrams



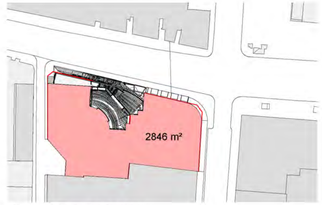
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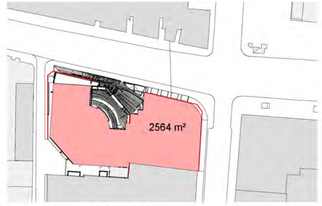
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SCALE1 : 1500



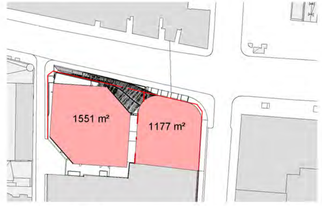
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SCALE1 : 1500



4 GBA - LEVEL 1 - PROPOSED
SCALE1 : 1500



5 GBA - LEVEL 2 - PROPOSED
SCALE1 : 1500



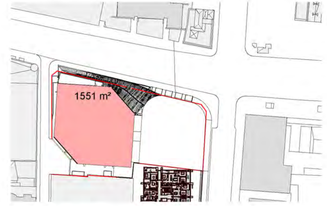
6 GBA - LEVEL 3 - 7 - PROPOSED
SCALE1 : 1500



7 GBA - LEVEL8 - PROPOSED
SCALE1 : 1500



8 GBA - LOWRISE - PROPOSED
SCALE1 : 1500



9 GBA - HIGHRISE - PROPOSED
SCALE1 : 1500

Proposed GFA Diagrams and Area Schedule



1 GBA - LEVEL34 - 36 - PLANT LEVEL - PROPOSED
SCALE1 : 1500

Proposed GBA Diagrams



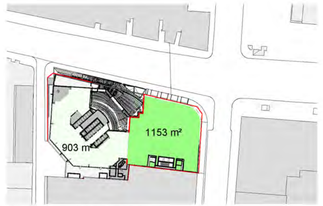
1 GFA - LOWER GROUND - PROPOSED
SCALE1 : 1500



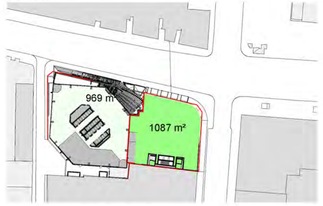
2 GFA - GROUND - PROPOSED
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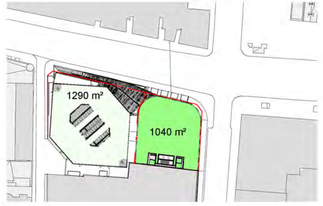
3 GFA - MEZZANINE - PROPOSED
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4 GFA - LEVEL 1 - PROPOSED
SCALE1 : 1500



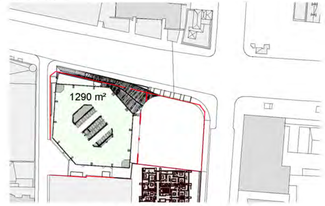
5 GFA - LEVEL 2 - PROPOSED
SCALE1 : 1500



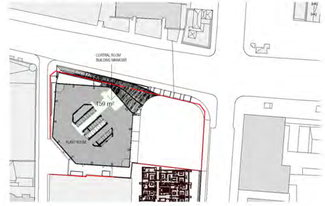
6 GFA - LEVEL 3 - 7 - PROPOSED
SCALE1 : 1500



7 GFA - LEVEL8 - PROPOSED
SCALE1 : 1500

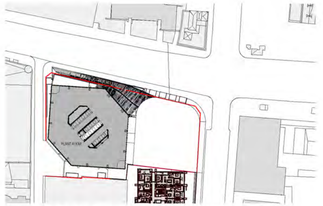


8 GFA - LOWRISE - PROPOSED
SCALE1 : 1500



9 GFA - LEVEL 17 - PLANT LEVEL - PROPOSED
SCALE1 : 1500

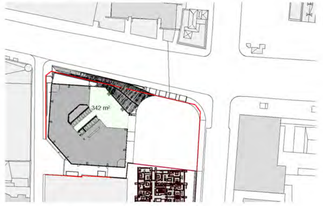
Proposed GFA Diagrams and Area Schedule



1 GFA - LEVEL 18 - PLANT LEVEL - PROPOSED
SCALE1 : 1500



2 GFA - HIGHRISE - PROPOSED
SCALE1 : 1500



3 GFA - LEVEL 33 - PROPOSED
SCALE1 : 1500



4 GFA - LEVEL34 - 37 - PLANT LEVEL - PROPOSED
SCALE1 : 1500

Proposed GBA Diagrams

Rev E

Area Schedule - Joint Precinct (Standalone Competition Area + Existing Tower Schedule)

Site Area (m²) 3567.00m²
Allowable FSR (x:1) 18.75
Allowable GFA (m2) 66881.3m²
Base FSR 8:1 + Area 2 Additional Accommodation 4.5:1 FSR = 12.5:1

RETAIL NLA
COMMERCIAL/OFFICE NLA

Proposed FSR (x:1) 15.1
Existing Tower Only GFA 43757m²
New Podium GFA (m2) 10030m²

Existing Precint GFA 48,719m2
Existing Precint NLA 44,585m2

Proposed GFA (m2) **53787m²**

Increased GFA = Existing Precint GFA 48,719m2 - Proposed Precint GFA 56,657m2 = Total GFA Increase 7,938m2

GFA Includes the existing lower ground through site link

Building Height (m) 37.745
Height AHD (m) 61.045
GF RL 23.3

Level	Lift Rise	Use	EXISTING TOWER Height m	PROPOSED PODIUM Height m	EXISTING TOWER GFAm²	PROPOSED PODIUM GFAm²	TOTAL PROPOSED GFAm²	TOTAL GBA
Lower Ground	Basement	Basement Retail	3.90	3.90	2290	-70	2220	3566
Ground		Lobby/ Retail	4.950	4.757	1013	931	1944	3566
Mezzanine		Commercial	3.7	3.525	715	1136	1851	3083
Level 1		Commercial	3.7	3.525	903	1153	2056	2848
Level 2		Commercial	3.7	3.525	969	1087	2056	2564
Level 3	Waistline	Commercial	3.7	3.525	1290	1040	2330	2728
Level 4		Commercial	3.7	3.700	1290	1040	2330	2728
Level 5		Commercial	3.7	3.700	1290	1040	2330	2728
Level 6		Commercial	3.7	3.700	1290	1040	2330	2728
Level 7		Commercial	3.7	3.700	1290	1040	2330	2728
Level 8		Commercial	3.7	4.088	1290	593	1883	2728
Level 9		Commercial	3.7		1290			1551
Level 10		Commercial	3.7		1290			1551
Level 11		Commercial	3.7		1290			1551
Level 12		Commercial	3.7		1290			1551
Level 13	Low Rise	Commercial	3.7		1290			1551
Level 14		Commercial	3.7		1290			1551
Level 15	Transfer Level	Commercial	3.7		1290			1551
Level 16		Commercial	3.7		1290			1551
Level 17		Commercial	3.7		159			1551
Level 18		Commercial	3.7		0			1551
Level 19		Commercial	3.7		1379			1551
Level 20		Commercial	3.7		1379			1551
Level 21		Commercial	3.7		1379			1551
Level 22		Commercial	3.7		1379			1551
Level 23		Commercial	3.7		1379			1551
Level 24		Commercial	3.7		1379			1551
Level 25	High Rise	Commercial	3.7		1379			1551
Level 26		Commercial	3.7		1379			1551
Level 27		Commercial	3.7		1379			1551
Level 28		Commercial	3.7		1379			1551
Level 29		Commercial	3.7		1379			1551
Level 30		Commercial	3.7		1379			1551
Level 31		Commercial	3.7		1379			1551
Level 32		Commercial	3.7		1379			1551
Level 33		Commercial/Plant	5		342			1551
Level 34		Plant	2.9		0			737
Level 35	Plant	Plant	3.8		0			737
Level 36		Plant	6.4		0			737
					43757m²	**10030m²**	**23660m²**	**72978m²**
Grand Total			145.150	**37.75**			**53787m²**	

Attachment A5

Heritage Impact Statement

URBIS

HERITAGE IMPACT STATEMENT

580 George Street, Sydney



Prepared for
ICON PROJECT MANAGEMENT
30 July 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director	Fiona Binns, B Arts, M Arts (Curatorial Studies), M.ICOMOS	
Consultant	Maria Glaros, PhD, B Arts (Hons), Grad Cert Arch, M. ICOMOS	
Project Code	P0060206	
Report Number	01	Issued 16 July 2025
	02	Issued 30 July 2025



Acknowledgement 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.

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.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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You must read the important disclaimer appearing within the body of this report.

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EXECUTIVE SUMMARY

Urbis has been engaged by GPT Group to prepare the following Heritage Impact Statement (HIS) to accompany a Planning Proposal for the property located at 580 George Street, Sydney (hereafter referred to as the 'subject site').

The subject site is not a listed heritage item within the *Sydney Local Environmental Plan 2012;* however, the site is located adjacent to the State heritage listed item known as the *Sydney Water Head Office (former) (1939 Building)* (SH#01645*)*. The site is also located in the vicinity of a number of state and locally listed heritage items including the Town Hall, St Andrews Cathedral and Queen Victoria building (QVB).

The proposal seeks to revitalise the existing podium at the corner of George Street and Bathurst Street, which includes an existing stratum extension beneath George Street, connecting to Town Hall Station. The proposed envelope also allows for additional area in the podium and maintains the existing tower. Further details of the proposed works are included in Section 4.3.1.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the heritage items in the vicinity. A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have no significant impact on the heritage items within the vicinity. Key aspects of the assessment are listed below:

- The planning proposal affects the podium only, with no works to the tower or associated commercial use. The proposal also anticipates retention of podium retail and commercial uses along with the connection to Town Hall station. The works at the lower ground level do not form part of the proposed scope of works. The planning proposal relates to ground floor works and above.
- The PP envelope provides for additional height and GFA at the northwest corner up to 10 storeys aligning with the adjoining podium of the neighbouring tower development fronting Bathurst Street. The proposal however retains a lower scale 3 storey podium with a 4m setback/ separation zone between the retained tower and the new corner massing.
- The proposed works will not impact the state heritage-listed Former Sydney Water Head office building at 339-341 Pitt Street - SHR #01645 adjacent to the site noting that the heritage item has its primary frontage to Pitt Street and there are no shared views between the heritage item and the subject site podium. The heritage item continues to be viewed with a backdrop of tower development including the extant 33 storey tower on the subject site.
- The proposed envelope responds to the adjacent heritage items in the inclusion of a "waistline" at level 3 which serves to break up the volume of the envelope and create a lower scale podium. This responds to adjacent heritage items including the Palace Theatre in the retention of the lower scale podium, with the new tower massing being located on the northern portion of the site and separated by the retained tower.
- Similarly, the envelope also responds to the podium of the Former Sydney County Council Building opposite the site to the north and provides a more human scale assisting to break up the massing of development. The additional massing (up to 10 storeys) will not overwhelm the northern heritage item – which is a Late Twentieth Century International style high rise commercial building.
- The proposed envelope will not impact on the former Bank of NSW building opposite the site to the west. This building forms part of a podium for tower development at 501 George Street.
- The state heritage listed Town Hall and St Andrews Cathedral form a separate civic square, which is separated from the subject site by George and Bathurst Streets, on the NW corner of the intersection. The square is surrounded by mixed development including multi-storey and high-rise development. Further development of the subject property in line with the PP envelope will not impact on views to or obstruct the prominence of the Town Hall and Cathedral as important civic items.

In principle, it is considered that the proximate heritage items will not be impacted by additional development in line with the PP noting that the immediate CBD context of the site is mixed and includes high-rise development (later 20th century and contemporary overlay) interspersed with lower scale heritage items (refer to views provided with the general assessment above). The proposal allows for further development of the podium on an already contemporary tower site. Extant development does not contribute to the setting of proximate heritage items and the PP will not significantly alter or impact views to or between heritage items.

Having regard for the above assessment, the Planning Proposal is recommended to Council for approval on heritage grounds.

Development of the subject site will be subject to a site specific DCP, design competition and provision of heritage advice which will assist to further mitigate potential impacts and respond to the proximate heritage items and development context. It is recommended that the Site Specific DCP include the following design principles to be included in the design excellence strategy/ DCP guidelines:

- Any future development must have regard for the important heritage context and proximate heritage items in considering form, height, siting, setbacks, materiality and articulation of building facades. Proposed development should respond to lower scale heritage items (in particular the former Plaza, the former Bank of NSW and the podium of the former Sydney Council building) in the provision of a separate podium and tower form. The podium should respond to and align with lower scale heritage items in height and façade articulation. Materiality should not replicate heritage building fabric and should be apparent as contemporary.

1. INTRODUCTION

1.1. BACKGROUND & PURPOSE

Urbis has been engaged by GPT Group to prepare the following Heritage Impact Statement (HIS) to accompany a Planning Proposal for the property located at 580 George Street, Sydney (hereafter referred to as the 'subject site').

The subject site is not a listed heritage item within the *Sydney Local Environmental Plan 2012;* however, the site is located adjacent to the State heritage listed item known as the *Sydney Water Head Office (former) (1939 Building)* (SH#01645*)*. The site is also located in the vicinity of a number of state and locally listed heritage items including the Town Hall, St Andrews Cathedral and Queen Victoria building (QVB).

The proposal seeks to revitalise the existing podium at the corner of George Street and Bathurst Street, which includes an existing stratum extension beneath George Street, connecting to Town Hall Station. The proposed envelope also allows for additional area in the podium and maintains the existing tower. Further details of the proposed works are included in Section 4.3.1.

This HIS has been prepared to determine the potential heritage impacts of the proposed concept envelope on the heritage significance of the heritage items in the vicinity. A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report.

1.2. METHODOLOGY & LIMITATIONS

This HIS has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within the *Sydney Local Environmental Plan 2012* (LEP) and the Sydney Development Control Plan 2012 (DCP).

1.3. AUTHOR IDENTIFICATION

The following report has been prepared by Maria Glaros (Consultant). Fiona Binns (Associate Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2. SITE DESCRIPTION

2.1. SITE LOCATION

The subject site is located at 580 George Street within the Local Government Area (LGA) of Sydney at the SW corner of the intersection of George and Bathurst Streets. The site is legally described as Lot 20 in Deposited Plan 835715. The works are limited to the podium and excludes the tower and the existing stratum extension beneath George Street connecting to Town Hall Station. The site is situated on Gadigal land.



Figure 1 Location map showing the subject site outlined in red and the approximate area subject to the planning proposal in yellow dash.

Source: SIX Maps 2025

2.2. SETTING

The subject site is situated in a diverse area with a mix of commercial and retail land uses. Located in the heart of the Sydney CBD, it is approximately 33 metres south-east of Town Hall station, accessible via an underground walkway. The Sydney CBD and Southeast Light Rail are immediately west of the site. The site is bounded by Bathurst, George, and Wilmot Streets and is adjacent to multi-storey buildings, including the State heritage listed item- Sydney Water Head Office to the east.

The surrounding area predominantly features high-rise and multi-storey buildings, with the exception of the square to the northwest comprising the Town Hall and St Andrews Cathedral. The site has a primary street frontage of 86 metres to George Street and a secondary street frontage of 34 metres to Bathurst Street.

The site is in the vicinity of numerous state and locally listed heritage items including (bit not limited to) the Town Hall and St Andrews Cathedral, opposite the site at the northwest corner of the intersection of George and Bathurst Streets, the former Bank of NSW opposite the site on the western side of George Street, and the former Sydney County Council building opposite the site to the north, as well as the former Plaza Theatre to the south on the opposite side of Wilmot Street. The site is located adjacent to the State heritage listed item known as the *Sydney Water Head Office (former) (1939 Building)* (SH#01645*)* to the east. This heritage

impact statement is provided to consider the potential impacts of the proposed envelope in this important heritage context.



Figure 2 View looking south along George Street with the subject site at left and the heritage listed former Bank of NSW building at right

Source: Urbis 2025



Figure 3 View looking south west along George Street and showing the heritage listed former Bank building at the SW corner of the intersection

Source: Urbis 2025

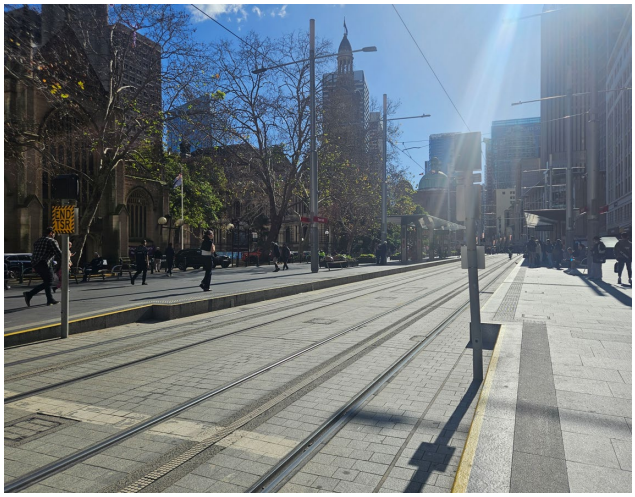


Figure 4 View looking north along George Street towards the Town Hall and the Cathedral and showing the light rail infrastructure

Source: Urbis 2025



Figure 5 View looking east along Bathurst Street with the subject site visible at right

Source: Urbis 2025

2.3. SUBJECT SITE DESCRIPTION

The subject site is occupied by a 33-storey commercial building, with 2-3 storey podium. The site is irregular in shape, with an area of approximately 3,568 square metres. The northern portion of the site comprises the retail podium, with the 33-storey commercial tower located on the southern portion of the site.

Originally designed by architects at the company TTW in 1988, the podium lobby was refurbished by FJMT in 2016 (including new awning and modifications to the ground floor façade). The façade canopy is constructed of alternating diamonds of brushed aluminium, forming a continuous ribbon along the soffit, linking the structure to the north and scaling down at the southern end. The design includes welded vertical frames connected by bolted diagonal truss members, creating a three-dimensional space frame.

The podium addresses the intersection of George and Bathurst Streets, with a curved corner and stepped parapet feature. The façade is finished in contemporary cladding in a mix of light and dark grey and brown tones.



Figure 6 View looking south east toward the subject site at the corner of George Street and Bathurst Street.

Source: Urbis 2025



Figure 7 View of the podium façade to George Street

Source: Urbis 2025



Figure 8 View of the podium façade

Source: Urbis 2025



Figure 9 View of the northern podium façade to Bathurst Street

Source: Urbis 2025



Figure 10 View of the subject tower (at right) and neighbouring tower development to the east

Source: Urbis 2025



Figure 11 View of the ground level podium interior

Source: Urbis 2025

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY (POST EUROPEAN SETTLEMENT)

The following historical summary has been extracted from the Dictionary of Sydney:

From early vision to complex metropolis

The early decades of settlement have bequeathed to Sydney a haphazard street layout and a number of fine buildings in the City of Sydney, and at other places where early administrative processes were concentrated, particularly in Parramatta but also at Liverpool. Many of them are associated with the period of the governorship of Macquarie, who, with his wife Elizabeth, stands out among Sydney's early rulers for having some vision of the possibilities of a future city. If awards were to be given for the most outstanding piece of urban design from these early decades, it would surely go to the Macquaries for their visionary creation of the Botanic Gardens on land reserved by Phillip as the governor's domain. Located on ground that spills down to the harbour at Farm Cove (Wuganmagali), it is not only a precious place in the heart of central Sydney, but symbolises the inescapable truth that what makes Sydney beautiful is not the handiwork of human intervention so much as the ongoing interplay between its natural and built forms.

Beyond the City of Sydney, suburbs developed, and beyond these, hamlets and villages that over time have been subsumed into the greater metropolitan area that is now known as Sydney. Suburbs constituted themselves as municipalities after the Municipalities Act of 1867, and as with the City of Sydney, growth and diminution of boundaries occurred at the behest of the state government. Attempts at creating a Greater Sydney urban government have never succeeded, for similar reasons of state control. With Sydney forming such a large part of the state economy, the state government has always understood that if it did not control Sydney it would not control much at all, and accordingly both local and urban-wide powers have always been kept in check.

For the same reason, many of the functions traditionally exercised by the City of Sydney and other local governments in metropolitan Sydney have gradually been taken over by state authorities. One obvious consequence of this is that Sydney residents often find it difficult to understand which parts of a complex government organisation have oversight of specific urban functions.

A second consequence is that people do not always know which municipality they live in, preferring to identify more strongly with their suburb. Suburbs often do not have any formal boundaries, and their size varies over time, especially when denser settlement patterns encourage the carving out of new suburbs within the boundaries of areas bearing older place names; but local understanding of place and suburb is usually strong, and there is a logic to these namings which does not apply to local government areas.

A fine provincial city

In the second half of the nineteenth century, Australia's urbanisation was rapid by world standards, and much of the gold discovered in rural areas and assayed at the mint in Macquarie Street was used to fuel an urban property boom. Sydney's population mushroomed, and in the centre of the city older convict buildings and Georgian townhouses were demolished with alacrity to create a larger and more ornate Victorian place, characterised by substantial public buildings such as the General Post Office, the Town Hall, and buildings to house the headquarters of various rapidly expanding government departments. Typically no more than three stories of generous height, and often squatting over whole city blocks, these fine sandstone buildings remain today as the dominant reminders of Sydney's period as a large and prosperous late-nineteenth-century provincial city.

With this growth also came the rise of suburban Sydney. Cartoonists of the day portrayed a remorseless march of bricks and mortar across the bush, as the physical dimensions of the city grew ever more bloated. But compared with Melbourne or Adelaide, the march was slower in Sydney, due to complex topography and a failure of political will to fund a comprehensive

rail network. The deposit of housing was denser, with suburb upon suburb of tightly packed terraced houses built to face each other across narrow streets. Compared with the southern cities, Sydney was characterised as 'English' in appearance, staid and most definitely playing second fiddle to a brash, go-ahead, 'American' Melbourne.[1]

3.2. SUBJECT SITE HISTORY

In 1833, the subject site formed part of a large allotment of land owned by Daniel Cooper. In 1901, at 580-598 George Street, stood a row of matching double-storey shops. The terrace row was then replaced by the Crystal Palace Theatre at 586-588 George Street and the Crystal Palace Arcade at 590-592 George Street.

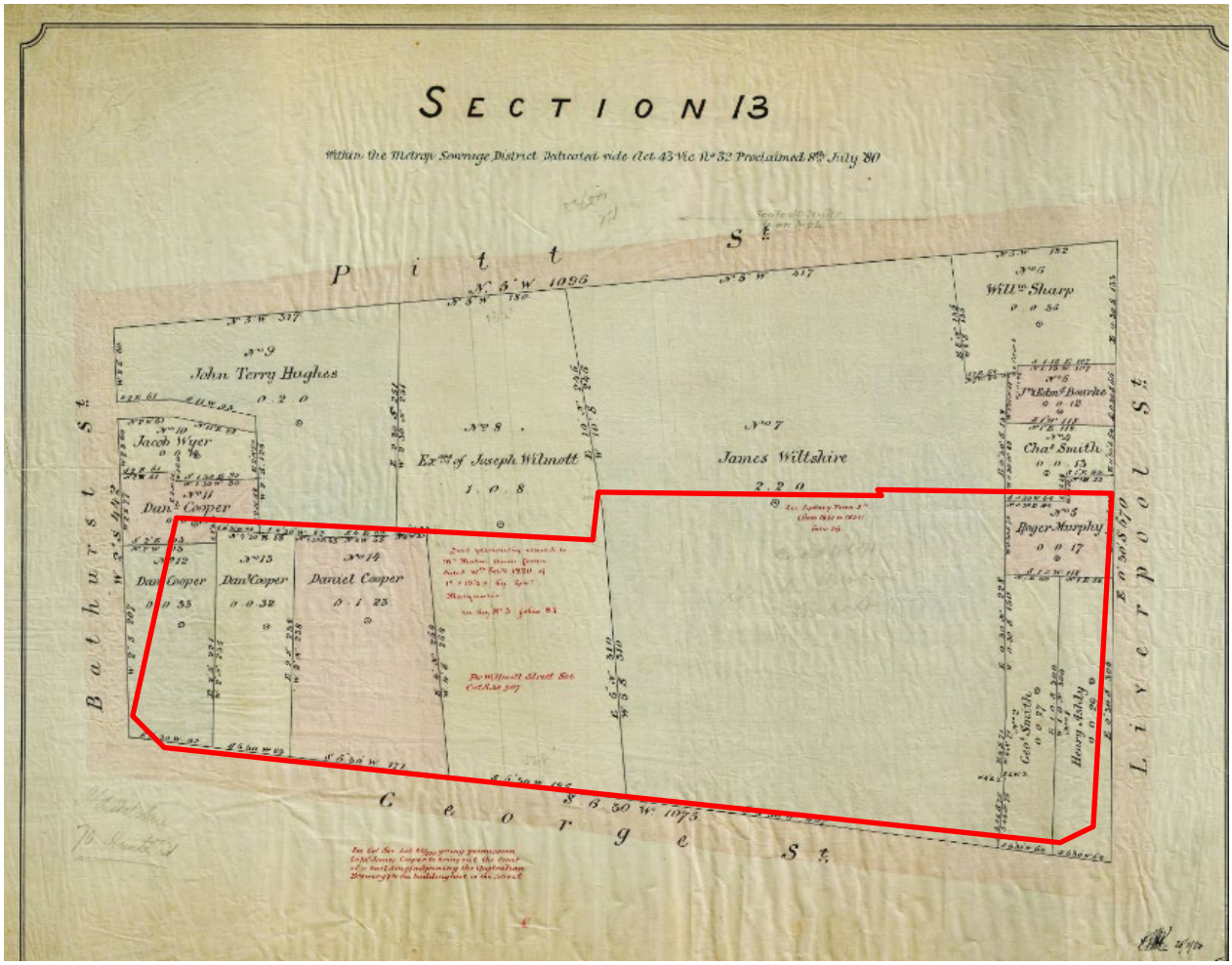


Figure 12 Extract of City of Sydney 1833 Survey Plans, Section 13

Source: City of Sydney Archives, A-00880262

[1] Dictionary of Sydney, *Sydney, https://dictionaryofsydney.org/entry/sydney*



Figure 13 1901 Photograph of 580-598 George Street

Source: City of Sydney Archives, A-00040953

By 1910, the land was further subdivided and owned by an assortment of individuals, likely tenancies and shops. Between 1917 and 1939, part of the lot was amalgamated into Wiseley's Chambers, which included shops, millinery, clothing, and tailoring stores for soft goods and leather. Sample rooms, studio offices & restaurants. The other portion of the site included W.J Hickey & Sons & others, mostly consisting of retail Boot & shoe & Tailors Shops & Offices, "The Lounge", including refreshments & Others as well as Bass & Co Confectioners. From this time onwards, the subject site was predominantly occupied by a variety of tenancies and shops, as is indicative within the historical maps and aerial imagery below. By 1988, architects TTW conjoined the site and constructed the existing 33-storey office tower.

By 1996, the site was occupied by Coopers & Lybrand, an accounting firm that occupied the site throughout the 1990s. The subject site is currently known as the Pavilion and HSBC Centre.

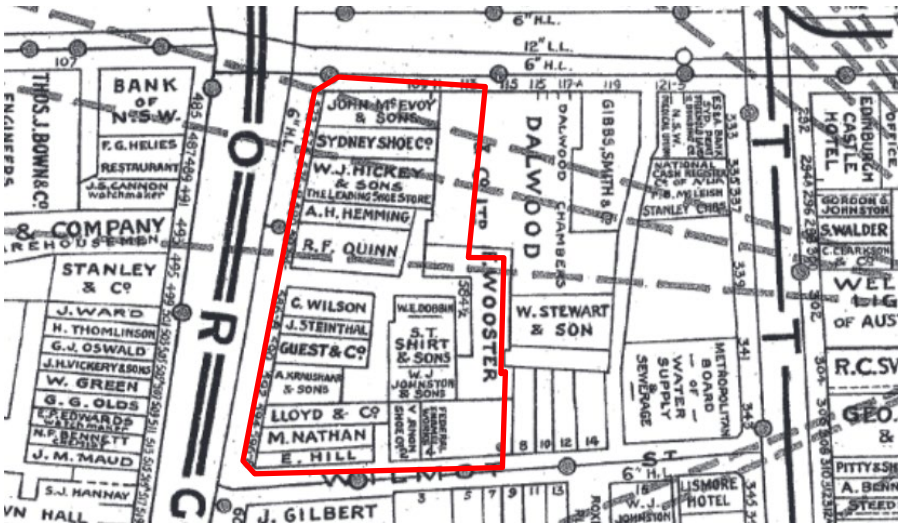


Figure 14 Extract of Central City of Sydney, 1910: Single sheet

Source: City of Sydney Archives, A-00880476

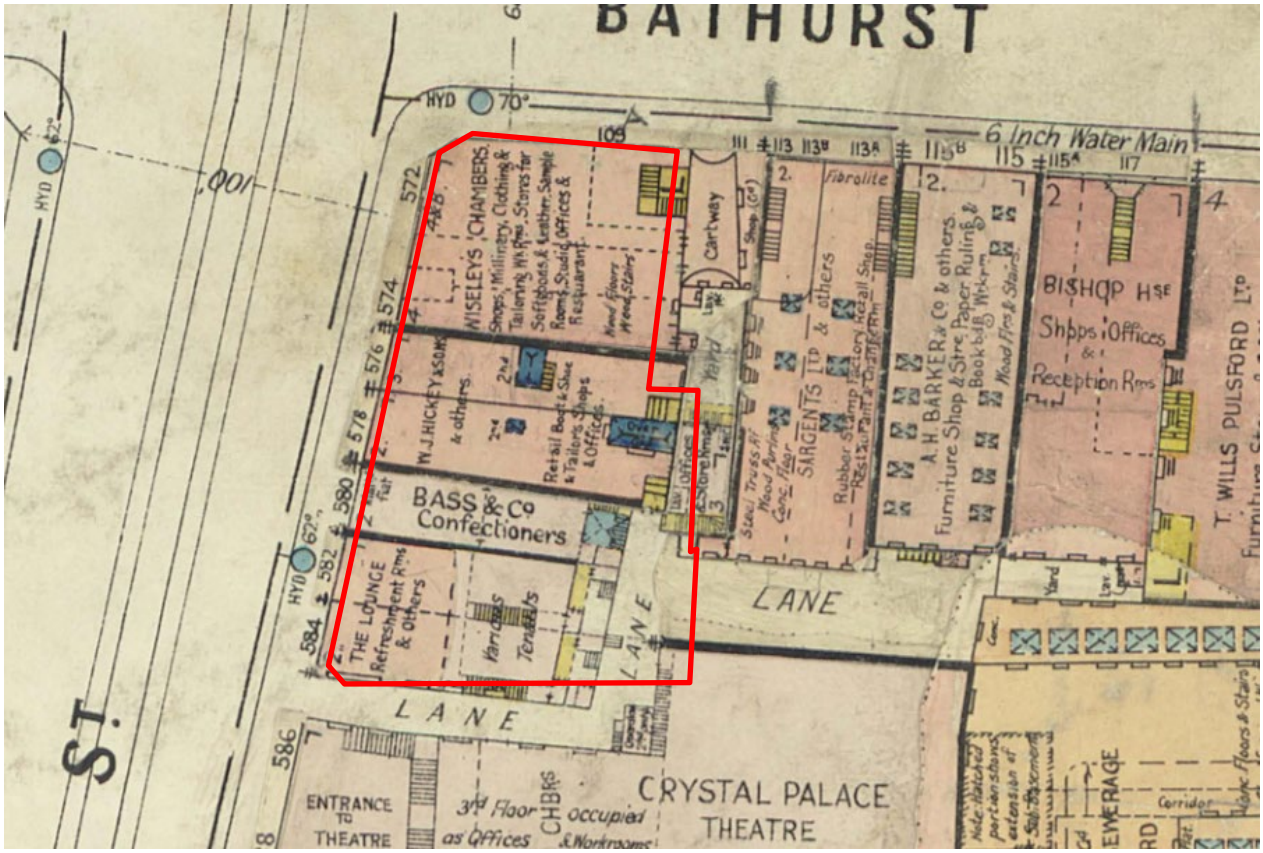


Figure 15 Extract of Plans of Sydney (Fire Underwriters), 1917-1939: Block 171

Source: City of Sydney Archives, A-00880222

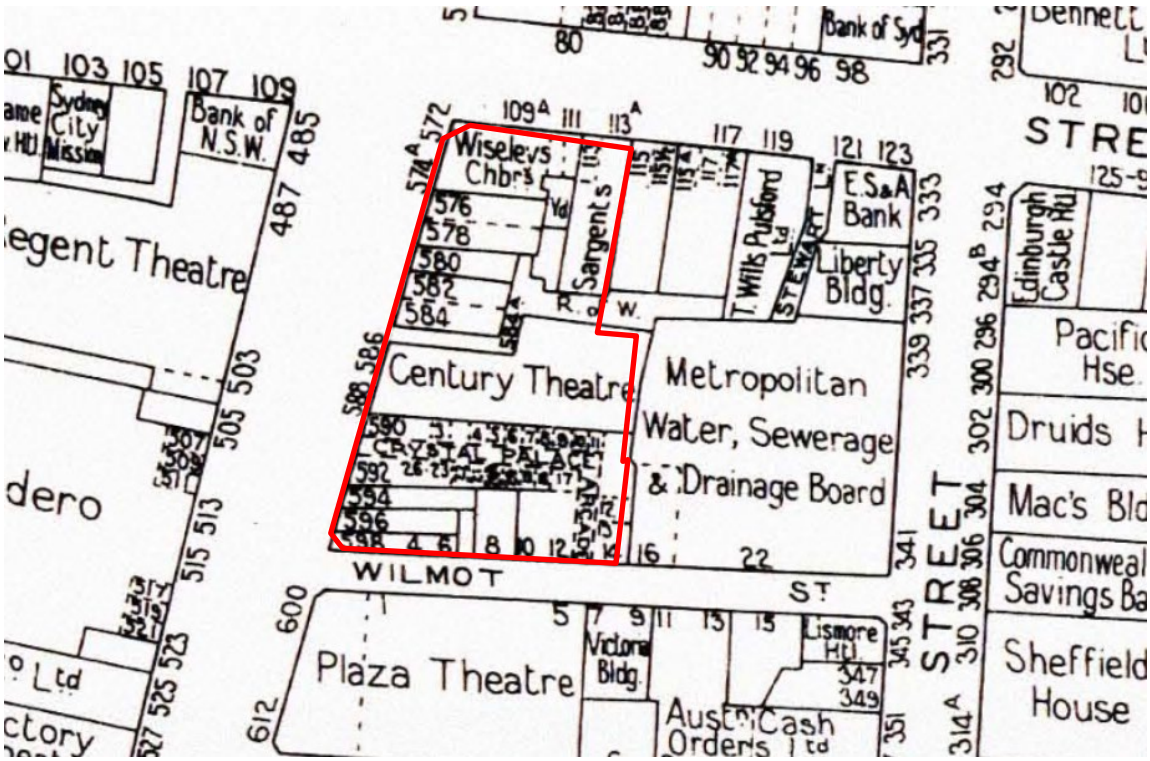


Figure 16 Extract of City of Sydney Building Surveyor's Detail Sheets, 1949-1972: Sheet 10 - Central

Source: City of Sydney Archives, A-00880185



Figure 17 View south east of Tower building site, 580 George Street, Sydney (now HSBC Centre), corner of Bathurst Street, diagonally opposite St Andrew's Cathedral.

Source: City of Sydney Archives, A-01153838



Figure 18 Looking east along Bathurst Street from the corner of George Street and showing the construction of the podium at 580 George Street. Temporary traffic signs are in place.

Source: City of Sydney Archives, A-00059205



Figure 19 1987 Photograph looking south east from Sydney Square along George Street towards Bathurst Street showing the subject Tower construction site.

Source: City of Sydney Archives, A-00059471



Figure 20 1996 photograph and view south from the SE corner of the Bathurst & George Streets intersection along George Street showing the entrance to the Coopers & Lybrand Building at 580 George Street.

Source: City of Sydney Archives, A-00059471



Figure 21 1943 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer

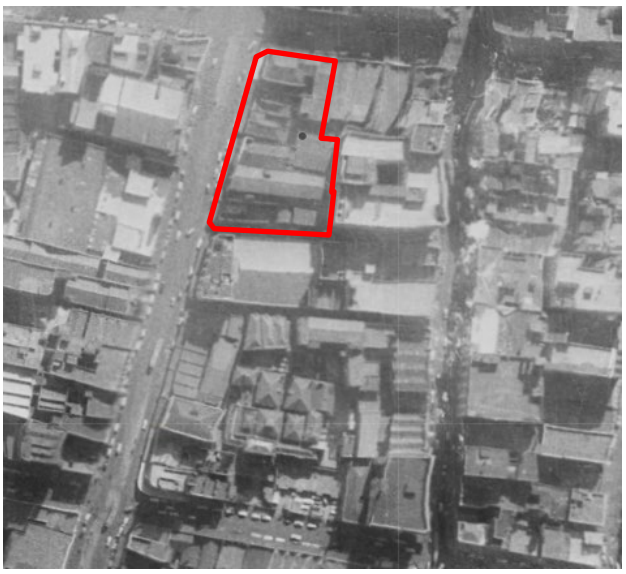


Figure 22 1955 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer

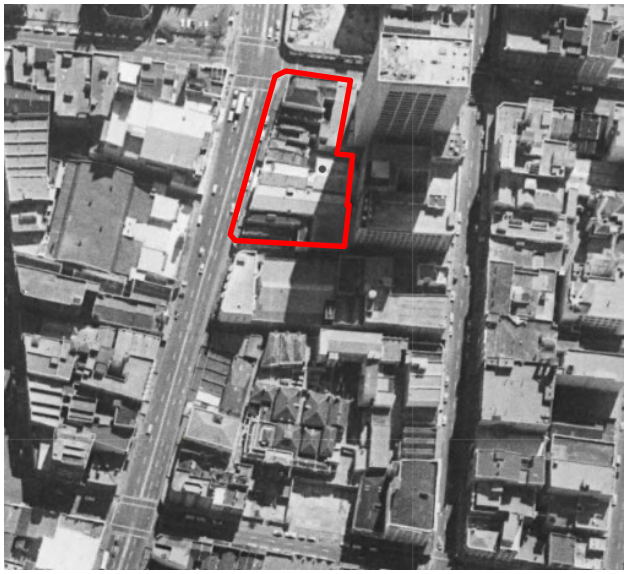


Figure 23 1965 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer



Figure 24 1970 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer



Figure 25 1975 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer



Figure 26 1982 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer



Figure 27 1991 Aerial photograph of the subject site, outlined in red

Source: NSW Historical Imagery Viewer

3.3. CONSTRUCTION DATE

580 George Street was constructed in 1988 and designed by TTW architects. The podium façade was modified by FJMT architects in 2016 including the construction of the new awning.

3.4. ALTERATIONS & ADDITIONS

A review of historical building approvals from the City of Sydney, as well as our onsite observations of extant fabric confirm that the following alterations have been undertaken.

Table 1 Alterations & Additions

Year/Date	Alterations/Addition
D/2005/1964	Fitout of Shop No. LG27 on the lower ground floor and use as a cosmetic shop
D/2005/2149	Lower ground floor relocation of 3 ATM's to provide space for a new retail tenancy.
D/2005/2178	Level 1 fit-out and use as a childcare centre for 85 children including the addition of 134sqm of floor space.
D/2006/428	Install internal partitions to Shop No. L601 on the lower ground floor to create two retail tenancies and use as food shops.
D/2006/902	Two new inter-tenancy walls on Level 20 within the HSBC Building
D/2006/932	Commercial office fitout on level 12 within the HSBC Building.
D/2006/953	The fit out and use of retail tenancy LG01A (lower ground floor) as a take away food outlet.
D/2006/1325	Refurbishment of the existing Foot Locker retail shop LG10 including new signage and cladding to shopfront.
D/2006/1553	Reconfiguration of public amenities at the pavillion plaza foodcourt, comprising the modification of two existing tenancies and the creation of a new one.
D/2006/2051	Fitout and use shop No. LG013 on the lower ground floor for the sale of liquor and spirits.
D/2007/367	To fit out and use Level 6, 7 and 8 at the HSBC Centre as a commercial office for Mission Australia, comprising interconnecting stairs, new partitions, reception, office rooms, staff breakout areas, meeting rooms.
D/2007/679	Removal of existing facade panel & replacing with an air louver.
D/2006/2051/A	Section 96(2) modification to extend trading hours for sale of liquor and spirits located at Shop LG013 on the lower ground floor (580 George Street), until 12.00 midnight, 7 days per week.
D/2007/728	fitout of food store in existing food court
D/2007/942	New internal fitout of the Pavilion Hotel (first and second floor) and new folding windows on George Street elevation (first floor).
D/2007/1181	Refurbishment of existing iced tea retail outlet Tenancy (LG 11) within the Lower Ground floor of the Pavillion Plaza retail arcade.

Year/Date	Alterations/Addition
D/2005/2149/A	s96(1A) Modification of consent to leave one ATM at existing location and relocation of other two ATM's as per consent.
D/2007/1633	Refurbishment of existing cafe to a dessert & coffee restaurant 'Passion Flower' at Ground Floor-Shop G1-.
D/2007/1648	Fitout and use of shop L28 on lower ground floor as a barber shop.
D/2007/2340	Removal of existing facade panel and replacing with an air louvre.
D/2007/2449	Fitout to shop Nos.LG 29/30 on the lower ground floor including new shopfront and use as a shop for sale of shoes and to erect identification signs.
D/2007/942/A	Section 96 (1a) modification to delete condition 12 relating to gaming machines.
D/2005/2178/A	S96(1A) - Change condition 30 fire fighting equip - part E1, except the fire hydrant system need only comply with the arup fire, fire hydrant system report
D/2008/106	Temporary structure housing 6 smart cars. The structure is 12m tall with a base of 4.6 X 5.5m.
D/2008/106/A	Section 96 (1A) Structure housing 6 smart cars unit 09 May 2008. The structure is 12m tall with a base of 4.6 x 5.5m.
D/2007/1633/A	Section 96(2) application to modify the opening hours of 'Passionflower' restaurant (Shop G1). Proposed opening hours are 8.00am to 12.00 midnight on Monday to Friday and 8.00am to 2.00am on Saturdays and Sundays.
D/2008/1285	Continue to use a portion of the George Street footway for outdoor dining in relation to 'Passionflower' restaurant, Shop G1 including 6 tables and 12 chairs.
D/2009/64	Place of public entertainment (POPE) renewal for the existing first and second floor Pavilion Hotel.
D/2009/950	To install a ventilation louvre on Level 19 of the eastern facade of the building.
D/2007/942/1	Section 95 - Extension of Consent
D/2010/1272	External shopfront modifications, signage, and hours of operation for retail Shop LG009 (Wittner shop)
D/2008/1285/A	Section 96 (2) application to continue the extended operating hours of the outdoor seating area of 'Passionflower' dessert cafe between 10.00pm and 12.00 midnight 7 days per week.
D/2012/1364	Temporary Public Artwork consisting of gold Mylar Sheeting and self adhesive vinyl affixed to the facades of the buildings on both the northern and

Year/Date	Alterations/Addition
	southern sides of Wilmot Street to height of 4m and to the footpath and road base. Also includes 3 x temporary speed cushions.
D/2012/1682	Alterations to existing commercial building. Proposed works include refurbishment of podium lobby and circulation spaces, new/reconfigured retail units, office space and plant area and refurbishment of podium facades.
D/2006/2051/B	S96 (1) application to correct the word Saturday in condition 3 so that it states Sunday.
D/2012/1682/A	Section 96(2) modifcation of consent for alterations to commercial office building. Proposed changes relate to reallocation of floor space within the building; conversion of Level 2 plant space to commercal floor area; delete requirement for on-site detention; and amend the timing requirement relating to the submission of public art.
D/2005/2178/B	S96(1A) modification of consent for internal alterations to childcare centre. Proposed changes include the relocation of walls and doors, new play area, and increase to child placements from 85 to 90 children.
D/2012/1682/B	Section 96(1A) modification of consent to amend Condition 1 relating to 'Approved Development and delete Condition 4 relating to 'Design Modifications' in order to amend the entry awning.
D/2016/112	Increase in patron capacity for existing restaurant from the approved 50 patrons to 108 patrons, and increase to operating hours.
D/2016/259	Change of use of Tenancy LG10 to a Movenpick ice cream shop and associated alterations and signage.
D/2017/624	Removal of interconnecting tenancy stairs between levels 6 and 7 and infill of slab
D/2017/1061	Removal of tenancy interconnecting stairs and infill of slab to level 28
D/2018/1326	Installation of 2 louvres on the east and west facade of the HSBC building at level 10.
D/2018/1436	Internal alterations to existing commercial building on Level 17.
D/2020/152	Temporary removal of four car paring spaces and the construction of a temporary switch room within basement
D/2020/1269	PAN-50467 Top of building signage.
D/2020/1395	PAN-56836 - Installation of temporary public art.
D/2020/1269/A	PAN-106273 – Section 4.55 (1A) modification of the consent to delete Condition 3 (Design Modification – Signage) and update the design/content (Condition 1 - Approved Development) of the top of building signs on the

Year/Date	Alterations/Addition
	north-west and south-east elevations to read ‘Breathe’ a major building tenant.
D/2021/611	PAN-105516 Alterations and additions to commercial development
D/2021/1150	PAN-150764 Use of Tenancy 1 as a Recreation Facility - Indoor (UFC Signature Gymnasium) including associated internal fitout works and business signage. Hours of operation are 5am - 10pm Monday to Friday, 7am - 5pm Saturday and 7am - 4pm Sundays
D/2020/1269/B	PAN-159672 - Section 4.55(2) modification of consent to amend Condition 16 (Hours of Work and Noise – CBD) to permit extended hours of works between Sunday and Wednesday, inclusive.

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

4.2. HERITAGE LISTINGS

4.2.1. Subject Site Heritage Listings

The subject site is not a listed item within the *Sydney Local Environmental Plan 2012.*

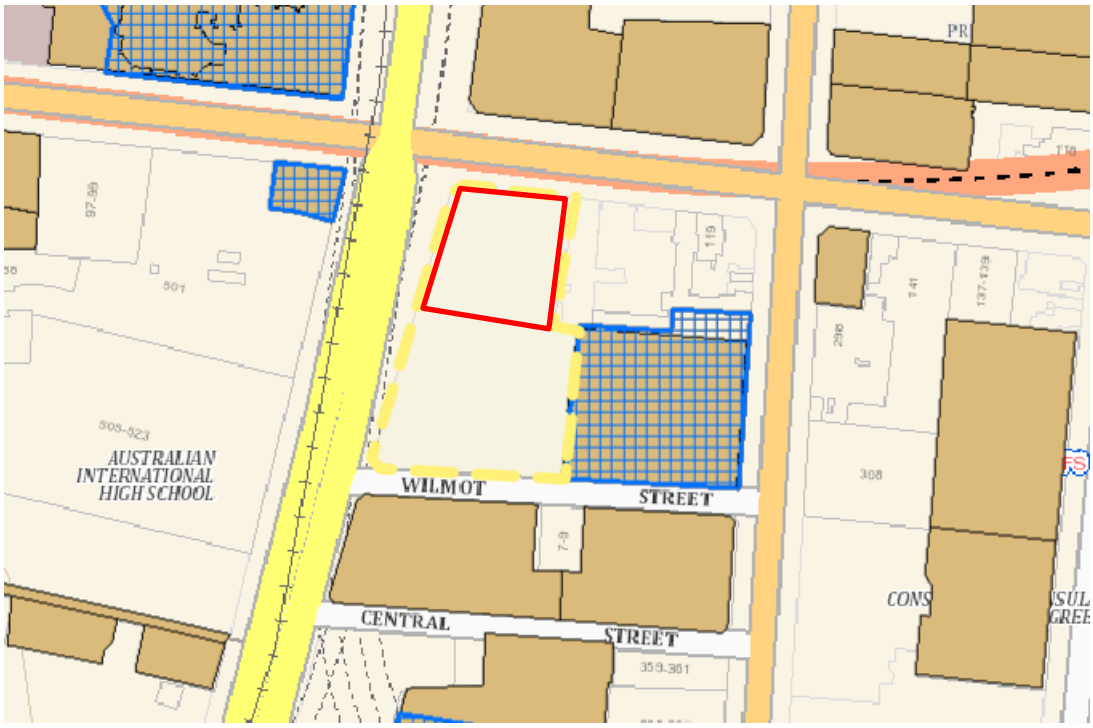


Figure 28 Heritage map showing the subject site outlined in yellow and approximate area subject to planning proposal is outlined in red.

Source: NSW Planning Portal ePlanning Spatial Viewer

4.2.2. Vicinity Heritage items

The subject site is located within the vicinity of the following heritage items:

- Former Bank of NSW
- Former Sydney Water Head office building at 339-341 Pitt Street - SHR #01645
- Former Plaza Theatre building elements at 600-612 George Street - LEP #I1800
- Former warehouse facade at 8 Central Street - LEP #I1799
- Former Lismore Hotel façade at 343-357 Pitt Street - LEP #I1942
- Former Sydney County Council Building including facade walls and fixtures, internal structure, ground floor loggia, theatrette, and foyer marble cladding -LEP #I2284

- St Andrews Cathedral Church at Cnr of George and, Bathurst St – SHR 00372.
- Sydney Town Hall at 483 George Street – SHR 01452
- Sydney Central Police Station and Local Court House at 98 Liverpool Street - LEP #I1707
- Sydney Central Local Court House at 98 Liverpool Street – SHR 00802
- Brickfield Place at 98-112 Liverpool Street – LEP I1852
- Century Hotel at 640-642 George Street – LEP 1801
- Former community building 'YMCA' at 323-331 Pitt Street, Sydney - LEP 1941

4.3. STATEMENTS OF SIGNIFICANCE

There are generally four levels of heritage significance used in Australia: local significance, state significance, national significance and world significance. The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. To be considered for heritage listing for local significance, at item must meet at least one of the seven assessment criteria. To be considered for heritage listing for state significance, an item must meet at least two of the seven assessment criteria or be considered by the Heritage Council of NSW to be of such particular significance under one criterion to warrant listing.

The subject site is not a listed heritage item and is not considered to be of heritage significance. This HIS is provided to consider the potential impacts of the concept proposal in the context of proximate heritage items. The assessment is informed by an understanding of the heritage significance of the proximate items and therefore relevant statements of significance are provided below.

4.3.1. Vicinity Heritage Item Statements of Significance

The following table outlines the established statements of significance for relevant heritage items in the vicinity of the subject site.

Table 2 Vicinity Heritage Item Statements of Significance

Vicinity Heritage Item	Established Statement of Significance
Former Bank of NSW at 485 George Street - SHR #1794	485 George Street is an exceptionally fine corner building terminating the vista of the major group of civic buildings in the city extending from Queen Victoria Building to 485 George Street. It has high group value and high individual significance for its fine aesthetic and architectural qualities and for its historic associations with banking over 170 years. It has social significance as a landmark building in the centre of the city, and is both rare and representative for its intact exterior demonstrating the design and quality of bank buildings, particularly noting its major construction phase at the end of the 1890's depression. 485 George Street is probably the finest small bank building (externally) surviving in the city area. It demonstrates a successful adaptation for the main spaces to accommodate a completely new use.
Former Sydney Water Head office building at 339-341 Pitt Street - SHR #01645	The 1939 Sydney Water head office building is of State significance, reflecting the function and growth of Sydney Water and the importance the organisation has had and continues to have in the lives of many people in NSW. The building in its aesthetic, historic and scientific (technical/research) qualities is an outstanding example of architectural growth and development for its values which are reflected in its original design, materials, construction techniques, evidence of use, movable relics and siting within the City of Sydney. The building is held in high esteem by

Vicinity Heritage Item	Established Statement of Significance
	recognised community groups and authorities throughout Australia and New South Wales.[2]
Former Plaza Theatre building elements at 600-612 George Street - LEP #I1800	The Former Plaza Theatre has frontages to George Street, Wilmot Street and Central Street and is a dominant component of the streetscape. It is one of a handful of central Sydney's surviving theatre buildings. It is a fine example of what is broadly termed Interwar Spanish Mission. It is distinguished from other examples by its particularly ornate Baroque columns and internal detailing It is of historic importance for its ability to reflect the 1920s /1930s boom period of Picture palace buildings in Sydney and for its contribution to the development of Sydney's George Street cinema precinct of which little remains. It is significant as an early development of the style. It has social significance for its ability to evoke the escapist glamour of Hollywood which cinema going represented for many thousands of Australians during the depression era.[3]
Former warehouse facade at 8 Central Street - LEP #I1799	No 8 Central Street is significant as a representative example of the form and scale of the buildings that once abounded in the narrow thoroughfares of the city and the utilitarian nature of activities for which these streets provided access. Its remaining facade commemorates the activities of a manufacturer and importer of local note. The embellished design of the facade is rare and its use of cut-brick chevron quoins is probably unique. High Significance: Facade. Scale and streetscape character.[4]
Former Lismore Hotel façade at 343-357 Pitt Street - LEP #I1942	The facades of the Lismore Hotel are located at the western edge of the city. The remaining facades are face brick with rendered classical detailing in the Federation Free Classical style. The Lismore Hotel was one of five hotels of this style in the city the others being the Metropolitan, the Bristol Arms, the Harbour View and the Ship Inn. The hotel had significance as part of the network of small purpose built hotels providing a social / recreational venue and budget accommodation located within the city centre but this significance is now lost with only the facades remaining of the original building. The face brick and render facades of the building retain aesthetic significance due to their classical ornamentation which reflected the current architectural fashions in the city and the social character of the immediate area.[5]
St Andrews Cathedral Church at Cnr of George and, Bathurst St – SHR 00372.	St Andrew's Cathedral is historically significant as the oldest cathedral in Australia. It is central to the Sydney Diocese, and as such has had a long and complex ecclesiastical history. It has been associated with a number of events and people who have influenced the direction of the Church of England and Anglican Church in Australia. St Andrew's is aesthetically significant as an outstanding example of the Victorian Academic Gothic style in Australia. It occupies a prominent site at the corner of George and Bathurst Streets, adjacent to Sydney Town Hall. The cathedral is also associated with the work of a number of prominent clergy, statesmen, architects and craftsmen (including Bishop Broughton, Bishop Barker,

[2] NSW State Heritage Inventory ,https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5053884
[3] NSW State Heritage Inventory ,https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424109
[4] NSW State Heritage Inventory ,https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424146
[5] NSW State Heritage Inventory ,https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424135

Vicinity Heritage Item	Established Statement of Significance
	James Hume, Edmund Blacket and Leslie Wilkinson). Its social significance derives from the large role it has played and continues to play in Anglican affairs, and in church education through its links with St Andrew's Cathedral school.[6]
Sydney Town Hall at 483 George Street – SHR 01452	Sydney Town Hall is significant for its continuing use as the offices of the Council of the City of Sydney and as the city's civic and cultural centre. It is the centre of city politics and the place where decisions are made about the city. Major civic events are celebrated here and the hall acts as the venue for major cultural events, benefit concerts and rituals. It has high social value for all sections of the community and is used regularly as the meeting place for political protests and rallies. The building with its clock tower and steps is a city landmark and symbol of the city, both historically and today. It is the most elaborate and exuberant work of Second Empire Style architecture in Australia featuring corner towers, domed pavilions, pedimented breakfront entries, a hierarchy of decorative orders, columned and pedimented window treatment, venetian windows and elaborate decoration. It exhibits the highest level of craftsmanship, quality of materials and incorporates technological advances. Elaborate interiors exhibit fine design and craftsmanship. Decorative features of exceptional significance include the vestibule glass dome, the organ, mosaic floors, carved cedar joinery and carved sandstone and marble. It features the first known use of Australian motifs in the etched glass. Exceptional windows by Lucien Henry also feature Australian flora. The growth of the building reflects the growth and importance of the city. The development of the city coat of arms is also recorded in the building fabric. The site and surrounding land has high historical and archaeological importance as it represents the location of the former Old Sydney Burial Ground. The cemetery was Sydney's first permanent cemetery, set out in September 1782 by Governor Phillip and the Reverend Richard Johnson. It was closed in 1820 when the Sandhills or Brickfield cemetery was opened. Works within Town Hall and its vicinity regularly expose remains of graves. As an archaeological resource, Old Sydney Burial Ground has high scientific research potential as it contains material culture related to a seminal phase of the nation's history. As a burial ground which includes remains of some of the city's founding pioneers and one of Sydney's oldest European religious and ceremonial sites, the Old Sydney Burial Ground has outstanding social value to the people of Sydney and Australia. The Old Sydney Burial Ground is a site of State heritage significance. The place is associated with many important people including politicians, designers, artists as well as performers and community figures and names are recorded in the fabric. There are important associated collections of records and of items such as

[6] NSW State Heritage Inventory ,https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424253

Vicinity Heritage Item	Established Statement of Significance
	art works which enhance understanding of the place and research and educational value.[7]
Former Sydney County Council Building including facade walls and fixtures, internal structure, ground floor loggia, theatrette, and foyer marble cladding -LEP #I2284	The former Sydney County Council building is a fine and representative example of a Late Twentieth Century International style commercial building that demonstrates many of the characteristics of the style. Its overall form, a tall rectilinear office tower rising at one end of a low horizontal podium, is unusual in Central Sydney, as is the dark and restrained tonal value of its exterior cladding, which although modified retains the tonal value of the original finishes. It is associated with the prominent architectural firm of Fowell, Mansfield & Maclurcan (later Fowell, Mansfield, Jarvis & Maclurcan). It is understood to have been the only commercial office building to have been the subject of an architectural competition during the post war period in Central Sydney. The building also has significant associations with Sydney's first electricity supplier, Sydney County Council, as the purpose-built headquarters for this organisation which continued to occupy the building for many years. The building is well related to its prominent corner site and makes a positive contribution to the streetscape in an important Central Sydney precinct. The former Sydney County Council building is of local heritage significance in terms of its historical, associations, aesthetic/technical, rarity and representative value. This satisfies five of the Heritage Council criteria of local heritage significance for local listing.[8]
Sydney Central Police Station and Local Court House at 98 Liverpool Street - LEP #I1707 Sydney Central Local Court House at 98 Liverpool Street – SHR 00802	The Sydney Central Local Courthouse has aesthetic significant as an important element in the streetscape of the immediate area. It is significant as a fine and largely intact example of the Federation Free style used in an important government building, and as an important design of the Government Architect W L Vernon. It is a fine example of the classically inspired courthouses which were designed by the Government Architects Office through the second half of the nineteenth century. It has significance as the first Police Court within the State Justice System and then the first Petty Sessions Court. The building is historically significant as an important element of the Sydney Central Local Courthouse Complex, and as a working example of a courthouse in close association with a Police Station. The Police Court which was first set up by Governor Macquarie in the early years of the colony has had a long and continuous association with the system of law and justice in New South Wales. High Significance: Form, scale and detailing of the exterior and interior of courts one and two and vestibule, including; pressed metal ceilings, marble flooring and fireplaces, joinery fixtures and fittings, ceiling roses, roof lanterns and clerestory windows. Medium Significance: Main office area, court four form and scale; including all original materials. Low Significance: Court three form and scale, north corridor.

[7] NSW State Heritage Inventory ,https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5051902
[8] NSW State Heritage Inventory ,https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2431100

Vicinity Heritage Item	Established Statement of Significance
Brickfield Place at 98-112 Liverpool Street – LEP I1852	Brickfield Place is a good example of urban design for public open space. The site has historic, cultural and aesthetic significance.
Century Hotel at 640-642 George Street – LEP 1801	The Century Hotel, located on a prominent corner of George and Liverpool Streets, is a six storey hotel of Inter war Art Deco Style. It is historically significant as part of a group of hotels like the Great Southern further along George Street, and the Broadway Hotel near Central Station. The Century Hotel has a powerful ability to reflect the attractive building opportunities offered for breweries in the brief period between the end of the depression and the beginning of the Second World War. It is an important building in the professional career of the architectural partnership of Rudder and Grout, most noted for their hotel designs. It is aesthetically significant as a rare and outstanding example of a highly intact original Art Deco Hotel with an exterior and some intact interiors of high quality design with outstanding potential to be restored with minimum effort. It is particularly noted for its use of horizontal and vertical massing. It is socially significant as a surviving example of an Art Deco Hotel with a lengthy tradition of hotel trade on the site.
Former community building 'YMCA' at 323-331 Pitt Street, Sydney - LEP 1941	The original front section of the former YMCA building facing Pitt Street, has historic significance as the home of the YMCA movement in Sydney for nearly 100 years, and for associations with a number of prominent people, including founder Sir James Fairfax and architect Charles Slatyer. It is aesthetically significant as a fine and elaborately ornamented example of the Federation Free Style, and retains many fine decorative elements of this period including moulded plaster, carved stonework and coloured leadlight glass. The building has social significance as a physical reminder of the activities and important influence of the Young Men's Christian Association in Sydney, and an exemplar of the typical development pattern of the time with retail uses at street level.

5. THE PROPOSAL

The proposal seeks to revitalise the existing podium at the corner of George Street and Bathurst Street, which includes an existing stratum extension beneath George Street, connecting to Town Hall Station. The proposed envelope also allows for additional area in the podium and maintains the existing tower.

Urbis has been provided with drawing documentation prepared by Curzon + Partners. This HIS has relied on these plans for the impact assessment include in Section 6. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 3 Proposed Plans

Author	Drawing No.	Drawing Title	Revision	Date
Curzon + Partners	SK010	LOCATION PLAN	E	01.11.2024
Curzon + Partners	SK013.1	LOCATION PLAN - LOWER GROUND		11.05.2024
Curzon + Partners	SK012	HERITAGE PLAN	C	01.11.2024
Curzon + Partners	SK200	CONCEPT ENVELOPE	D	28.07.2025
Curzon + Partners	SK200.1	EXISTING GBA DIAGREMS	A	28.07.2025
Curzon + Partners	SK255.2	EXISTING BASEMENT 3 PLAN	C	30.10.2024
Curzon + Partners	SK255.1	EXISTING BASEMENT 2 PLAN	D	01.11.2024
Curzon + Partners	SK255	EXISTING BASEMENT 1 PLAN	D	01.11.2024
Curzon + Partners	SK202	EXISTING LOWER GROUND FLOOR PLAN	L	28.07.2025
Curzon + Partners	SK203	EXISTING GROUND FLOOR PLAN	M	28.07.2025
Curzon + Partners	SK204	EXISTING MEZZANINE FLOOR PLAN	M	22.07.2025
Curzon + Partners	SK205	EXISTING LEVEL 1 FLOOR PLAN	K	17.07.2025
Curzon + Partners	SK207	EXISTING LOWRISE PLAN	B	17.07.2025
Curzon + Partners	Sk216	EXISTING HIGHRISE PLAN	B	17.07.2025
Curzon + Partners	SK360	PROPOSED GFA DIAGREMS	D	28.07.2025
Curzon + Partners	SK360.1	PROPOSED GFA DIAGREMS	A	28.07.2025

Curzon + Partners	SK360.2	PROPOSED GBA DIAGREMS	A	28.07.2025
Curzon + Partners	SK355	JOINT PRECINCT - PROPOSED SECTION AND AREA	E	28.07.2025
Curzon + Partners	SK343	JOINT PRECINCT - PROPOSED BASEMENT 3 PLAN	B	15.07.2025
Curzon + Partners	SK344	JOINT PRECINCT - PROPOSED BASEMENT 2 PLAN	B	15.07.2025
Curzon + Partners	SK345	JOINT PRECINCT - PROPOSED BASEMENT 1 PLAN	B	15.07.2025
Curzon + Partners	SK346.1	JOINT PRECINCT - PROPOSED LOWER GROUND FLOOR PLAN	C	28.07.2025
Curzon + Partners	SK347	JOINT PRECINCT - PROPOSED GROUND FLOOR PLAN	E	28.07.2025
Curzon + Partners	SK348	JOINT PRECINCT - PROPOSED MEZZANINE FLOOR PLAN	E	28.07.2025
Curzon + Partners	SK349	JOINT PRECINCT - PROPOSED LEVEL 1 PLAN	C	28.07.2025
Curzon + Partners	SK350	JOINT PRECINCT - PROPOSED LEVEL 2 PLAN	D	28.07.2025
Curzon + Partners	SK351	JOINT PRECINCT - PROPOSED LEVEL 3 WAISTLINE PLAN	D	28.07.2025
Curzon + Partners	SK352	JOINT PRECINCT - PROPOSED TYPICAL UPPER PODIUM PLAN	D	28.07.2025
Curzon + Partners	SK353	JOINT PRECINCT - PROPOSED LEVEL 8 PLAN	D	28.07.2025
Curzon + Partners	SK354	JOINT PRECINCT - PROPOSED ROOF PLAN	D	28.07.2025
Curzon + Partners	SK356	CONTEXTUAL SECTION THRU GEORGE ST	D	01.11.2024

Curzon + Partners	SK315	WEST CONTEXT ELEVATION-GEORGE ST	C	01.11.2024
Curzon + Partners	SK316	NORTH CONTEXT ELEVATION-BATHURST ST	D	01.11.2024
Curzon + Partners	SK322	OVER SHADOWING STUDY ON JUNE 21ST	A	01.11.2024
Curzon + Partners	SK381	CONCEPT ENVELOPE - FLOOR PLAN	A	28.07.2025
Curzon + Partners	SK382	CONCEPT ENVELOPE - MEZZANINE FLOOR PLAN	A	28.07.2025
Curzon + Partners	SK383	CONCEPT ENVELOPE - LEVEL 1 PLAN	A	28.07.2025
Curzon + Partners	SK384	CONCEPT ENVELOPE - LEVEL 2 PLAN	A	28.07.2025
Curzon + Partners	SK385	CONCEPT ENVELOPE - TYPICAL PLAN	A	28.07.2025
Curzon + Partners	SK386	BLOCK OF ICE	A	28.07.2025
Curzon + Partners	SK404	VIEW FROM GEORGE ST LOOKING SOUTH	D	01.11.2024
Curzon + Partners	SK405	VIEW FROM GEORGE ST LOOKING NORTH	D	01.11.2024
Curzon + Partners	SK406	STREET CORNER VIEW	D	01.11.2024
Curzon + Partners	SK407	VIEW FROM BATHURST ST LOOKING EAST	D	01.11.2024
Curzon + Partners	SK408	VIEW FROM BATHURST ST LOOKING WEST	D	01.11.2024

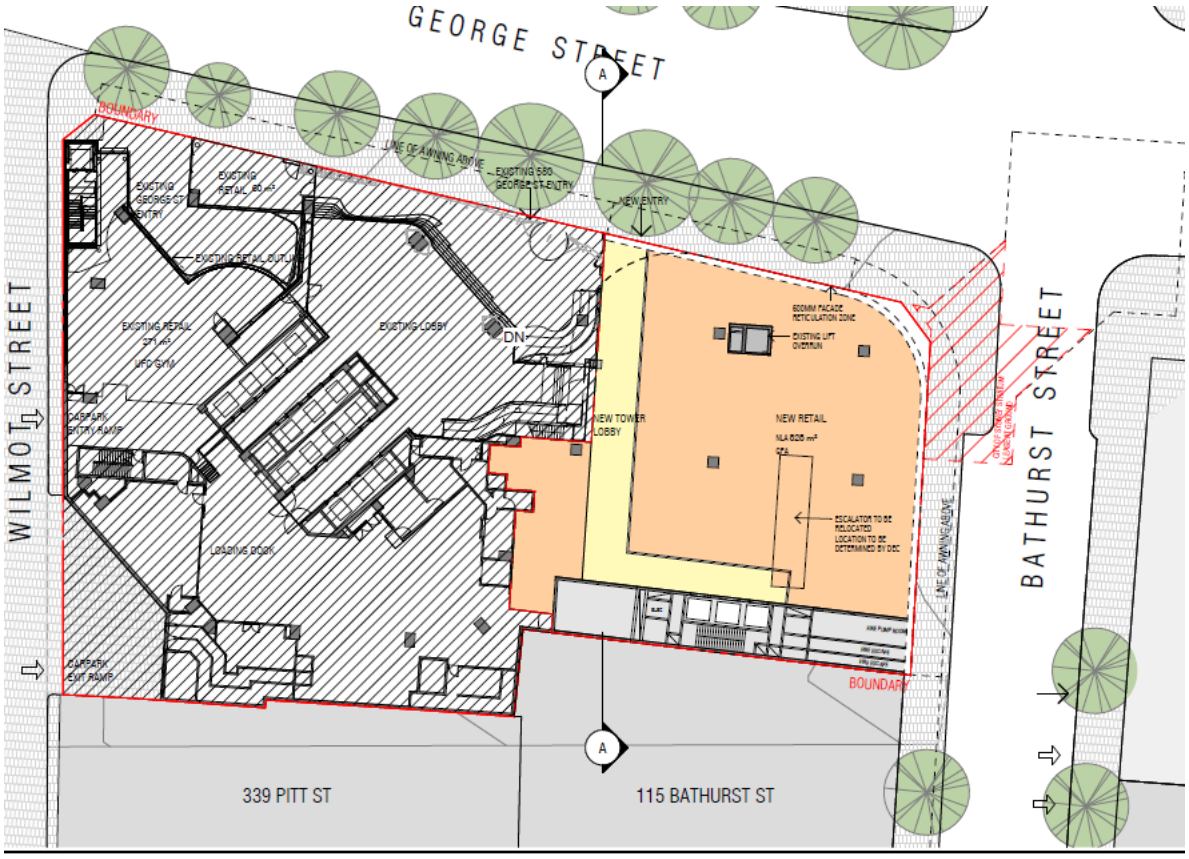


Figure 29 Extract of proposed plans showing proposed Ground Floor Plan.

Source: Curzon + Partners 28 July 2025

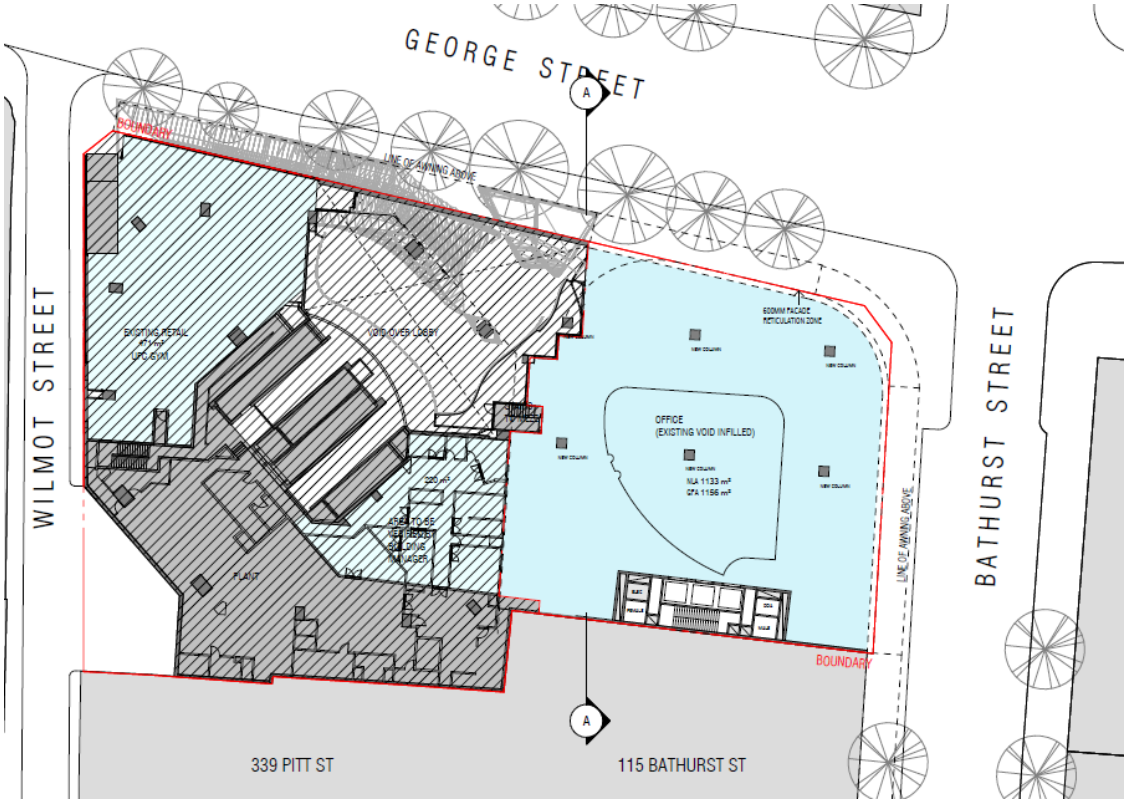


Figure 30 Extract of proposed plans showing proposed Mezzanine Floor Plan.

Source: Curzon + Partners 28 July 2025

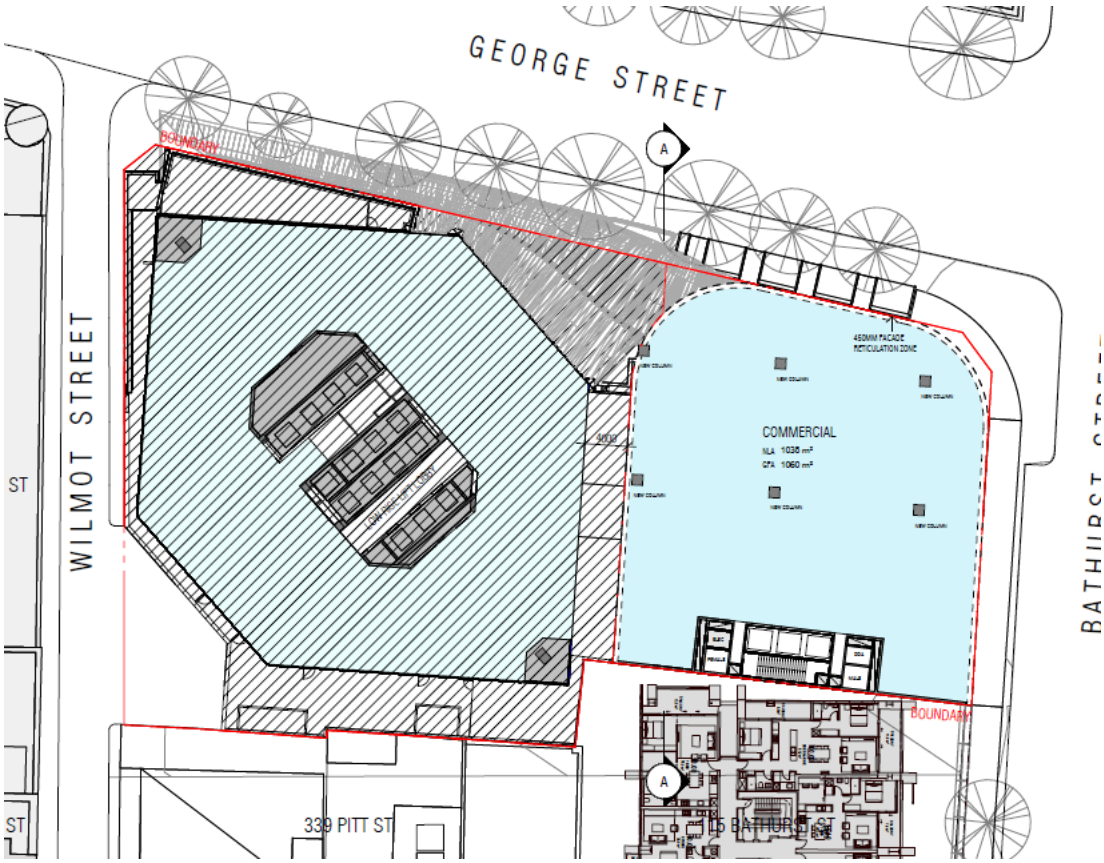


Figure 31 Extract of proposed plans showing proposed Typical Upper Podium.

Source: Curzon + Partners 28 July 2025

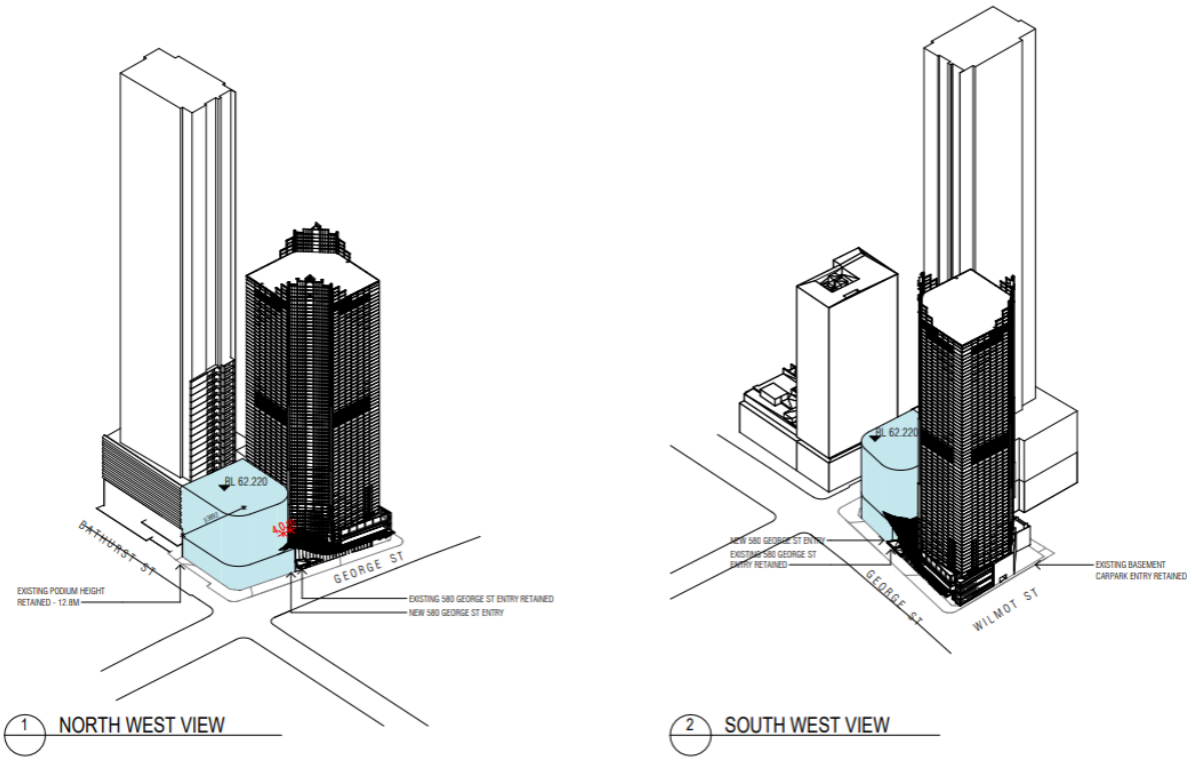


Figure 32 Extract of proposed plans showing Block of Ice Plan.

Source: Curzon + Partners 28 July 2025

6. IMPACT ASSESSMENT

The following impact assessment has assessed the planning proposal envelope against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Heritage Impact Statement' assessment guideline questions.

General Assessment

The subject site is not a listed heritage item nor situated within a heritage conservation area, but the site is located within an important heritage context, surrounded by state and locally listed heritage items and therefore the proposed concept envelope is assessed with regard to the heritage context. Key aspects of the proposal are outlined below:

- The planning proposal affects the podium only, with no works to the tower or commercial use. The proposal also anticipates retention of podium retail and commercial uses along with the connection to Town Hall station.
- The PP envelope provides for additional height and GFA at the northwest corner up to 10 storeys aligning with the adjoining podium of tower development to Bathurst Street. The proposal however retains a lower scale 3 storey podium with a 4m setback/ separation zone between the retained tower and the new corner massing.
- The proposed works will not impact the state heritage-listed Former Sydney Water Head office building at 339-341 Pitt Street - SHR #01645 adjacent to the site noting that the heritage item has its primary frontage to Pitt Street and there are no shared views between the heritage item and the podium. The heritage item continues to be viewed with a backdrop of tower development including the extant 33 storey tower on the subject site.
- The proposed envelope responds to the adjacent Palace Theatre in the retention of a lower scale podium, with the new massing being located on the northern portion of the site and separated by the retained tower. Similarly, the retained podium also responds to the podium of the Former Sydney County Council Building opposite the site to the north and provides a more human scale assisting to break up the massing of development.
- The proposed envelope will not impact on the former Bank of NSW building opposite the site to the west. This building forms part of a podium for tower development at 501 George Street.
- The state heritage listed Town Hall and St Andrews Cathedral form a separate civic square, which is separated from the subject site by George and Bathurst Streets, on the NW corner of the intersection. The square is surrounded by mixed development including multi-storey and high-rise development. Further development of the subject property in line with the PP envelope will not impact on views to or obstruct the prominence of the Town Hall and Cathedral as important civic items.

Having regard for the above, it is considered that the proposed envelope has provided a strong contextual response and has regard for proximate heritage items as well as the mixed development context which includes contemporary high-rise development. The proposal will not significantly alter the setting of the proximate heritage items, or their established significance as set out in section 4.3. The figures below illustrate the development context of the subject site, which is already encircled by prominent towers and mixed contemporary and later 20th century development.

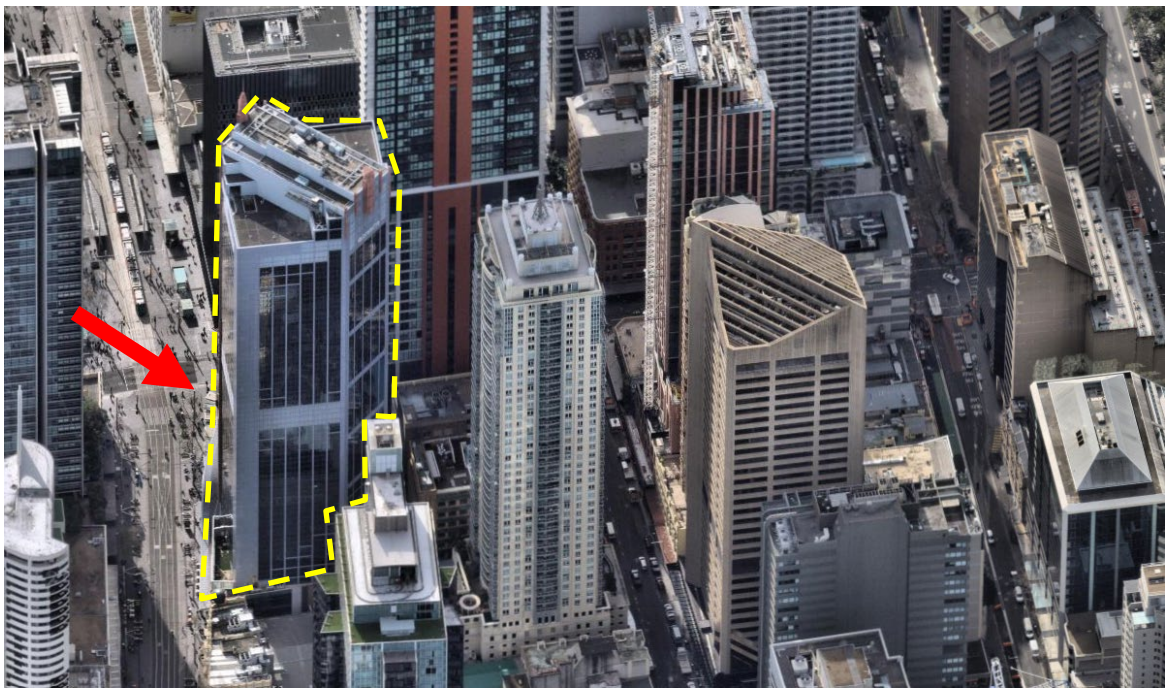


Figure 33 View of the Sydney CBD looking north toward the subject site – marked by red arrow (yellow dash highlights the subject tower.

Source: Nearmaps, 2025

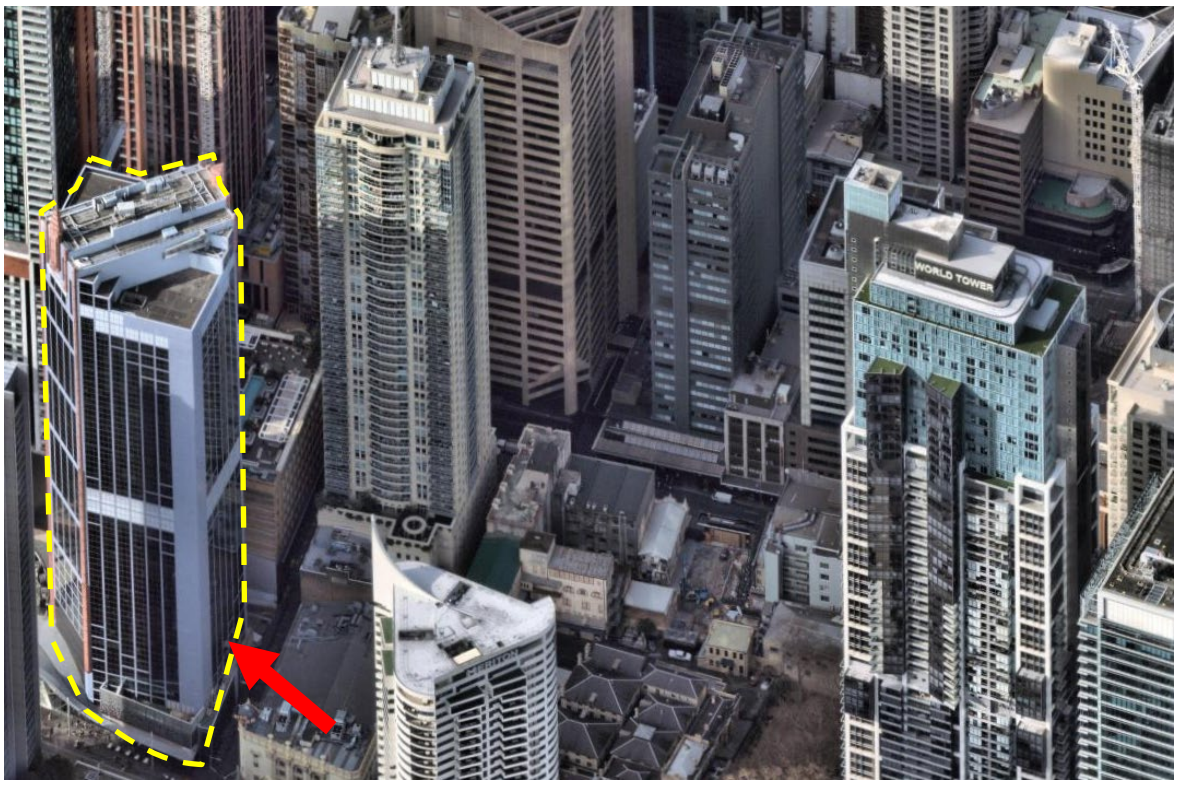


Figure 34 View of the Sydney CBD looking east toward the subject site – marked by red arrow (yellow dash highlights the subject tower.

Source: Nearmaps, 2025

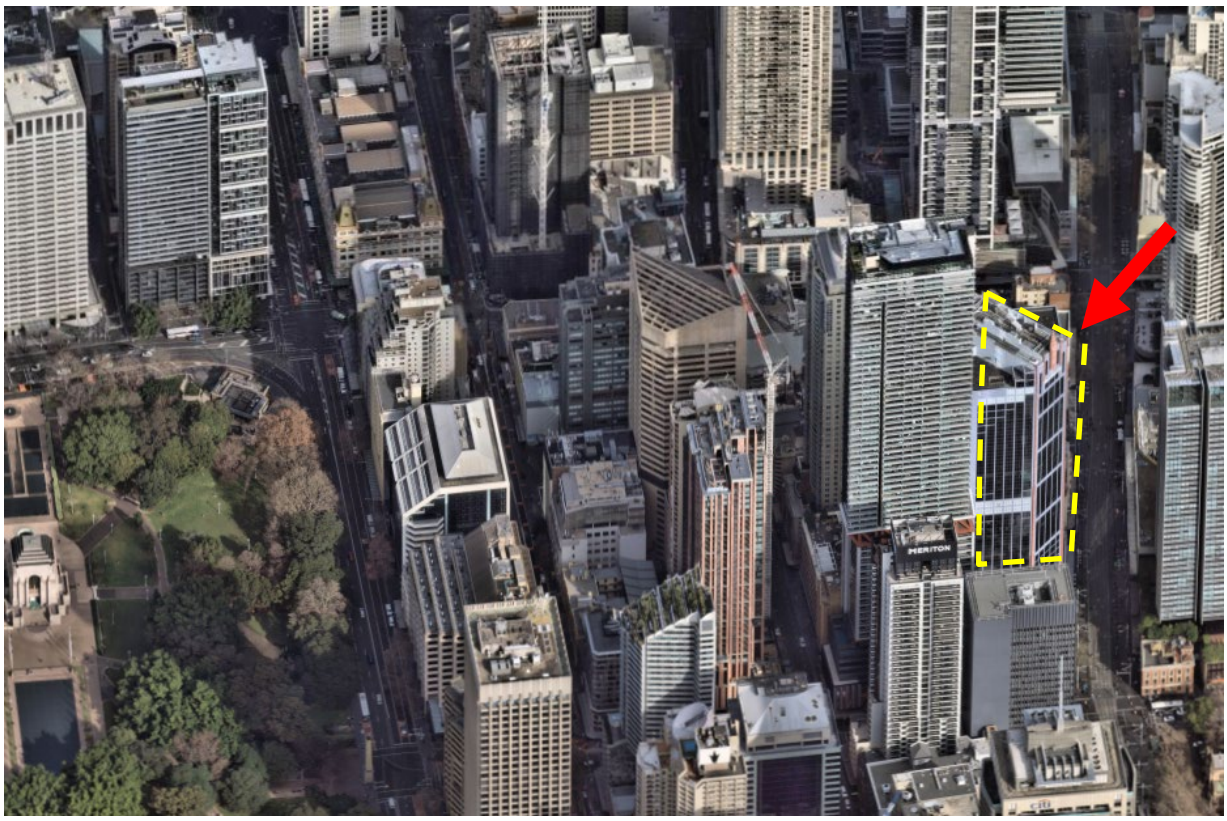


Figure 35 View of the Sydney CBD looking south/ SW toward the subject site – marked by red arrow (yellow dash highlights the subject tower.

Source: Nearmaps, 2025

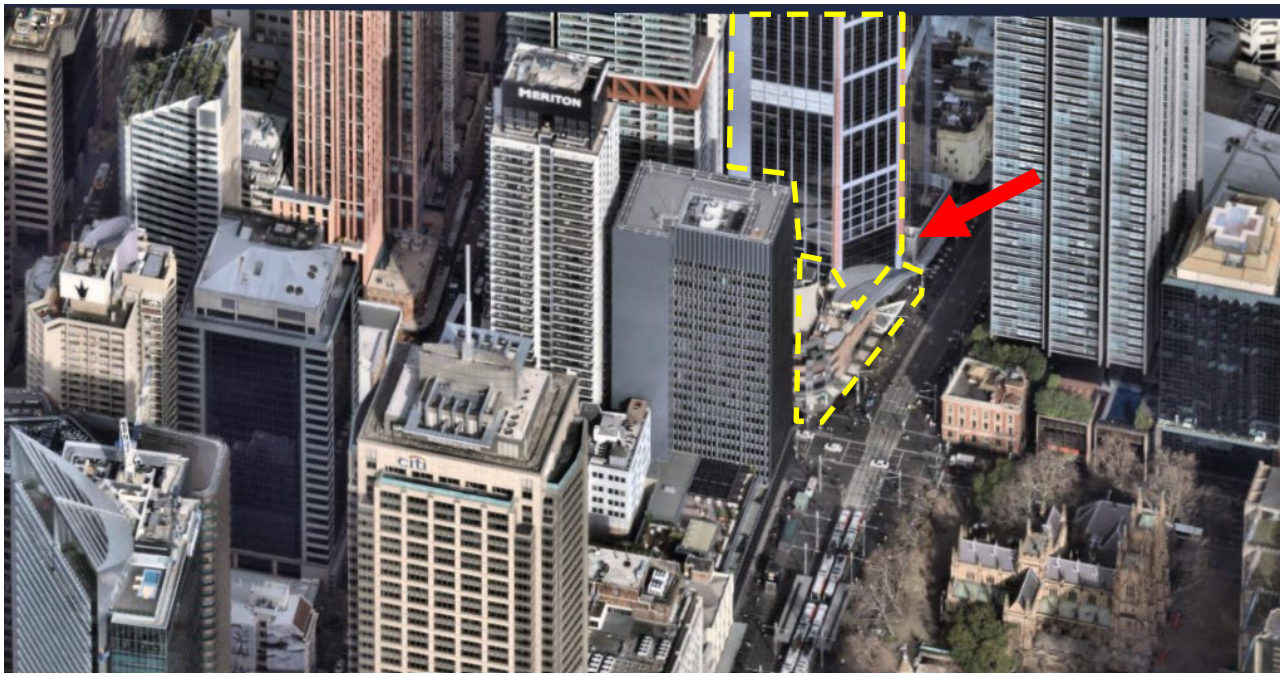


Figure 36 View of the Sydney CBD looking south toward the subject site – marked by red arrow (yellow dash highlights the subject tower and podium.

Source: Nearmaps, 2025

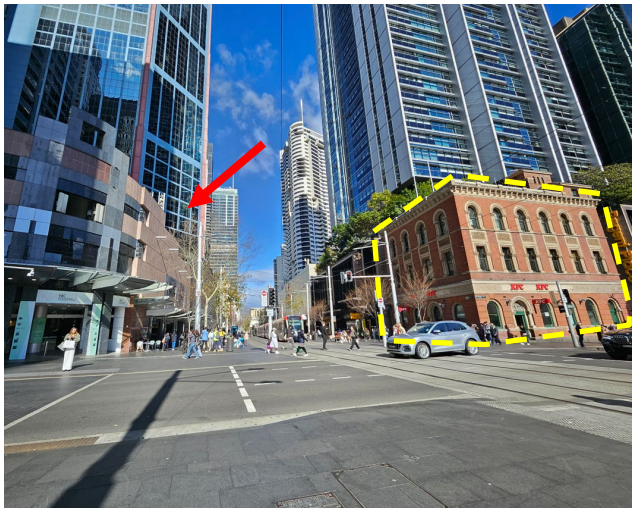


Figure 37 View looking south, showing the subject site marked by red arrow and the heritage item opposite which will align with the new podium envelope.

Source: Urbis, 2025



Figure 38 View looking north east toward Bathurst Street – subject site marked by red arrow, and neighbouring heritage item opposite.

Source: Urbis, 2025



Figure 39 View looking east along Bathurst Street, subject site marked by red arrow and the adjacent building shown in yellow dash. The PP envelope aligns with the height of this adjoining development

Source: Urbis, 2025



Figure 40 The Bathurst Street façade of the subject site marked by red arrow and the adjacent building shown in yellow dash. The PP massing will be aligned with this building.

Source: Urbis, 2025

Development of the subject site will be subject to a site specific DCP, design competition and provision of heritage advice which will assist to further mitigate potential impacts and respond to the proximate heritage items and development context. It is recommended that the Site Specific DCP include the following design principles to be included in the design excellence strategy/ DCP guidelines:

- Any future development must have regard for the important heritage context and proximate heritage items in considering form, height, siting, setbacks, materiality and articulation of building facades. Proposed development should respond to lower scale heritage items (in particular the former Plaza, the former Bank of NSW and the podium of the former Sydney Council building) in the provision of a separate podium and tower form. The podium should respond to and align with lower scale heritage items in height and façade articulation. Materiality should not replicate heritage building fabric and should

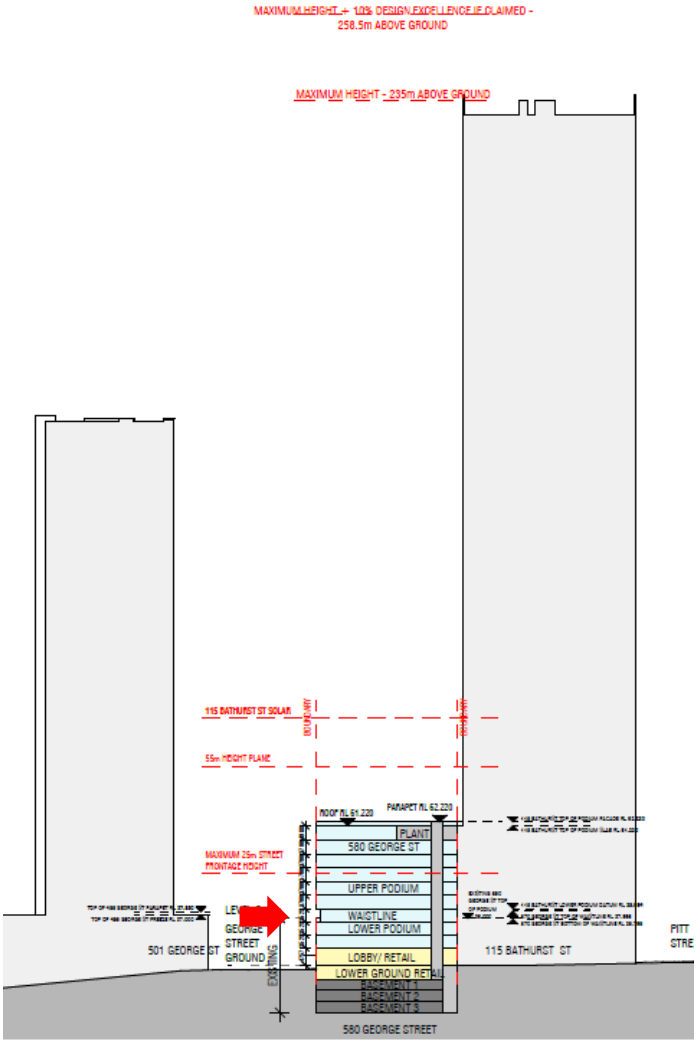
be apparent as contemporary.

6.1. SYDNEY LOCAL ENVIRONMENTAL PLAN 2012

The table below provides an impact assessment of the proposal against the relevant clause for heritage conservation in the Sydney LEP 2012.

Table 4 Impact assessment against the relevant clauses of the Sydney LEP 2012

Clause	Response
(1) Objectives *The objectives of this clause are as follows:* *(a) to conserve the environmental heritage of the City of Sydney,* *(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,* *(c) to conserve archaeological sites,* *(d) to conserve Aboriginal objects and Aboriginal places of heritage significance*	The proposed works seek to conserve the environmental heritage significance of Sydney. The subject property is not a listed heritage item and is not located within the any Heritage Conservation Areas under the Sydney Local Environmental Plan 2012 but is in the vicinity of heritage items and in a mixed development context including high-rise development. The site's heritage context has been considered in developing the building envelope and the proposal is subject to development of a site specific DCP, and design competition which will be informed by heritage advice.
(4) Effect of proposed development on heritage significance *The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).*	The proposed envelope has been assessed to have no adverse impact on the heritage items in the vicinity. This is because the proposal has had regard for the heritage context in the provision of a lower scale podium which assists to break up the scale and massing. The 'waistline' provided at Level 03 ensures that the volumes are broken horizontally into two forms as shown on the section below (with the 'waistline' indicated by the arrow). The alignment of the podium and three storey scale considers proximate heritage items including the former Bank of NSW to the west (also included in the section below), the robust and ornate façade of the Plaza Theatre to the south and the heritage listed former Sydney County Council tower to the north. The additional podium massing is sited on the northern section of the site, separated from the Plaza Theatre heritage item by the retained 33 storey tower form. The alignment / height of the upper section of the envelope aligns with the neighbouring development to the east fronting Bathurst Street. The additional massing (up to 10 storeys) will not overwhelm the northern heritage item – which is a Late Twentieth Century International style high rise commercial building In principle, it is considered that the proximate heritage items will not be impacted by additional development in

Clause	Response
	line with the PP noting that the immediate CBD context of the site is mixed and includes high-rise development (later 20th century and contemporary overlay) interspersed with lower scale heritage items (refer to views provided with the general assessment above). The proposal allows for further development of the podium on an already contemporary tower site. Extant development does not contribute to the setting of proximate heritage items and the PP will not significantly alter or impact views to or between heritage items. Further development will be subject to a site specific DCP, with recommended heritage provisions provided. Development will also be subject to a design competition and heritage advice which will assist to further mitigate potential impacts and respond to the proximate heritage items.  SECTION AA SCALE1 : 1250

Clause	Response
(5) Heritage assessment *The consent authority may, before granting consent to any development:* *(a) on land on which a heritage item is located, or* *(b) on land that is within a heritage conservation area, or* *(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),* *require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*	This heritage impact statement has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the proposed works. This heritage impact statement satisfies the requirement under this clause.

7. CONCLUSION

Urbis has been engaged by GPT Group to prepare the following Heritage Impact Statement (HIS) to accompany a Planning Proposal for the property located at 580 George Street, Sydney (hereafter referred to as the 'subject site').

The subject site is not a listed heritage item within the *Sydney Local Environmental Plan 2012;* however, the site is located adjacent to the State heritage listed item known as the *Sydney Water Head Office (former) (1939 Building)* (SH#01645*)*. The site is also located in the vicinity of a number of state and locally listed heritage items including the Town Hall, St Andrews Cathedral and Queen Victoria building (QVB).

The proposal seeks to revitalise the existing podium at the corner of George Street and Bathurst Street, which includes an existing stratum extension beneath George Street, connecting to Town Hall Station. The proposed envelope also allows for additional area in the podium and maintains the existing tower. Further details of the proposed works are included in Section 5.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the heritage items in the vicinity. A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have no significant impact on the heritage items within the vicinity. Key aspects of the assessment are listed below:

- The planning proposal affects the podium only, with no works to the tower or associated commercial use. The proposal also anticipates retention of podium retail and commercial uses along with the connection to Town Hall station. The works at the lower ground level do not form part of the proposed scope of works. The planning proposal relates to ground floor works and above.
- The PP envelope provides for additional height and GFA at the northwest corner up to 10 storeys aligning with the adjoining podium of the neighbouring tower development fronting Bathurst Street. The proposal however retains a lower scale 3 storey podium with a 4m setback/ separation zone between the retained tower and the new corner massing.
- The proposed works will not impact the state heritage-listed Former Sydney Water Head office building at 339-341 Pitt Street - SHR #01645 adjacent to the site noting that the heritage item has its primary frontage to Pitt Street and there are no shared views between the heritage item and the subject site podium. The heritage item continues to be viewed with a backdrop of tower development including the extant 33 storey tower on the subject site.
- The proposed envelope responds to the adjacent heritage items in the inclusion of a "waistline" at level 3 which serves to break up the volume of the envelope and create a lower scale podium. This responds to adjacent heritage items including the Palace Theatre in the retention of the lower scale podium, with the new tower massing being located on the northern portion of the site and separated by the retained tower.
- Similarly, the envelope also responds to the podium of the Former Sydney County Council Building opposite the site to the north and provides a more human scale assisting to break up the massing of development. The additional massing (up to 10 storeys) will not overwhelm the northern heritage item – which is a Late Twentieth Century International style high rise commercial building.
- The proposed envelope will not impact on the former Bank of NSW building opposite the site to the west. This building forms part of a podium for tower development at 501 George Street.
- The state heritage listed Town Hall and St Andrews Cathedral form a separate civic square, which is separated from the subject site by George and Bathurst Streets, on the NW corner of the intersection. The square is surrounded by mixed development including multi-storey and high-rise development. Further development of the subject property in line with the PP envelope will not impact on views to or obstruct the prominence of the Town Hall and Cathedral as important civic items.

In principle, it is considered that the proximate heritage items will not be impacted by additional development in line with the PP noting that the immediate CBD context of the site is mixed and includes high-rise development (later 20th century and contemporary overlay) interspersed with lower scale heritage items (refer to views provided with the general assessment above). The proposal allows for further development of the podium on an already contemporary tower site. Extant development does not contribute to the setting of proximate heritage items and the PP will not significantly alter or impact views to or between heritage items.

Having regard for the above assessment, the Planning Proposal is recommended to Council for approval on heritage grounds.

Development of the subject site will be subject to a site specific DCP, design competition and provision of heritage advice which will assist to further mitigate potential impacts and respond to the proximate heritage items and development context. It is recommended that the Site Specific DCP include the following design principles to be included in the design excellence strategy/ DCP guidelines:

- Any future development must have regard for the important heritage context and proximate heritage items in considering form, height, siting, setbacks, materiality and articulation of building facades. Proposed development should respond to lower scale heritage items (in particular the former Plaza, the former Bank of NSW and the podium of the former Sydney Council building) in the provision of a separate podium and tower form. The podium should respond to and align with lower scale heritage items in height and façade articulation. Materiality should not replicate heritage building fabric and should be apparent as contemporary.

8. BIBLIOGRAPHY & REFERENCES

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NSW Planning Portal ePlanning Spatial Viewer, available at https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address.

[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

9. DISCLAIMER

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Attachment A6

Pedestrian Wind Environment Study

580 GEORGE STREET
SYDNEY, NSW

PEDESTRIAN WIND ASSESSMENT

RWDI # 2306981

1 SEPTEMBER 2025

SUBMITTED TO

Icon Project Management
Level 10, 350 Kent Street
Sydney NSW, 2000

SUBMITTED BY

RWDI Australia Pty Ltd
Suite 602, Level 6, 80 William Street,
Woolloomooloo NSW 2011, Australia
ABN 86 641 303 871

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DOCUMENT CONTROL

Version	Status	Date	Prepared By	Reviewed By
A	Initial	13 June 2025	RL	AMC/JGG
B	Updated Sections 1, 5 and 6	17 June 2025	RL	JGG
C	Final	29 July 2025	RL/AMC	JGG
D	Updated Sections 2 and 5 for Existing Site Conditions	1 September	RL	JGG

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1. INTRODUCTION

RWDI Australia Pty Ltd (RWDI) was retained to undertake a pedestrian wind assessment for the indicative development submitted as part of the Planning Proposal, at 580 George Street, Sydney. The project site lies in proximity to Town Hall Station, Sydney Town Hall and St. Andrews Anglican Church. The site is bordered by Bathurst Street to the north, George Street to the west and abuts existing high-rise buildings to the east and south. The location of the project site within its broader existing surrounding context is shown in Image 1.

The Planning Proposal seeks to increase the height on the site, to enable a 10-storey building form which connects into the existing podium and tower form, established on the southern part of the site. The proposed podium is connected to the existing podium of the 580 George Street building to the south and aligned in height. Similarly, the proposed tower is aligned in height with the existing podium of the 115 Bathurst building to the east. Pedestrian access points to the future development are provided along George Street. A 3D model of the indicative design submitted as part of the Planning Proposal is shown in Image 2.

This desk-based report discusses the potential impacts of the massing of the Proposed Envelope on the local wind microclimate and assesses the outdoor wind comfort based on the usability of spaces. The findings of the report are informed by Computational Fluid Dynamics (CFD) simulations for the prevailing wind directions that show the likely wind flow patterns around the proposed massing. Conceptual wind control measures and design advice has also provided, where necessary, to alleviate any adverse wind conditions.

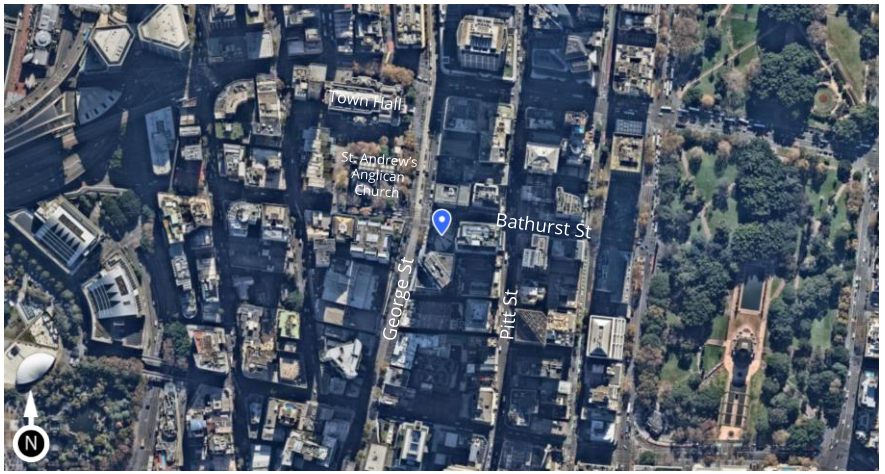


Image 1: Project Location and Surrounding Context

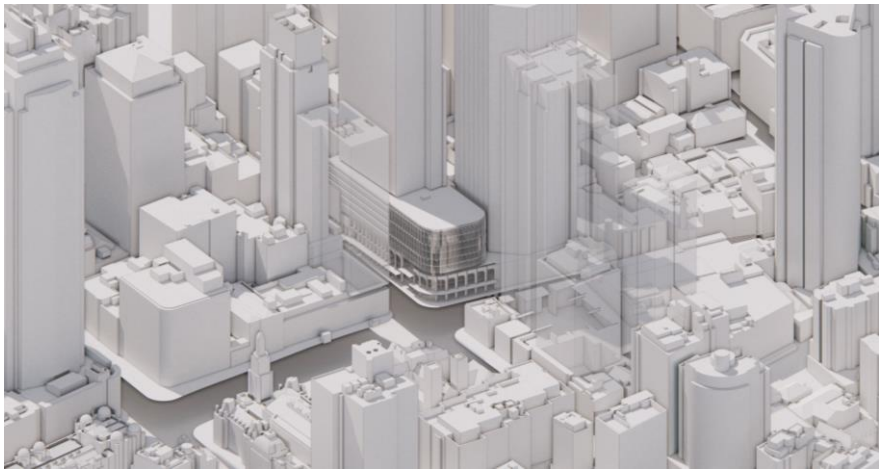


Image 2: 3D Model of Indicative Design within Context

2. BACKGROUND AND METHODOLOGY

2.1 Objectives and Scope

The objective of this assessment is to provide an evaluation of the wind comfort conditions around the Proposed Development site using a 1:1 scale computational model. Predicting outdoor wind conditions is a complex process that involves the combined assessment of building geometry, orientation, position and height of surrounding buildings, upstream terrain and the local wind climate. Computational Fluid Dynamics is a useful tool for this as it not only combines the impact of these various parameters but can also provide a visual reference for the merits of a particular design of the building.

This analysis was, therefore, based on the following:

- A review of the regional long-term meteorological data.
- Use of the Orbital Stack Direct, an in-house CFD tool, to provide numerical estimation of potential wind conditions around the site for the prevailing winds. The simulation models have been based on the information provided to RWDI during May and June 2025.
- RWDI's engineering judgement, experience, and expert knowledge of wind flows around buildings including wind tunnel studies undertaken for similar projects in the region.

Note that other microclimate issues such as those relating to cladding and structural wind loads, door operability, building air quality, noise, vibration, etc. are not part of the scope of this assessment.

2.2 CFD in Urban Wind Modelling

CFD is a numerical technique that can be used for simulating wind flows in complex environments. For this analysis, CFD techniques were used to generate a virtual wind tunnel where flows around the site and its surroundings were simulated in full scale. The computational domain that covered the site and its surroundings was divided into millions of small cells where calculations were performed, yielding a prediction of wind conditions across the entire study domain. CFD excels as a tool for wind modelling, presenting early design advice, comparing different design and site scenarios, resolving complex flow physics, and helping diagnose problematic wind conditions.

While the computational modelling method used in the current assessment does not explicitly simulate the transient behaviour of turbulent wind, its effects were estimated based on other calculated quantities. RWDI has found this approach to be appropriate for the assessment of typical wind comfort conditions. Wind safety issues, which relate to transient, higher-speed gusts, are discussed qualitatively, based on the CFD predictions and RWDI's extensive wind-tunnel experience for other projects in the area. In order to quantify the transient behaviour of wind and refine any conceptual mitigation measures, a more detailed assessment would be required using either boundary-layer wind tunnel or more detailed transient computational modelling.

2. BACKGROUND AND METHODOLOGY

2.3 Simulation Model

Wind flows were simulated using Orbital Stack, an in-house computational fluid dynamics (CFD) tool that has been validated using RWDI's historical wind tunnel test data and experience. Simulations were conducted for the following site configurations:

- Existing Configuration: Existing 580 George Street Development with Existing Surrounding Buildings (see Image 3a).
- Proposed Configuration: 580 George Street Proposed Development with Existing Surrounding Buildings (see Image 3b).

For this computational study, the 3D models were simplified to focus on elements most likely to influence local wind flows and solar exposure in and around the site. Landscaping, as per AWES Guidelines[1], and smaller architectural and accessory features on the surrounding buildings were excluded from the model. Local topographic variations were modelled to account for the changes in the wind speeds that can occur due larger variations of topography.

2.4 Methodology

Winds approaching from sixteen cardinal directions were simulated accounting for the effects of the atmospheric boundary layer and terrain impacts upwind of the project site. The wind field was assumed to be steady in time and, as such, the transient effects of strong wind gusts and vortex shedding was not included directly. Turbulence was modeled in the wind simulations by a Reynolds Averaged Navier-Stokes (RANS) approach using the k-epsilon (RNG) turbulence closure. These results were then combined with the meteorological data (Section 3) to determine the variation of wind speeds in the areas of concern at typical pedestrian chest height (i.e., 1.5 m above local grade). These conditions were then assessed against the wind criteria for pedestrian comfort (Section 4) and, the spaces were categorised accordingly.

The method for CFD simulation is consistent with internationally recognised good practice, and meets the requirements set out in the AWES CWE QAM (2024)[2].

1. Australasian Wind Engineering Society (AWES), 2024, "Guidelines for Pedestrian Wind Effects Criteria".
2. Australasian Wind Engineering Society, QAM-3, 2024, "AWES Computational Wind Engineering Quality Assurance Manual".

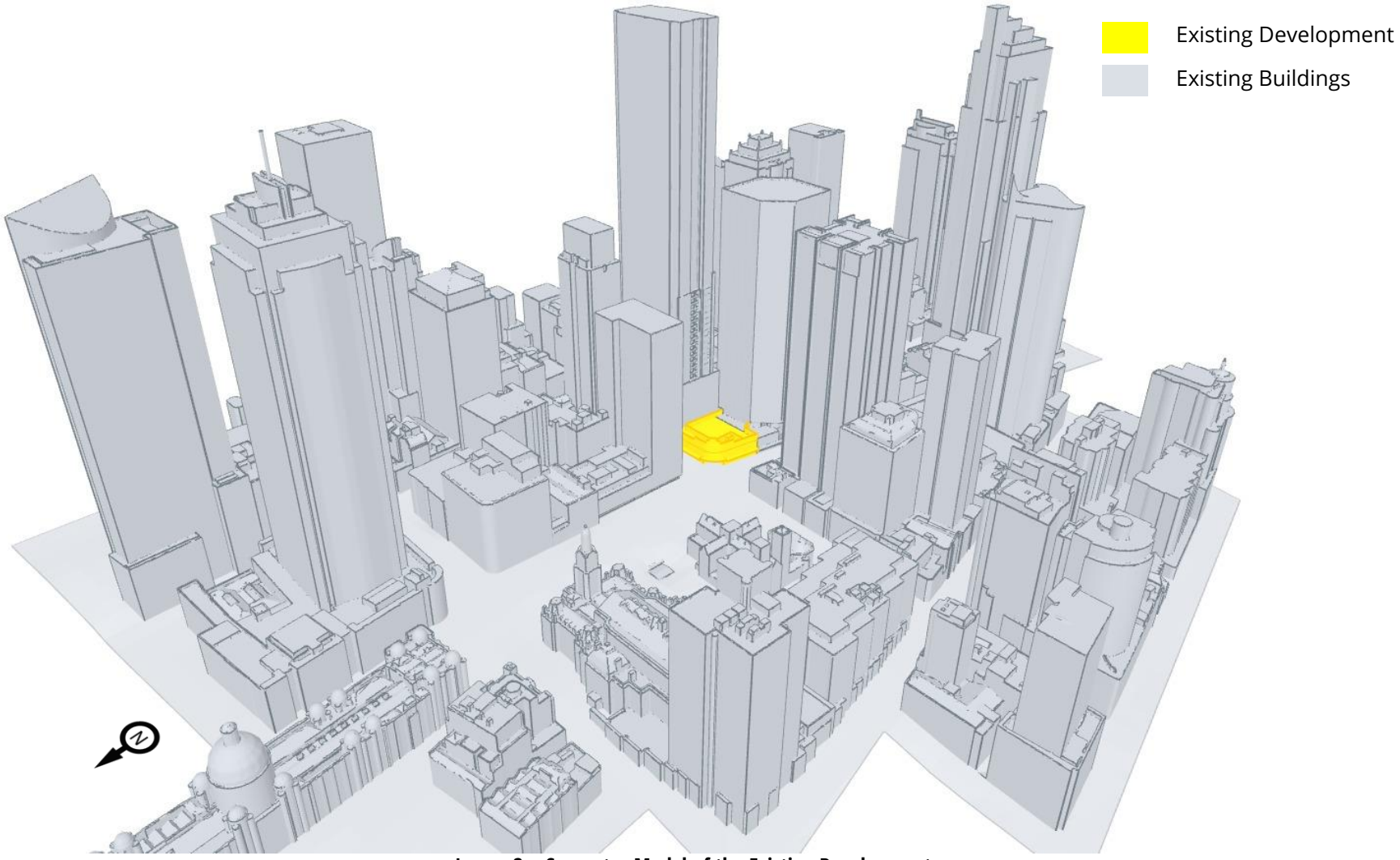


Image 3a: Computer Model of the Existing Development

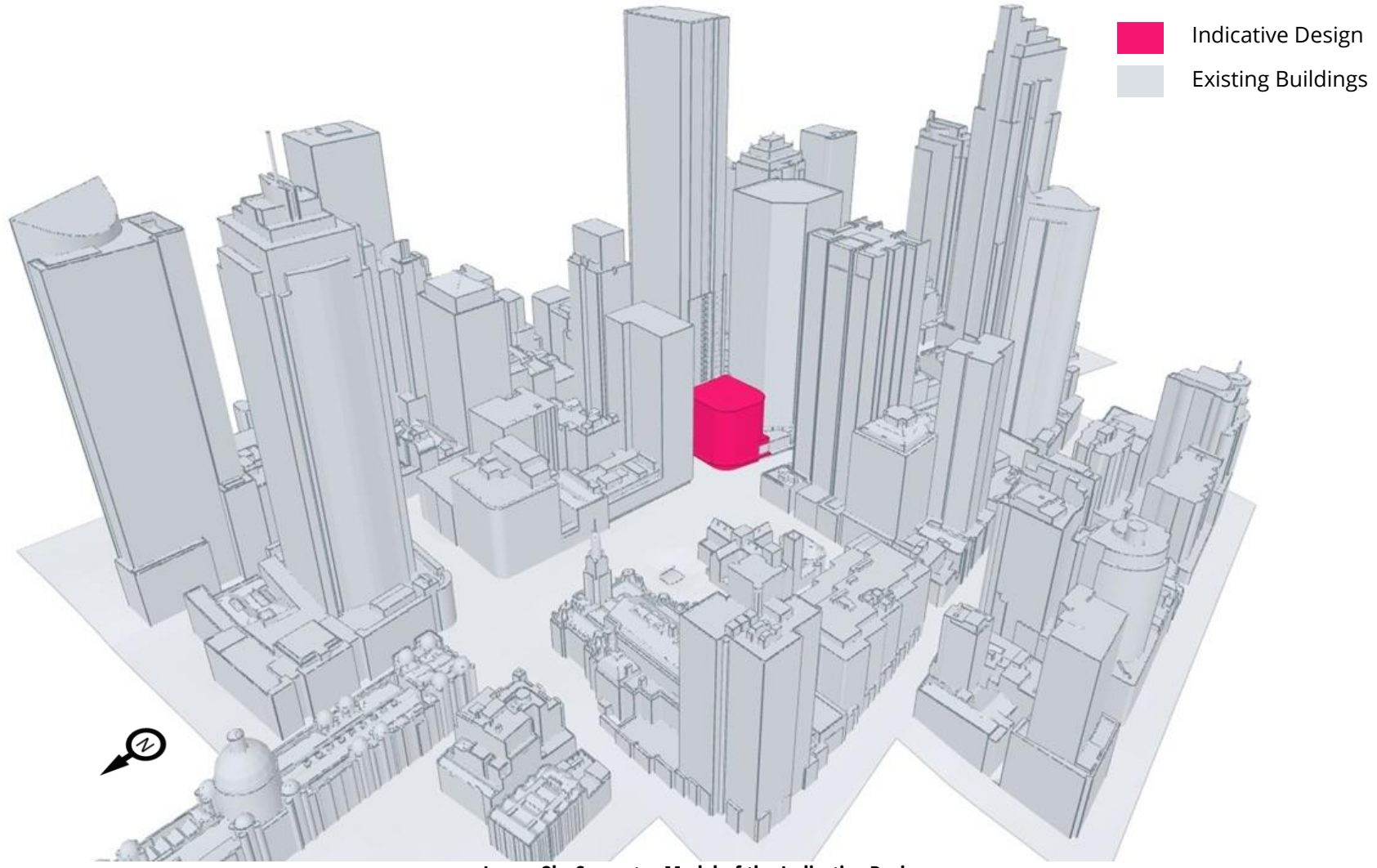


Image 3b: Computer Model of the Indicative Design

2.5 Factors Affecting Wind Flows

In the discussion of wind conditions on and around the Proposed Development, reference may be made to the following generalised wind flows (see Image 4). If these building / wind combinations occur for prevailing winds, there is a greater potential for increased wind activity and uncomfortable or potentially unsafe conditions. Design details such as setting back a tower from the edges of a podium for a prevailing wind direction, deep canopies close to ground level, wind screens / tall trees with dense landscaping, etc. can help reduce high wind activity. The choice and effectiveness of these measures would depend on the exposure and orientation of the site with respect to the prevailing wind directions and the size and massing of the proposed buildings.

Conversely, in areas where higher wind velocities are desired for increased thermal comfort, design measures can be implemented to enhance wind flow. For instance, channels aligned with prevailing wind directions can be integrated into the design to promote increased wind infiltration in regions prone to stagnant conditions. Such measures are particularly beneficial in areas with generally milder wind climates and high humidity levels, such as those closer to the equator.

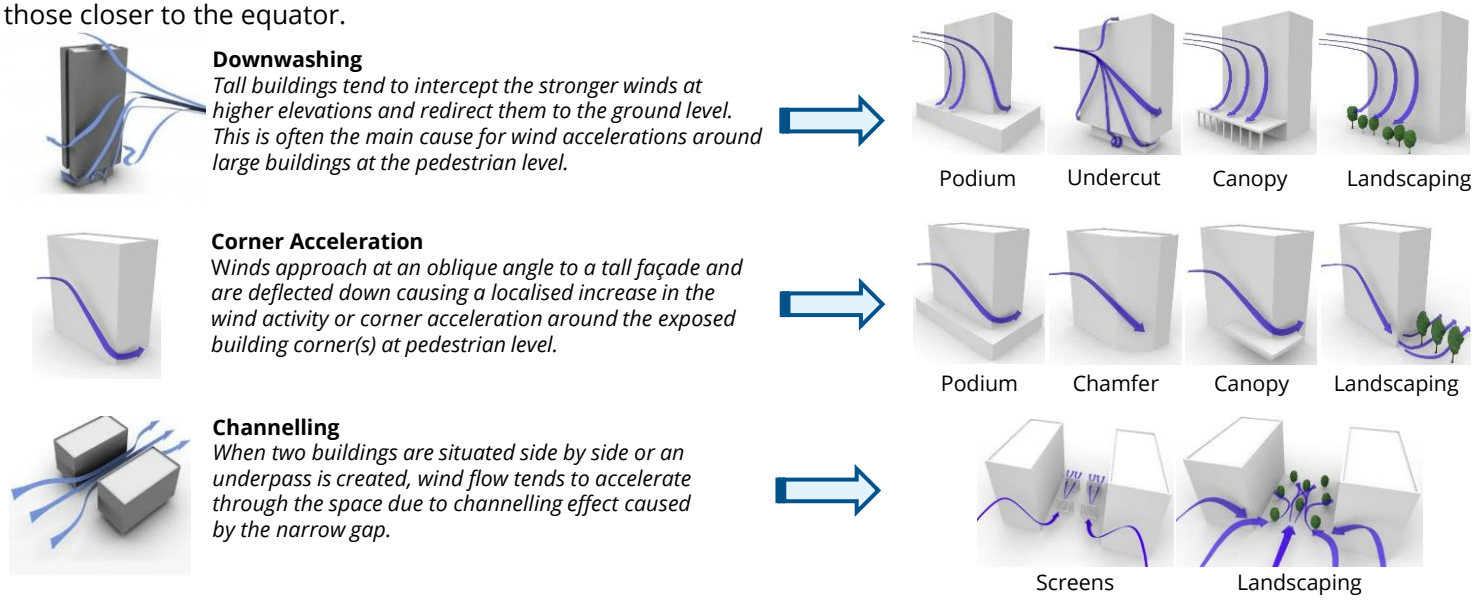


Image 4: General Wind Flow around Buildings with Examples of Common Wind Measures

3. METEOROLOGICAL DATA

Meteorological data recorded at Sydney International Airport from 1995 to 2022 were used as a reference to assess wind conditions in the study area. The distributions of wind frequency and directionality for this period are shown in Image 5.

The records indicate that winds from the northeast, south and west to northwest directions are predominant in region throughout the year. Strong winds predominantly originate from the south while winds from the northeast are common in summer and winds from west to northwest are common in winter. These winds can potentially be the source of uncomfortable / unsafe wind conditions, depending on the site exposure or development design.

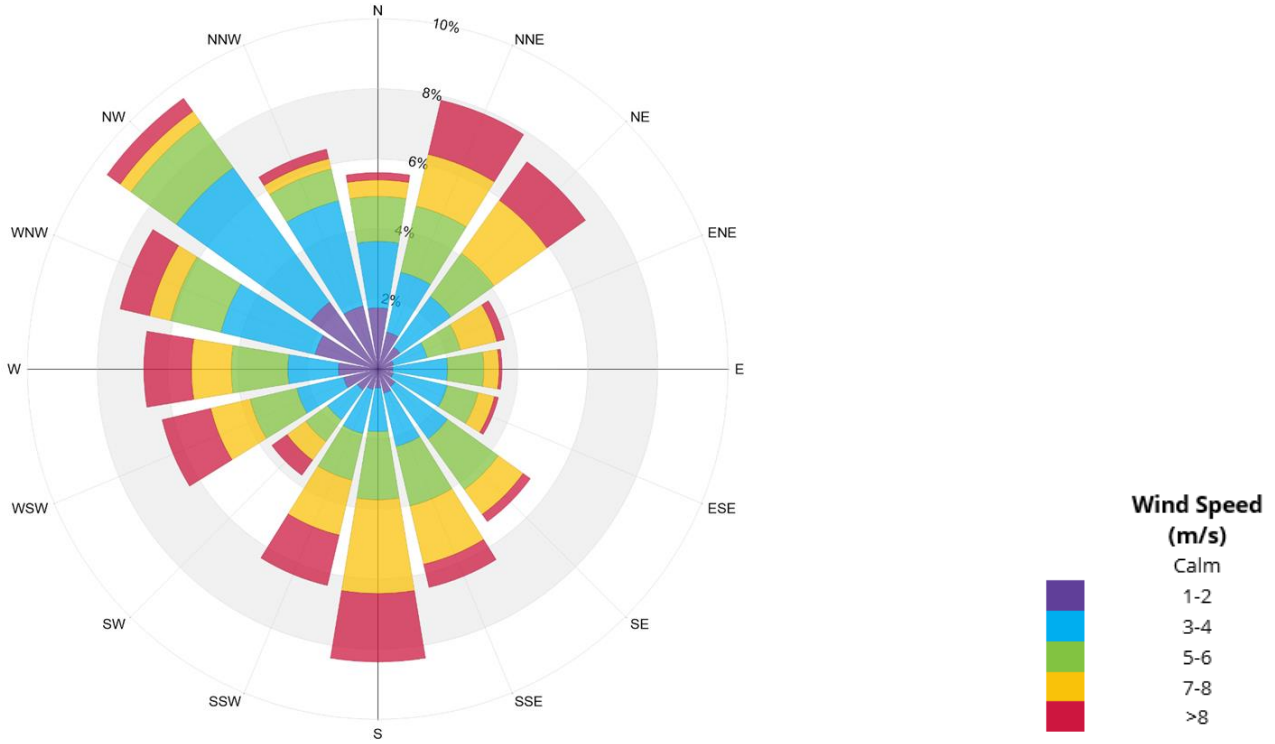


Image 5: Directional Distribution of Winds Approaching Sydney International Airport
Recorded from 1995-2022

4. PEDESTRIAN WIND CRITERIA

The Central Sydney Planning Strategy 2016-2036 and the City of Sydney DCP 2012 (Section 5.1.9 which applies to Central Sydney) set out standards for compliance to facilitate a comfortable environment for designated pedestrian activities. The standards detail the requirements related to pedestrian wind comfort, with the objective of mitigating adverse wind effects generated by tall buildings. The wind comfort levels are categorised based on typical/intended pedestrian activity and are expressed in terms of their suitability for various levels of human activity (shown in Image 6). The categorisation is based on conservative wind speeds; higher the activity level, higher the wind speed one can typically tolerate while engaged in the activity.

Note that wind conditions are assessed at a typical pedestrian chest height (1.5 m above local grade) and are considered suitable for the intended use of the space if the associated winds are not expected to exceed the specified criterion for more than 5% of the time between usual occupancy times (6am to 10pm). Wind control measures are typically required at locations where the occurrence frequencies of wind speeds exceed the threshold values for specific pedestrian activities.

Professional judgement incorporating RWDI's experience of a large number of similar projects both within Australia and internationally has been applied, informed by the CFD results, to identify areas within and around the Proposed Development that are likely to have instances of strong winds. Mitigation measures can be used to improve pedestrian comfort conditions and to reduce the frequency of, or even eliminate, any strong winds. Note the wind safety conditions are assessed qualitatively using the available information from the CFD studies and the wind tunnel data for surrounding sites.



Image 6: Pedestrian Wind Comfort Criteria

5. RESULTS AND DISCUSSIONS

The predicted annual wind comfort conditions are presented in Image 7a and 7b for the Existing and Proposed configurations ground level of the site. Wind comfort results are presented as colour contours based on the criteria discussed in Section 4. The contours represent the conditions predicted at a horizontal plane approximately at 1.5m above the local level. Note that landscaping has not been included in the current round of simulations. Interaction of the prevailing winds with the Existing and Proposed Configurations are shown in Images 8a to 8c and 8d to 8f respectively.

A summary of the wind comfort conditions is noted below:

- Wind conditions around the site are primarily dictated by the surrounding high-rise context. Overall, the wind environment around the site is expected to be well within the comfort and safety thresholds.
- All trafficable areas along the ground level around the Proposed Development are expected to be suitable for their intended use and range from sitting to standing use. This is primarily due to the shielding the site benefits from the surrounding context and the relatively small massing of the Proposed Development which is not likely to influence the local wind environment.
- Slightly windier conditions, suitable for active walking use, are expected along the opposite site of George Street. These are existing wind events caused by the surrounding high-rise buildings which redirect the southerly winds into the street corridor (see Image 8b).
- The new entry along George Street and the exiting entrance at the corner of George Street and Bathurst Street are expected to be calm and suitable for sitting to standing use.



Image 7a: Annual Wind Comfort Conditions – Existing Configuration - Ground Floor

5. RESULTS AND DISCUSSIONS



Image 7b: Annual Wind Comfort Conditions – Proposed Configuration – Ground Floor

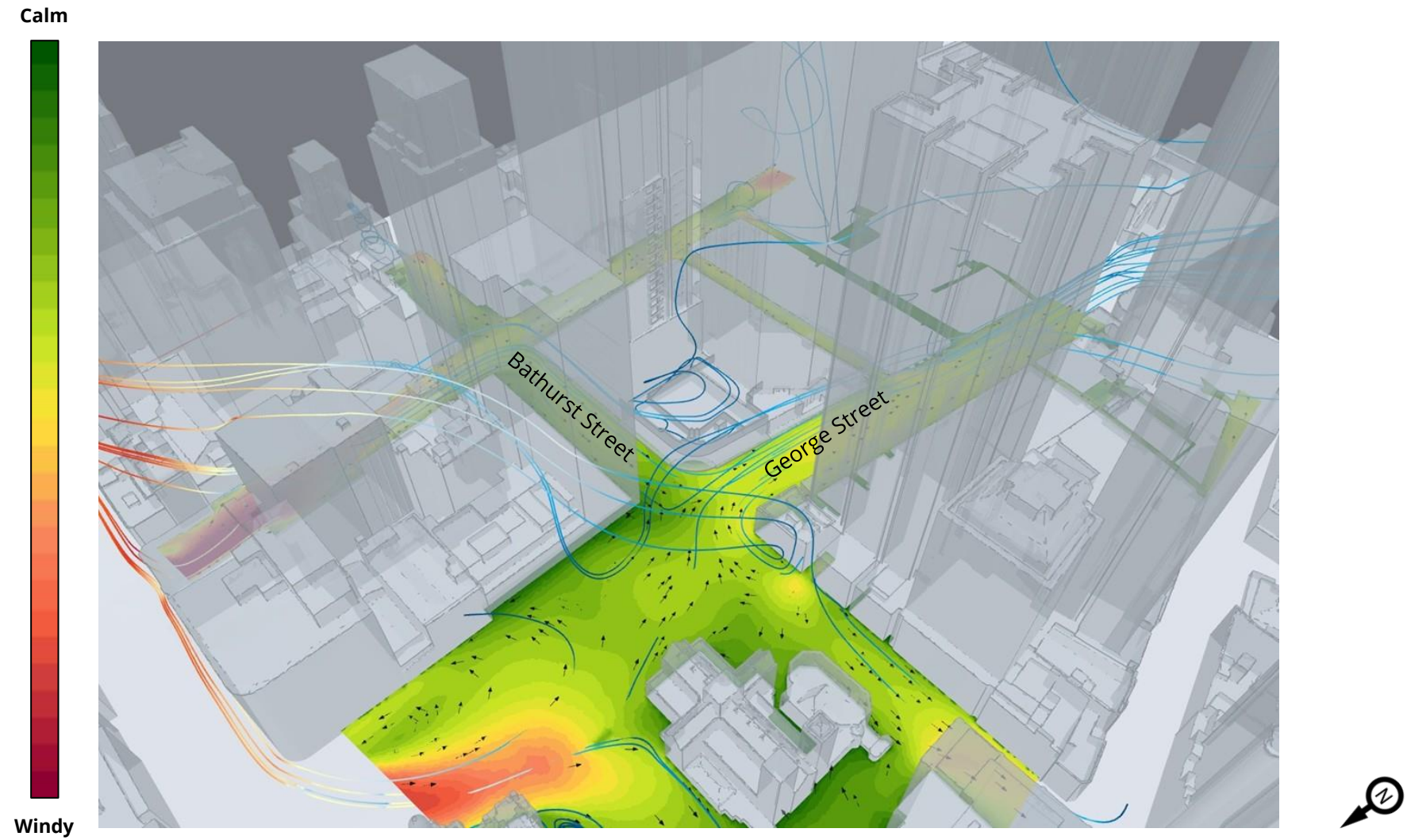


Image 8a: Interaction of Prevailing Northeast Winds with Existing Building
Winds from 45° sector

284

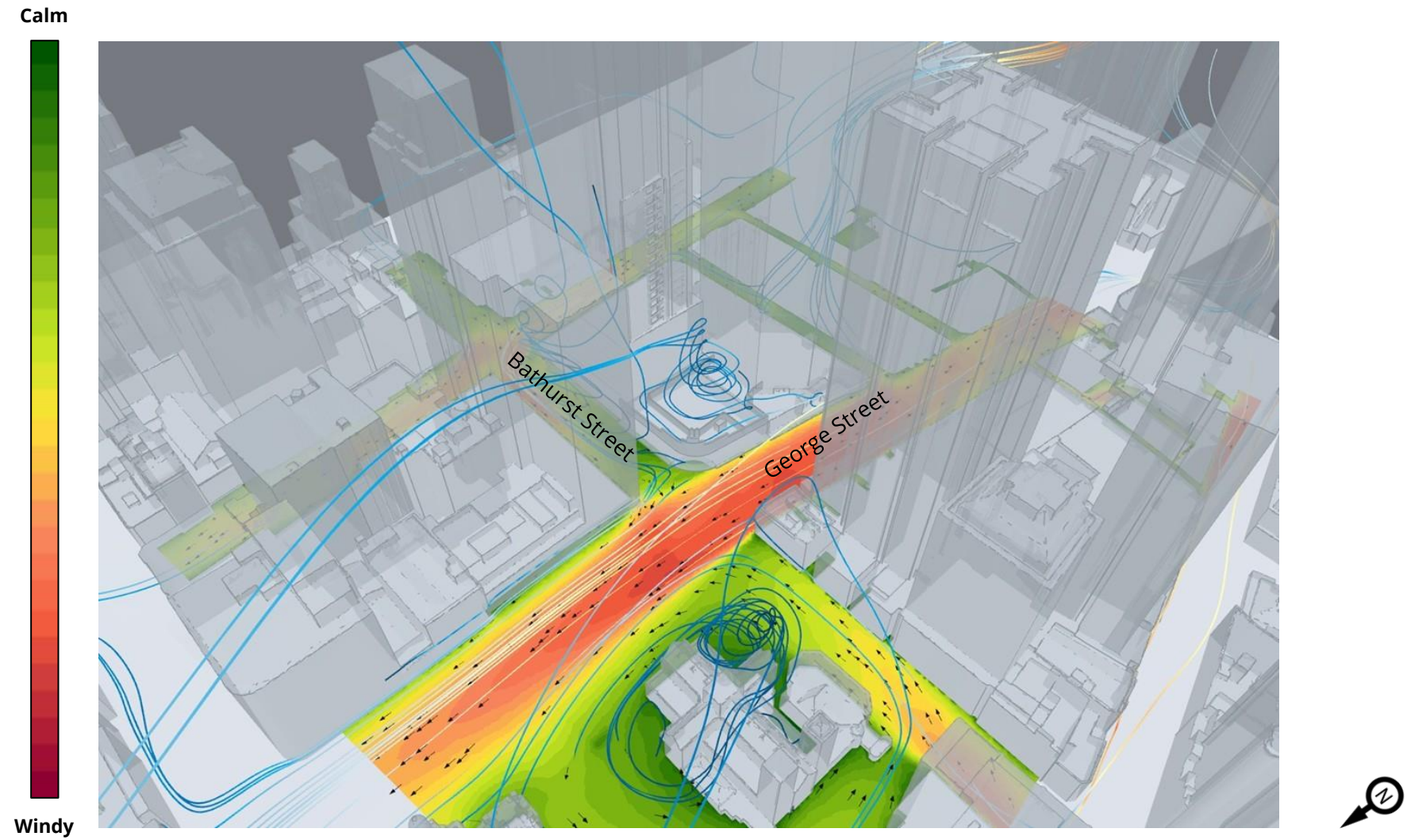
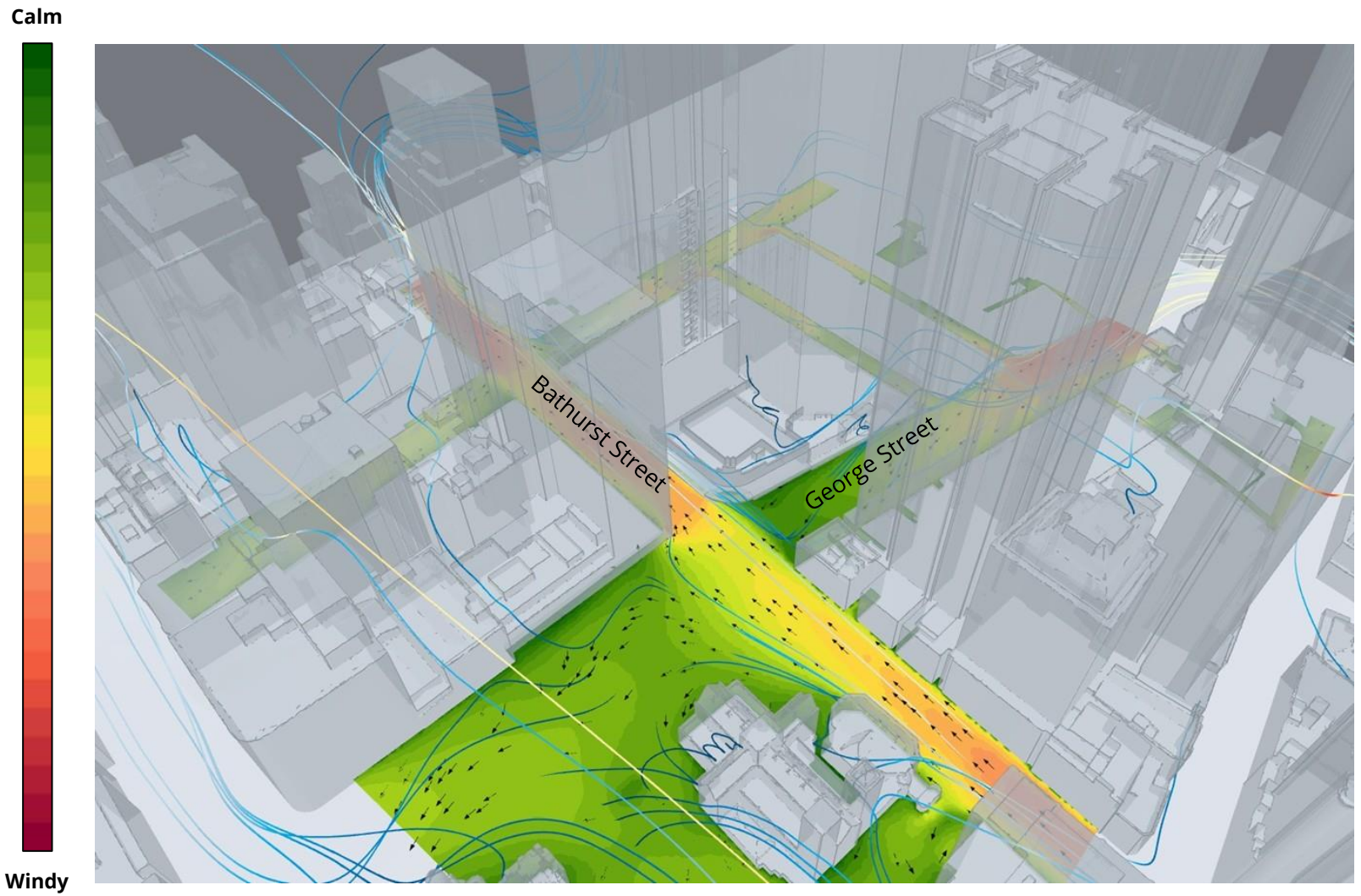


Image 8b: Interaction of Prevailing South Winds with Existing Building
Winds from 180° sector

285



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Image 8c: Interaction of Prevailing West Winds with Existing Building
Winds from 270° sector

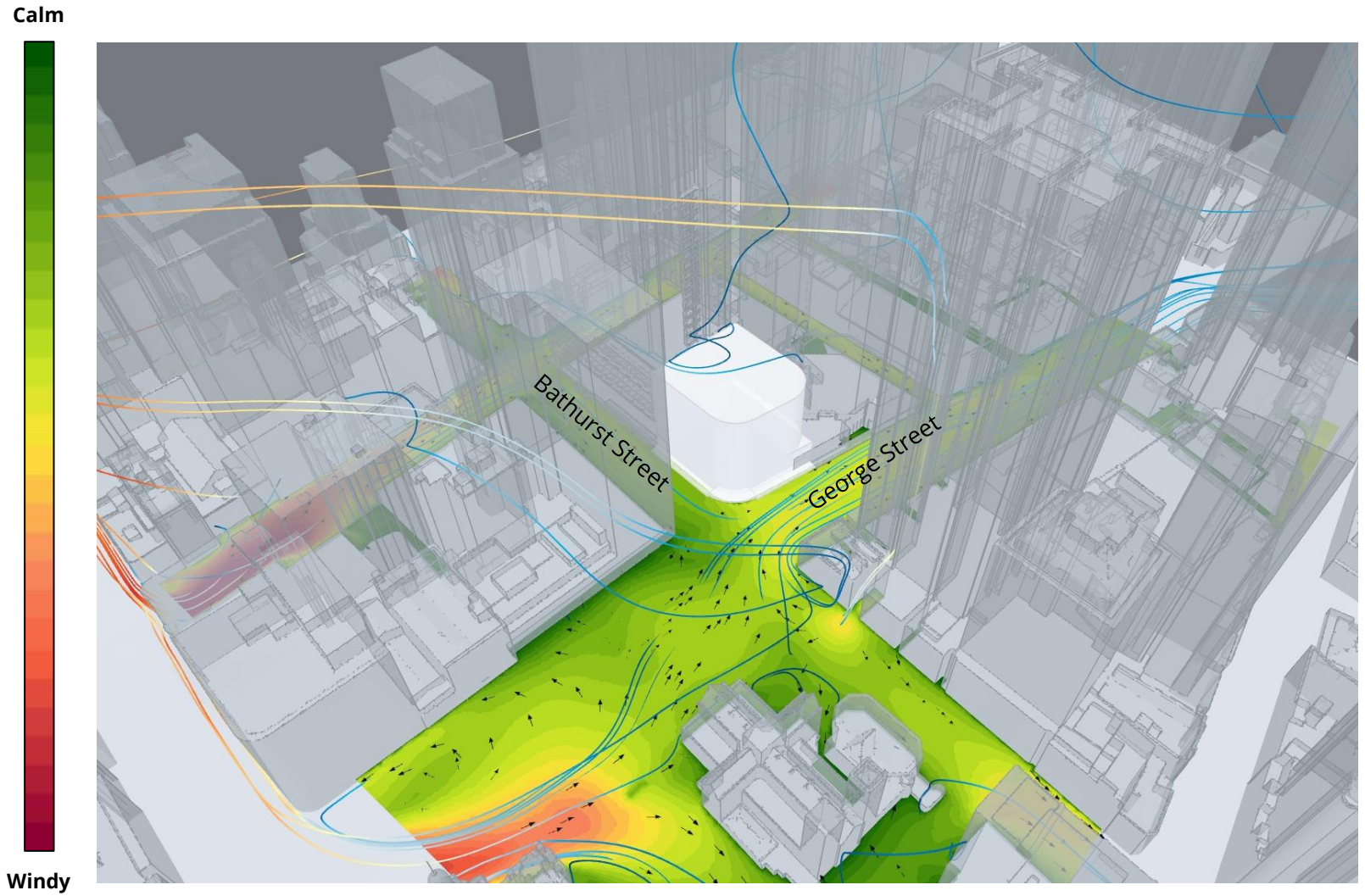
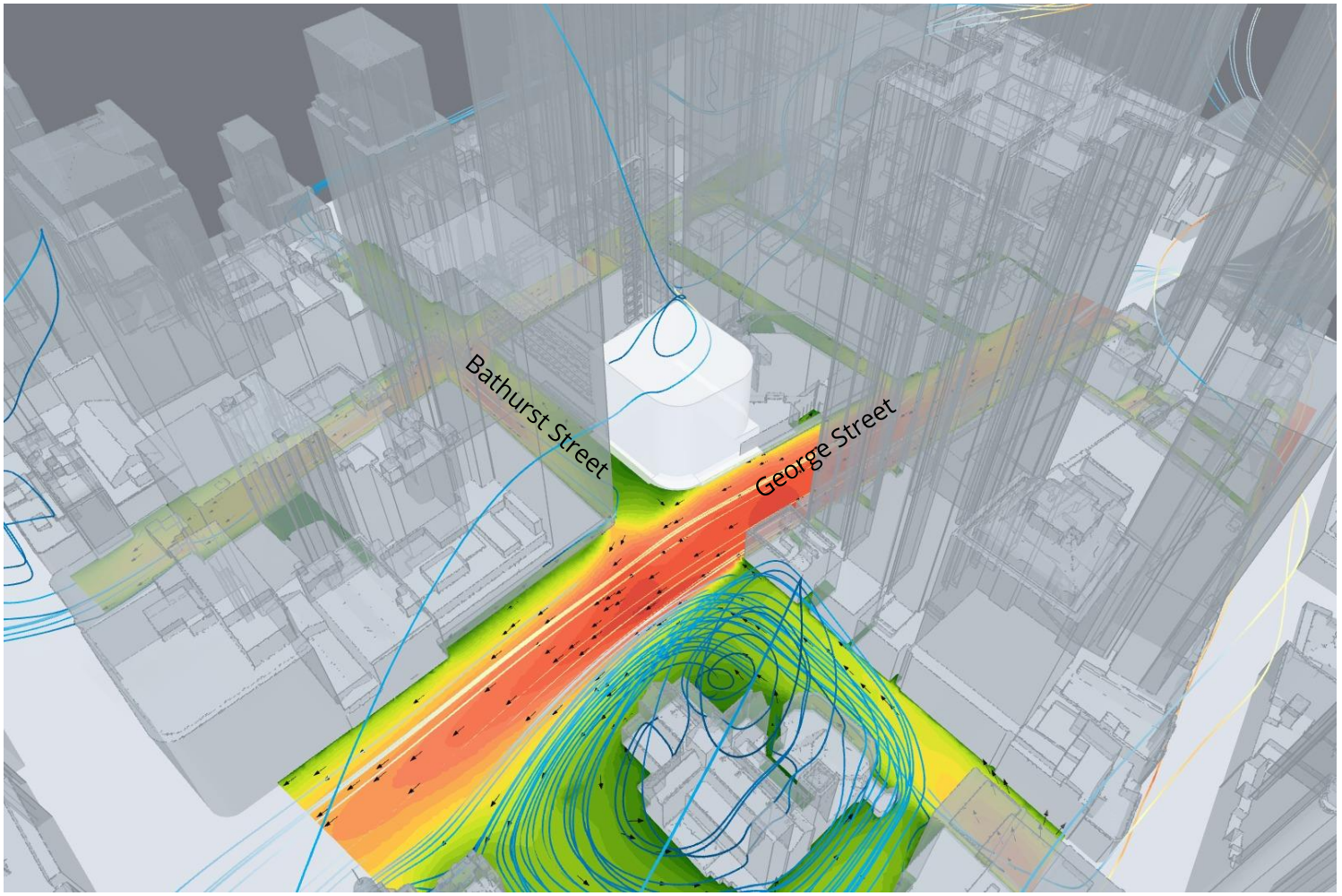


Image 8d: Interaction of Prevailing Northeast Winds with Indicative Design Massing
Winds from 45° sector

287

5. RESULTS AND DISCUSSIONS

Calm

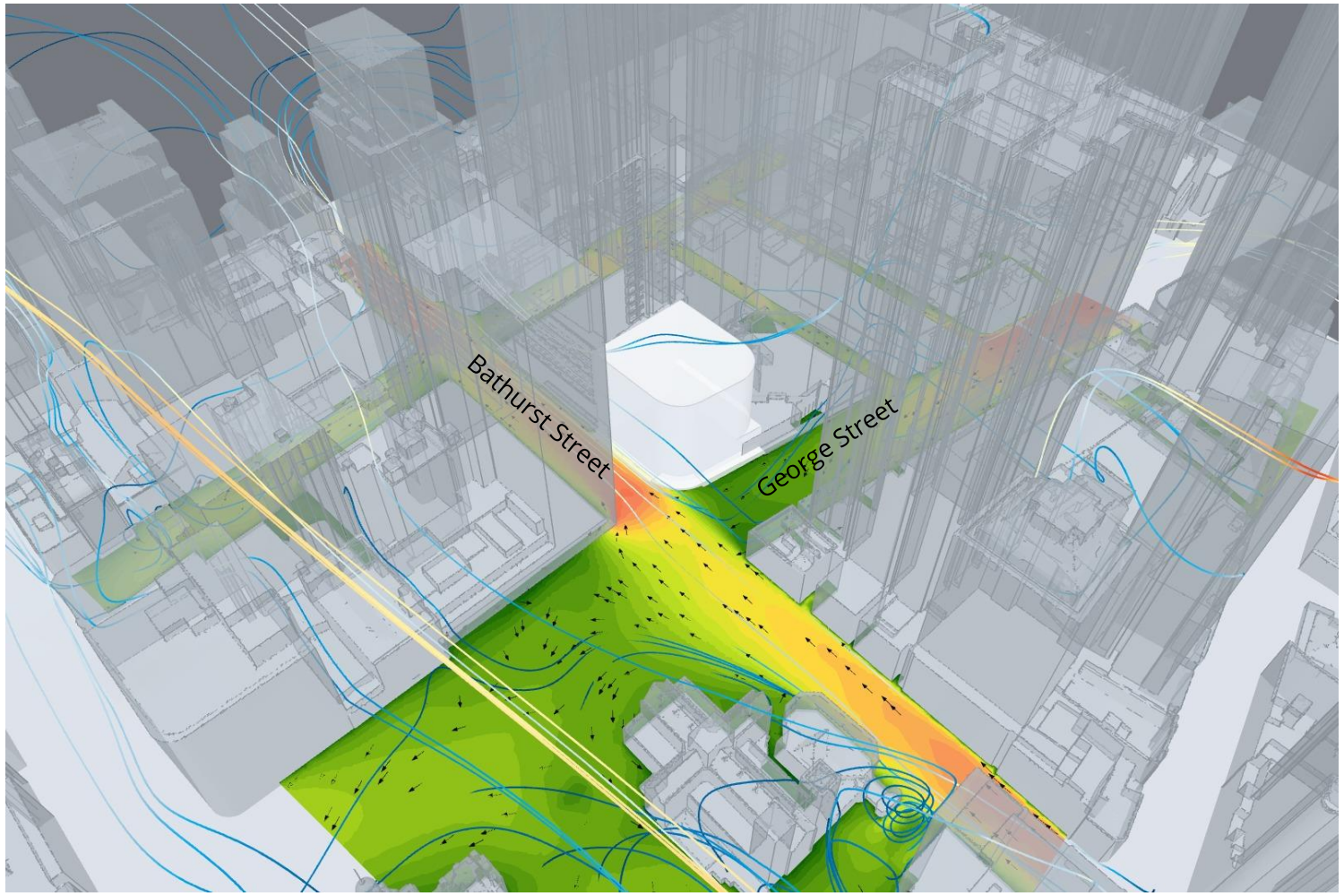


Windy

288

Image 8e: Interaction of Prevailing South Winds with Indicative Design Massing
Winds from 180° sector

Calm



Windy

289

Image 8f: Interaction of Prevailing West Winds with Indicative Design Massing
Winds from 270° sector

6. DESIGN ADVICE AND RECOMMENDATIONS

The overall massing of the development is small in comparison to the surrounding context and is not expected to dictate any significant changes to wind flow patterns within and around the site. As the trafficable areas along the ground level are expected to be suitable for their intended use, no additional mitigation measures are required. The following proposed features of the development along the Ground Level are recommended to be retained for their effect in wind mitigation:

- It is recommended to retain the proposed awnings along the northern and western aspects of the development continuing the overhead coverage from the neighbouring sites.
- It is recommended to retain the recessed entry areas at the rotating door entrances along George Street which are expected to expand the calm region for stationary activities.

Requirement for the wind mitigation to be confirmed during the detailed design stage via detailed wind tunnel testing to confirm compliance with the relevant planning requirements.

7. STATEMENT OF LIMITATIONS

Wind comfort conditions around the indicative development located at 580 George Street in Sydney, New South Wales are discussed in this report. This assessment is based on the CFD analysis of the proposed massing of the buildings using Orbital Stack. The findings of the report should be assessed based on the limitations listed below:

1. The analysis presented was based on the historical climate conditions for the region.
2. It is noted that the conditions presented herein depict statistical conditions for selected time periods. It would be prudent to be consider that specific seasonal trends (e.g., a heatwave) would be expected to result in ambient conditions which could create longer durations of uncomfortable conditions. Thermal comfort studies provide a more a holistic assessment of perceived comfort.
3. The effect of climate change (i.e., forward predictions of trends in meteorological conditions) has not been considered in the analysis. However, the use of the latest meteorological information should give some indication.
4. The CFD simulations were conducted using a steady-state analysis. This means that the wind speed predictions represent an 'average' of the expected conditions within and around the development. As such, RWDI would expect the comfort conditions to be more dynamic in reality than the 'static' figures presented herein.
5. Gusts are an important part of the overall wind microclimate that can impact safety, and these have only been considered qualitatively in the current assessment. A more detailed assessment would be required using either a boundary-layer wind tunnel or more detailed transient computational modelling to evaluate the gust response of the development as the design evolves.

8. APPLICABILITY OF ASSESSMENT

The assessment discussed in this report pertains to the planning proposal and outlines future mitigation measures to be included in any detailed design in accordance with the drawings and information received in June and July 2025. In the event of any significant changes to the design, construction or operation of the building or addition of surroundings in the future, RWDI could provide an assessment of their impact on the wind conditions discussed in this report. It is the responsibility of others to contact RWDI to initiate this process.

This report entitled "*580 George Street: Pedestrian Wind Assessment*", dated 1 September 2025, was prepared by RWDI Australia Pty Ltd ("RWDI"). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein ("Project"). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared.

Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilise the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.

Attachment A7

Services and Infrastructure Strategy

ARUP

GPT Group

580 George Street Podium Building Precinct

Preliminary Utility Services Infrastructure Assessment

Reference: 308662_ARUP_Utilities

Issue 2 | 25 July 2025



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This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 308662-00

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1. Introduction

This Preliminary Utility Services Infrastructure assessment report has been prepared by Arup on behalf of GPT Group. It accompanies a planning proposal for the site at 580 George Street, as shown in Figure 1.



Figure 1: 580 George Street, Sydney –

For a detailed site and project description, refer to the Planning Proposal Report and the Architectural Drawings prepared by Curzon + Partners.

The new utility loads were assessed based on the following preliminary areas, noting areas for level 2 and above are additional GFA to the existing podium. The existing podium areas from basement to Level 1 are to remain with some reconfiguration to accommodate the new core. Also, the mix of retail/commercial in the existing podium differs from existing, which has also been considered in the assessment.

Level	Type	No. of Levels	GFA (m^2)
basement	Carpark B1	1	2884
lower ground	Retail	1	2321
ground	Lobby & Retail	1	2033
mezzanine	retail- Destination	1	473
mezzanine	office	1	1441
level 1	retail - Destination	1	973
level 1	office	1	1059
level 2 to L7	Commercial	6	5848
L8 rooftop plant	Plant / commercial	1	700
level 2 to L8	Commercial	7	8400
Total			**17732**

1.1 Purpose of report

The purpose of this Preliminary Utility Services Infrastructure report is to provide an overview of:

1. The availability, capacity and location of utility services infrastructure that will support the proposed development; and
2. Protection and relocation strategies for infrastructure assets belonging to each of the utility stakeholders.

2. Utility Services Infrastructure

A BYDA ‘dial before you dig’ (formerly DBYD) enquiry was sought (23/09/2024) and the information collated into this report.

The available utility information indicates the existence of the following services serving or near the site:

- Electricity Supply – Ausgrid:
    - Existing HV and LV services
- Communications Services:
    - Telstra, Optus, NBN, TPG , Vocus, Uecomm, Verizon, AARNet, Nextgen, Fibreconx
- Optus, NBN and Fibre Networks
    - Fibre, NBN
- Water Services – Sydney Water
    - Sewer
    - Potable Water
    - Stormwater and On-Site Detention

2.1 Electricity supply

The existing building is currently supplied from the existing Substation **S.6198** of **3 x 1000kVA** providing 3200A firm rating and within the upper level L35 Chamber Substation **S.6279** of **3 x 1000kVA** providing 3422A. The HV infrastructure is located along Wilmot Street as shown in the DBYD information below

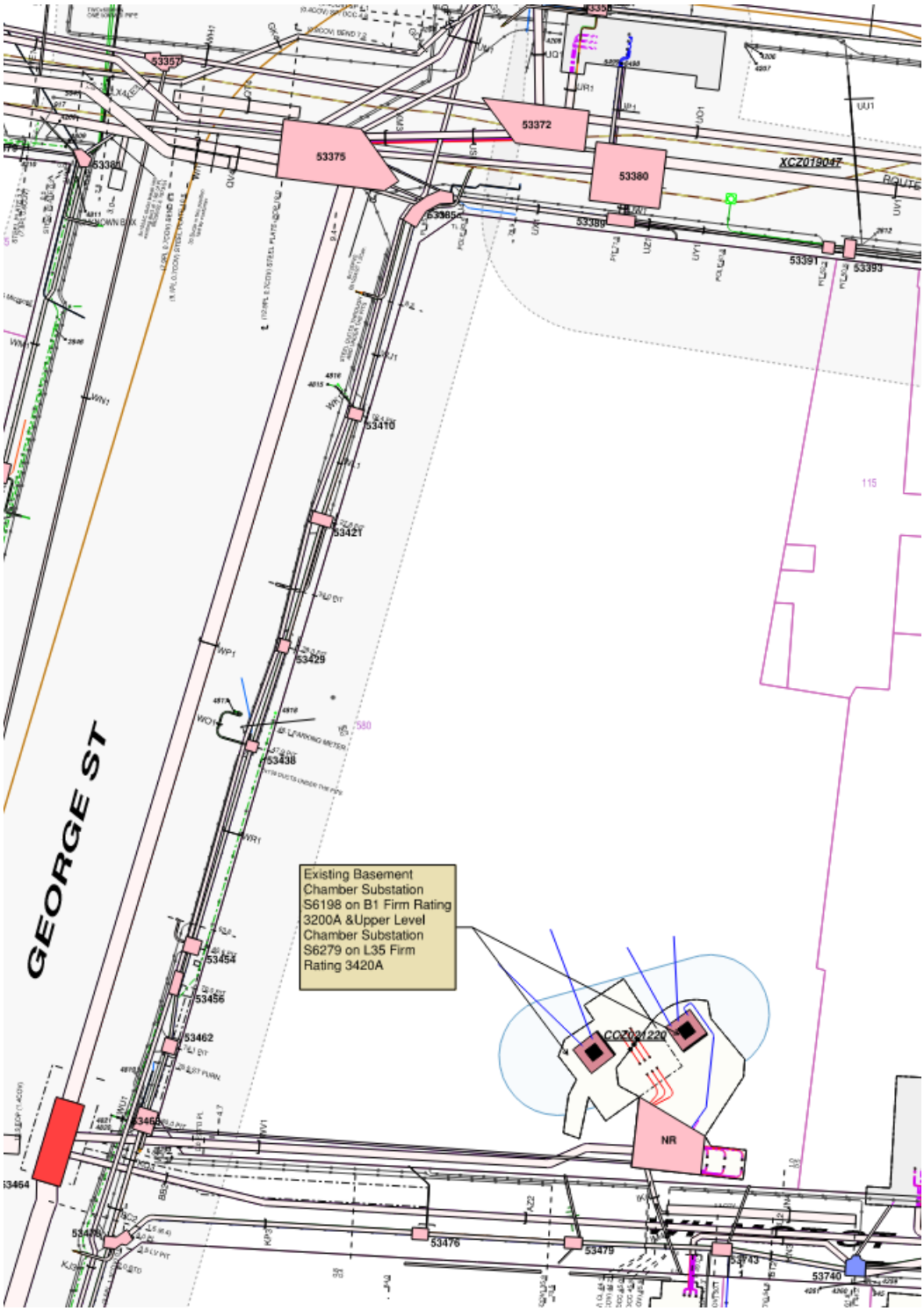


Figure 2: Existing Ausgrid substations and HV cables

2.1.1 Site New Maximum Demand

The following sections outline the maximum demand calculations and assumptions. It should be noted that for further accuracy it is recommended that the final design assessment complete a revised maximum demand calculation using connected equipment loads to AS3000 rather than VA/m^2 calculations. This will be completed once the detailed development application has been completed and will provide greater accuracy than the initial VA/m^2 calculations.

The maximum demand calculation was carried out using the following allowances:

1) Office NLA: 85VA/m² including diversity with 40VA/m² mech allowance
2) F&B Retail NLA: 600 VA/m² including diversity with 100VA/m² mech allowance
3) Destination Retail NLA: 250 VA/m² including diversity with 40VA/m² mech allowance
4) Lifts: An allowance of 500 kVA for Lifts with diversity applied as per AS3000.
5) BOH Lighting & Power: 15VA/m²

Based on the above, a maximum demand calculation was carried out resulting in an electrical power load associated with connected equipment such as motors, lighting and small power of **2256kVA** (diversified), which is equivalent to the current load of **3256A.**This is within the current rating of the existing substation **S6198.**

2.1.2 Proposed electrical supply alterations

Based on the anticipated **2.2MVA** for the load **no change** will be required to the existing substation **S6198**.

The new podium development will modify the existing LV infrastructure to support the podium development.

2.2 Communications

2.2.1 Existing services

The following communications services networks exist within or in proximity of the boundary of the development site based on our interpretation of the 'Before You Dig Australia' (BYDA) information. The utility communications cabling is generally installed in underground conduits on street verges with regular access points through manholes or pits.

Services identified include:

- Telstra
- Optus
- NBN
- TPG
- Uecomm
- Verizon
- AARNet
- Nextgen

Further discussions are required with the service providers to confirm existing arrangements, noting these works can be undertaken at the design stage.

The following sections provide details of existing services for each noted service provider.

2.2.1.1 Telstra Services

Services Present - Telstra services are present on both George Street, Wilmot and Bathurst Street running past the development.

Connections to the site – Telstra services are provided into the site from all sides George Street, Wilmot and BathurstStreet sides.

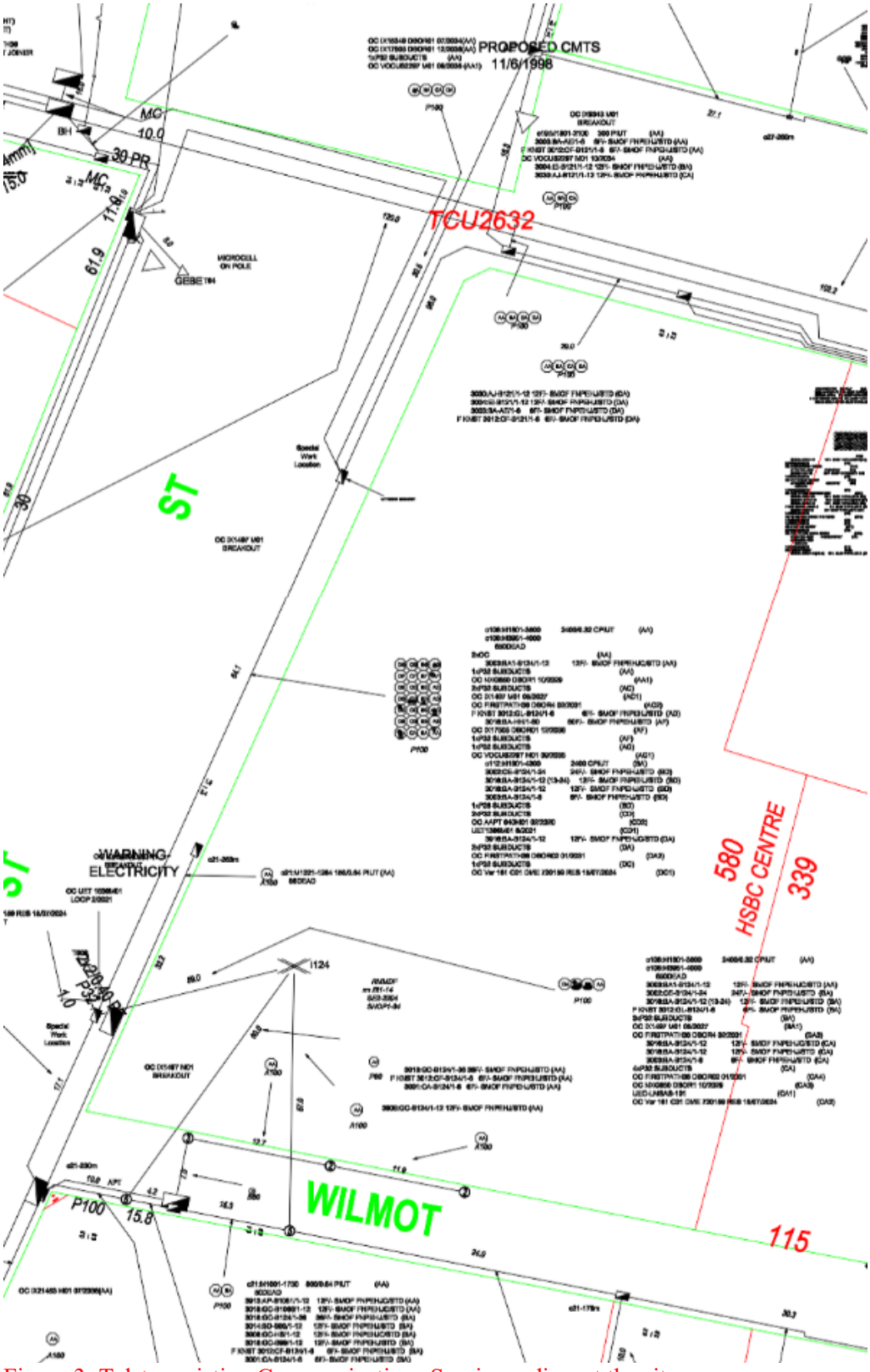


Figure 3: Telstra existing Communications Services adjacent the site

2.2.1.2 Optus Services

Services Present - Optus services are present on both George Street and Bathurst Street running past the development.

Connections to the site – A connection is provided to the site on the George Street, Wilmot and Bathurst Street sides.

Other Notes – A cable is indicated crossing the site between George Street and Wilmot Street (highlighted in yellow for reference). We assume that this service is still in use, and of it will have no impact on the proposed podium development.

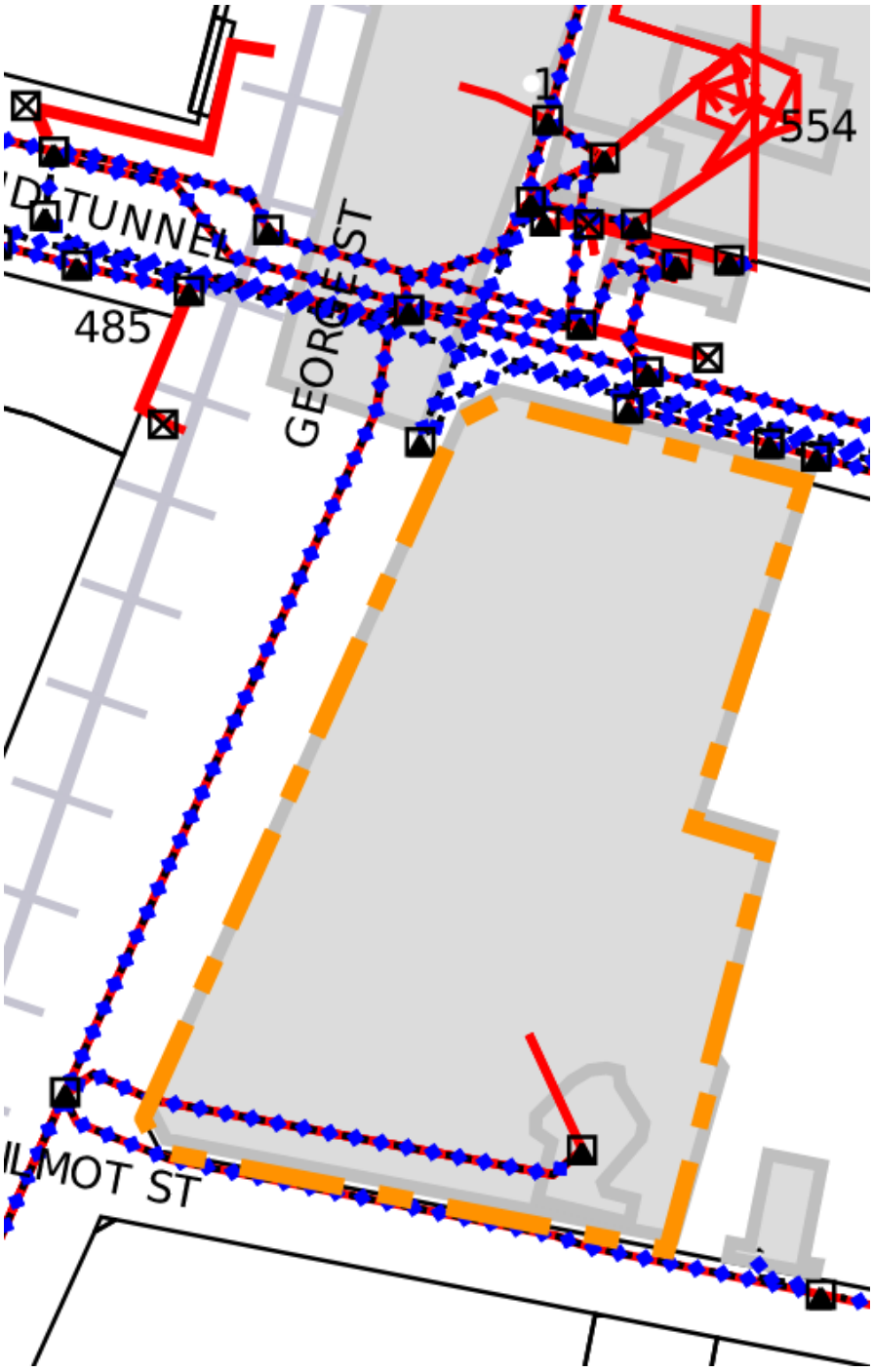


Figure 4: Optus existing Communications Services adjacent the site

2.2.1.3 NBN Services

Services Present - NBN services are currently within the area on both George/Wilmot Street and Bathurst Street running past the development. George Street services are located on the Western side of the street not crossing directly alongside of the site.

Connections to the site – There are presently one (1) NBN connections provided to the site on the George Street side only, entering at the South West of the site.

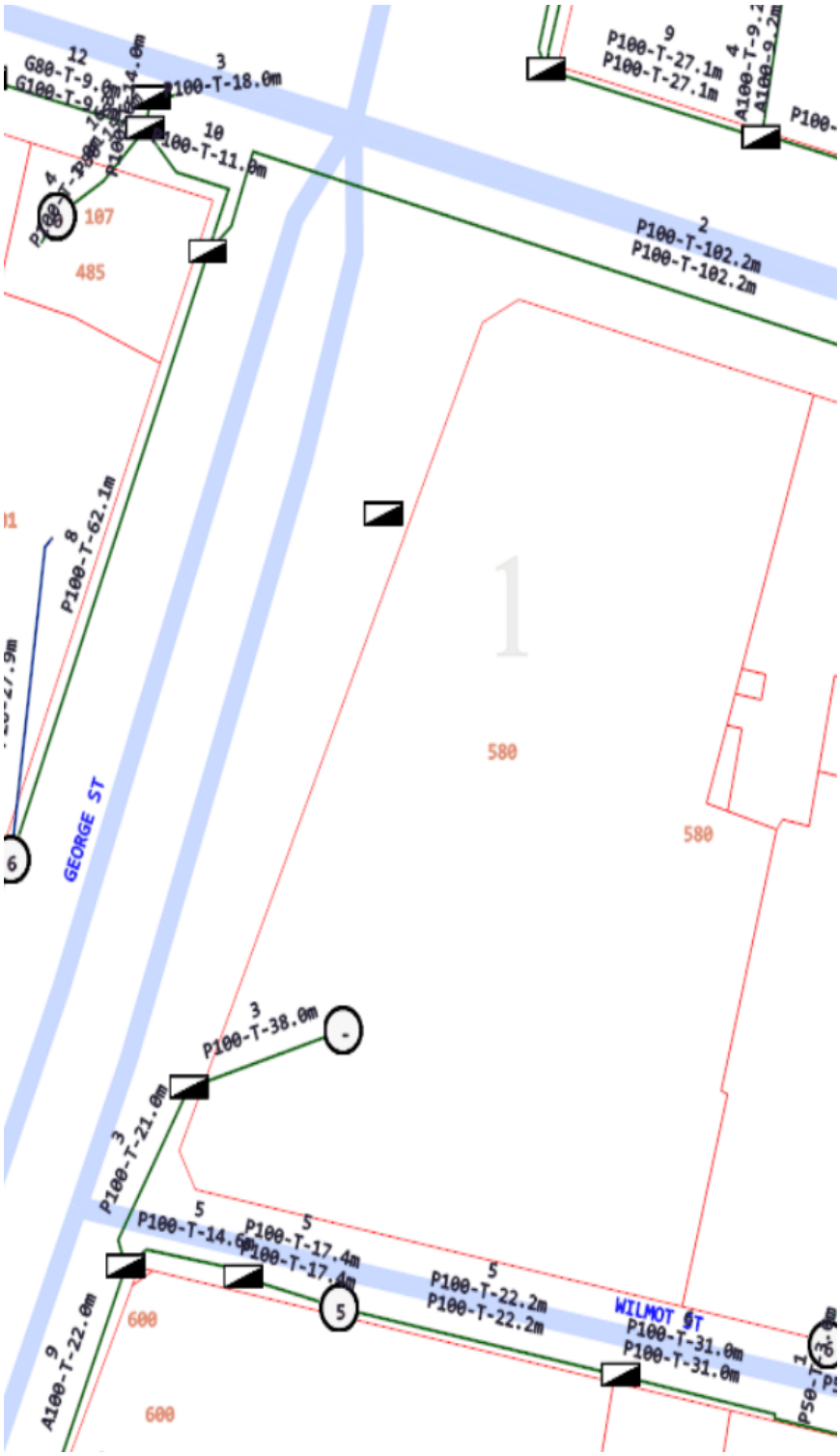


Figure 5: NBN existing Communications Services adjacent the site

2.2.1.4 TPG Services

Services Present - TPG have PIPE Networks services located south west on the George Street side of the site. Note PIPE Networks is presently owned by TPG.

Connections to the site – There are no connections to the site.

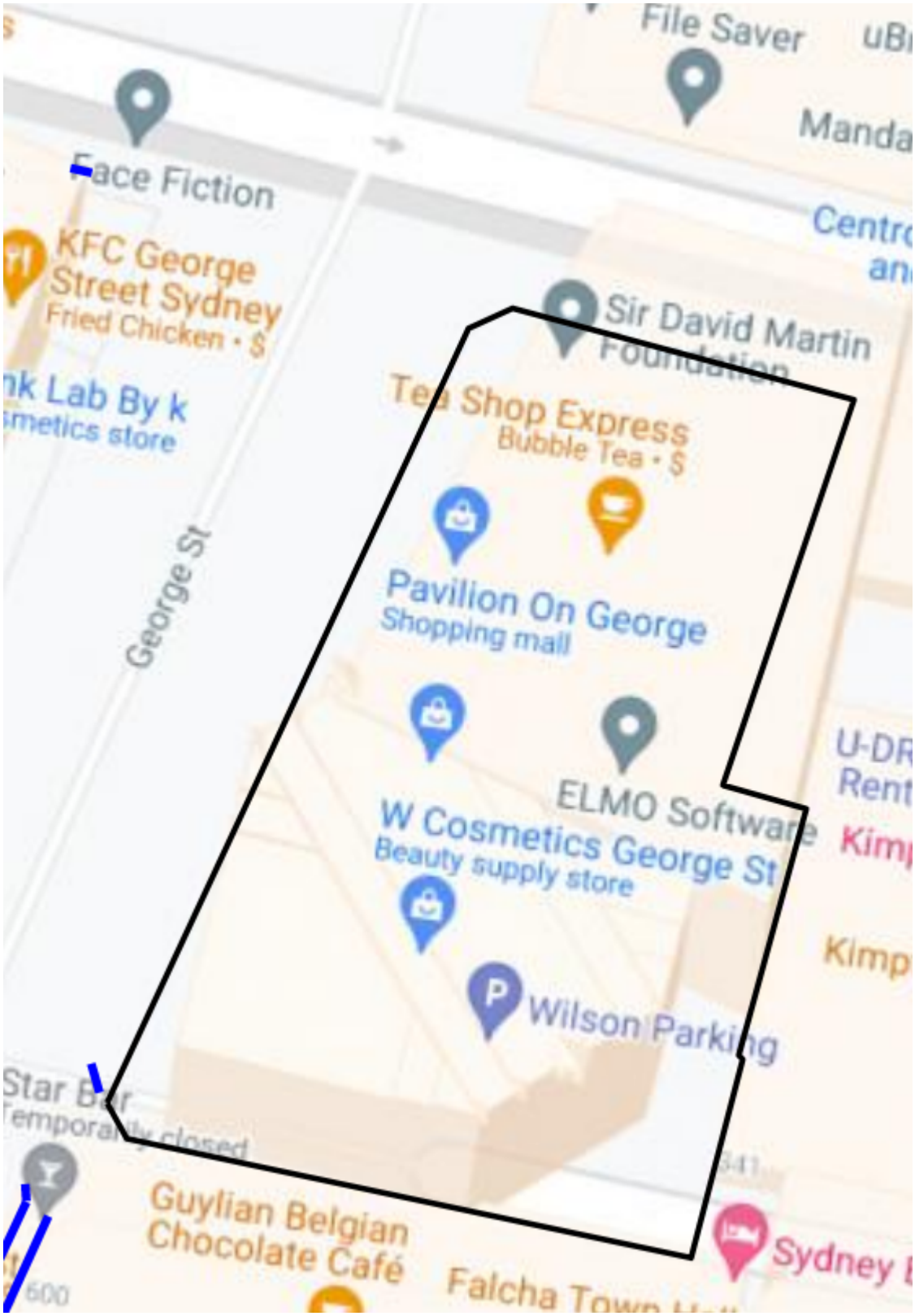


Figure 6 - TPG existing Communications Services adjacent the site

2.2.1.5 Uecomm Services

Services Present - Uecomm services services are present on both George Street and Bathurst Street.

Connections to the site – There is one Uecomm services to the site.



Figure 7 - Uecomm existing Communications Services adjacent the site

2.2.1.6 Verizon Services

Services Present – Verizon services currently pass the site on the George Street side only. The services are located on the Western side of the street, not crossing directly in front of the site.

Connections to the site – There does not appear to be any Verizon services to the site.



Figure 8 - Verizon Communications Services adjacent the site

2.2.1.7 AARNet Services

Services Present – AARNET services are present on the Bathurst Street side only, directly passing the site utilising Telstra conduits.

Connections to the site – There are no AARNET connections provided to the site,

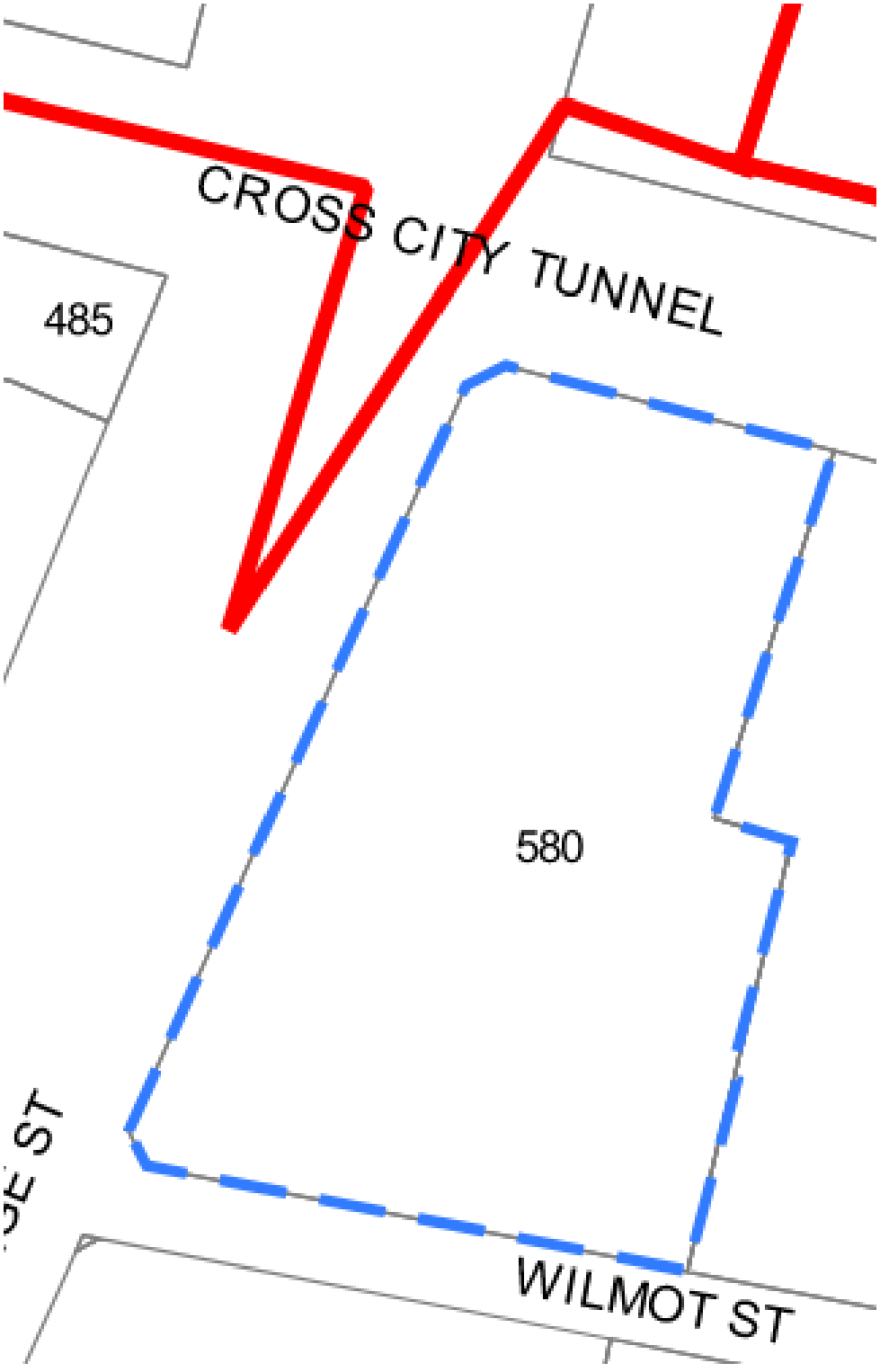


Figure 9 - AARNET Communications Services adjacent the site

2.2.1.8 Nextgen Services

Services Present – Nextgen services are present on both George Street and Bathurst Street

Connections to the site – There appear to be one (1) Nextgen services to the site.

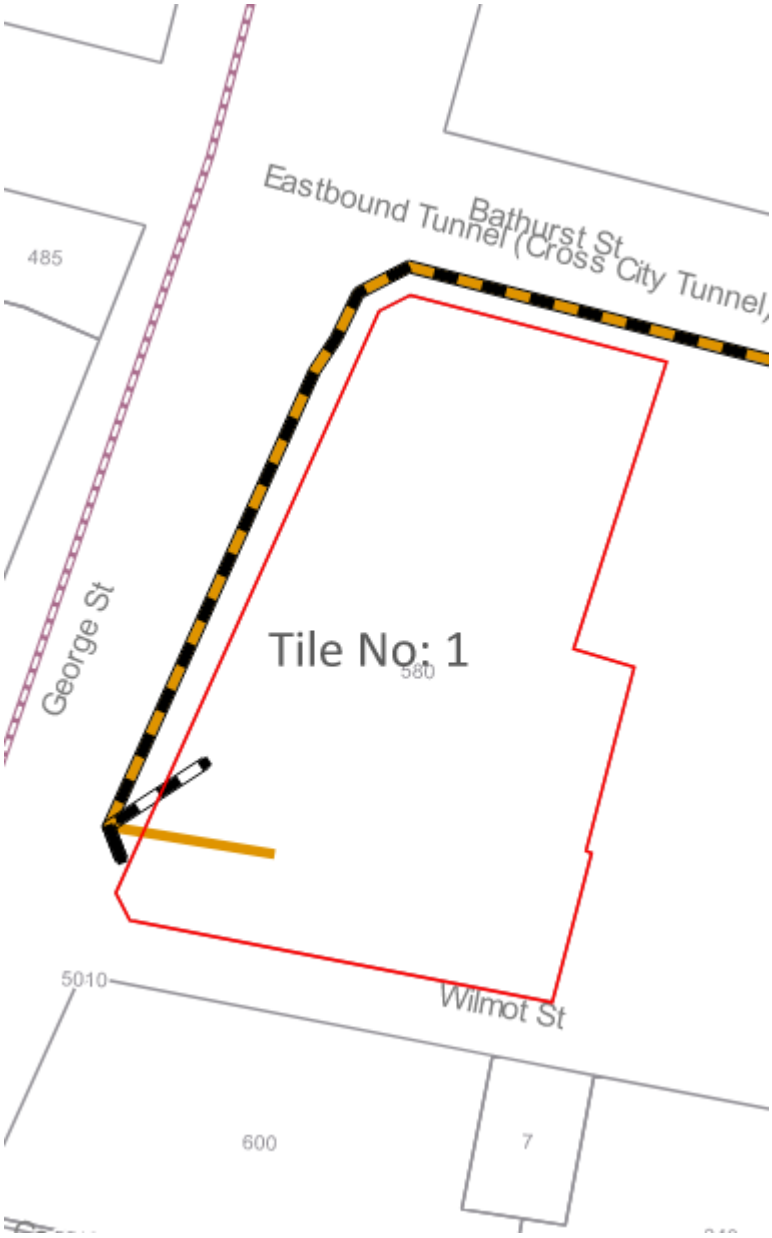


Figure 10 - Nextgen Communications Services adjacent the site

2.2.2 Required alterations

Depending on the proposed tenant communications services requirements, augmentation of the pit and duct systems may be required to facilitate a connection to the new podium development.

The proposed development will require lead in cable routes for multiple service providers. As part of the design process, the existing lead-in provisions will require further investigation to understand entry points and extent of conduits provided.

To align with requirements of a modern building, the following services provisions are recommended:

- **NBN** – Dedicated 100 mm conduit in accordance with NBN design requirements. Noting that there are already existing NBN services available, existing should be capable of re-use
- **Other Providers** – 4 x 100 mm conduits from both George Street and Bathurst Street sides. It is noted that the majority of tenants don't utilise NBN services, thus the reasoning for quantities of other conduits required.

2.3 Water, sewer and stormwater services

2.3.1 Existing service

The existing services are described as follows and are owned by Sydney Water.

Potable water supplies
All of the existing services available are described as follows:

- Bathurst Street – 375 DICL water mains on the south side and 375 CICL water mains on the north side
- George Street – 200 DICL water mains on the east side and 300 CICL water mains on the west side

Sewer Drainage
All of the existing services available are described as follows:

- Bathurst Street – 225VC Sewer main running east to west
- George Street – 300VC Sewer main running north to south

Stormwater Drainage

All of the existing services available are described as follows:

- Bathurst Street – 300VC Stormwater Drainage running North to South
- George Street – 400VC Stormwater Drainage running North to South
- 600 DICL Stormwater Drainage running across the site from North to South

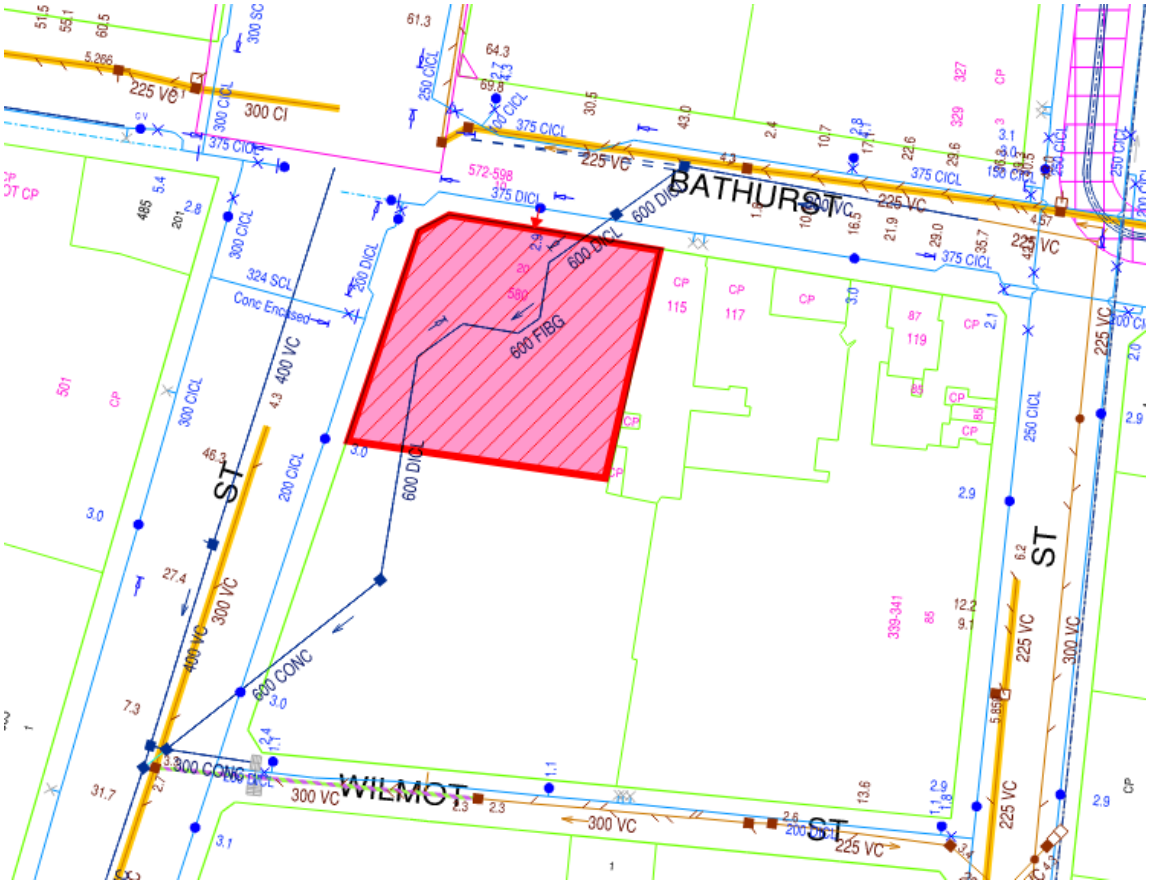


Figure 11: Existing Sydney Water Services shown around the site

2.3.2 Required alterations

Potable Water

The proposed building scheme is nominated to be precinct wide. As such the existing potable water services serving the current building will be extended to serve the new development. As such there will be no new connection made to the Authority mains.

Sewer Service

The proposed building forms part of a precinct-wide scheme. Sewerage from the new development will discharge into the existing sanitary drainage system. It is anticipated that the existing system has sufficient spare capacity to accommodate the additional load. Therefore, no new connection to the Authority mains is required.

Stormwater Drainage

At this stage it is envisaged that rainwater from the project will discharge to the surrounding infrastructure located in Bathurst Street.

3. Protection and relocation strategies for infrastructure assets

A ‘dial before you dig’ (BYDA) enquiry was sought and the information collated for proposing preliminary plan of protection and relocation strategies to allow for minimal impact and appropriate protection of infrastructure assets. The following lists strategies.

Being aware of affected utility stakeholders, including: Ausgrid, City of Sydney, Optus, Roads and Maritime Services, Sydney Water, and Telstra.

Locating assets: Assets’ and permanent survey marks’ exact location and assistance will be requested from each utility stakeholders at a reasonable time before work begins. A thorough site examination will be conducted for visible structures through field survey including the use of appropriately qualified personnel and equipment.

Acquiring approvals: Relevant approvals will be obtained prior to commencement of works on or near infrastructure assets of various utility stakeholders. And all works are undertaken in accordance with the requirements of any approval.

Reporting damage: Damage of assets will be reported immediately to utility stakeholders any time, any day.

Attachment A8

Sustainability Strategy

Sustainability Strategy

580 George Street, Sydney

Project No.	P02046
Revision	002
Issued	30 July 2025
Client	Icon

E-LAB Consulting
Where Engineering and Science Inspire Design.



Issue and Revision Record

Revision	Date	Originator	Approver	Description
001	27.06.2025	JJ	AK	For Review
002	30.07.2025	JJ	AK	Minor Update

Engineering Lab NSW Pty Ltd

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1 Introduction

1.1 Purpose

This Sustainability Strategy has been prepared by E-LAB Consulting on behalf of Icon Project Management, and forms part of the Planning Proposal for the 580 George Street, Sydney development.

The intent of this document is to identify and outline the key environmental and sustainable objectives of the project.

1.2 Project

The 580 George Street, Sydney project comprises a commercial development above a retail podium which is connected to the adjacent existing office tower. The precinct has a direct connection below ground to Town Hall Station.

1.3 Drivers

The sustainability strategy for the project is driven by the following frameworks:

- National Construction Code (NCC) 2022 – Section J Energy Efficiency
- State Environmental Planning Policy (SEPP) 2022 – Sustainable Buildings
- Green Building Council of Australia - Green Star Buildings v1 rating
- National Australian Built Environment Rating System (NABERS) – Energy & Water ratings
- City of Sydney Development Control Plan (DCP) 2012
- City of Sydney Local Environmental Plan (LEP) 2012





2 Strategy

2.1 Overview

This proposed strategy has been developed to respond the aforementioned drivers, positioning the project to support a decarbonising world, as well as providing a healthy space for occupants within the heart of the city.

The project will strive to achieve exemplary sustainability performance, with a focus on energy and water efficiency, indoor environment quality, sustainable transport, and carbon management for whole life net zero ready outcomes.

A three tiered approached is presented below, stepping through the hierarchy to reduce, eliminate, and offset the project's resource use and demand which will be used to guide the design principles detailed on the following pages.

Build using responsible and low embodied products

Deliver energy efficient buildings that reduce the stress on a decarbonising grid

Create a walkable and accessible precinct promoting active and low carbon transport options

Reduce

Take advantage of a decarbonising grid by providing a fully electric development

Deploy on-site active generation and storage systems, where feasible.

Supply all energy uses with renewable electricity

Eliminate

Offset any residual carbon with nature-based solutions

Offset

2.2 Energy Use & Carbon Emissions

A reduced demand for energy consumption will be paramount to meeting the projects sustainability strategy. The development will achieve a decreased energy use and a carbon neutral development through:

- Reducing embodied carbon in design
- Efficient and optimised building systems
- Instigating energy metering, monitoring, and controls to reduce unnecessary energy consumption and allowing energy demands to be better managed across the development
- Any remaining emissions will be offset during operation

The development will be designed to optimise energy efficiency and the use of renewable energy generated on-site as specified by **Clause 7.33** of the City of Sydney LEP by targeting the Energy Use Credit Achievement of the Green Star Buildings rating tool.

Assurance

1. Targeting the **Green Star Buildings Energy Use Credit Achievement**

- Demonstrates a 20% reduction in energy use when compared to a reference building

2. Targeting a **5.5 Star NABERS Base Building Energy** rating

- Energy performance of the development will be benchmarked throughout design via detailed modelling, identifying opportunities to increase the efficiency and performance of building systems
- Operational energy data will be used to certify the NABERS Energy rating for the development

2. Accounting of embodied carbon emissions

- Required under the **Sustainable Buildings SEPP** for non-residential developments, embodied carbon emissions will be disclosed at the development application and construction certificate stages of the project.

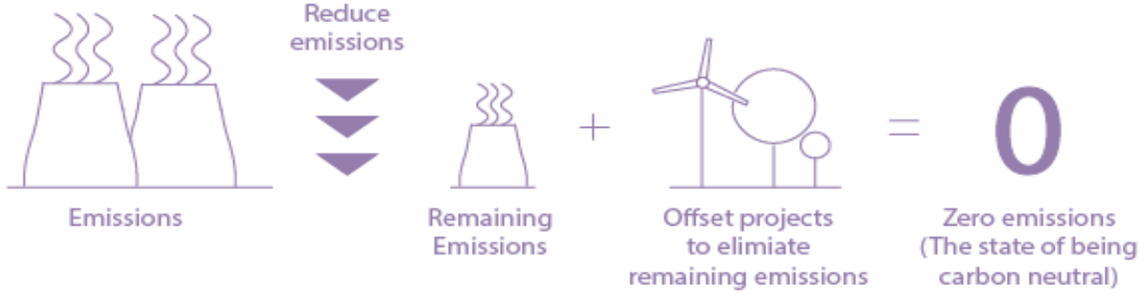
2.3 Environmentally Sustainable Design

The project will target a 5 Star Green Star Buildings rating certified by the Green Building Council of Australia.
The outcome will demonstrate 'Australian Excellence' through a wholistic approach to environmentally sustainable design in:

- Resource use
- Indoor environmental quality
- Responsible building materials
- Construction management
- Resiliency and adaption
- Sustainable transport

A Green Star Buildings rating will also respond to items required under the **Sustainable Buildings SEPP** for non-residential buildings including the following:

- Minimisation of waste from associated demolition and construction – through the **Responsible Construction** and **Upfront Carbon Emissions** credits
- Reduction in peak demand for electricity – through the **Energy Use** credit
- Metering and monitoring of energy consumption – through the **Verification and Handover** credit
- Minimisation of the consumption of potable water through the **Water Use** credit.



2.4 Water Use

To achieve responsible water consumption and water sensitive urban design required by governing ESD policies and performance requirements, best practice water-saving initiatives will be implemented throughout the project such as:

- Efficient water fixtures and appliances
- Investigation of a rainwater tank and reuse potential such as irrigation or toilet flushing
- Water metering and monitoring, reducing unnecessary demand and providing alerts to any system leaks

Assurance

1. Targeting a **4 Star NABERS Base Building Water** rating
   - Water usage of the development will be benchmarked throughout design
   - Operational water use data will be used to certify the NABERS Water rating for the development

2. Achieving a **5 Star Green Star Buildings** rating
   - Meeting the Water Use credit Minimum Expectation
   - Meeting the Metering and Monitoring criteria of the Verification and handover Minimum Expectation

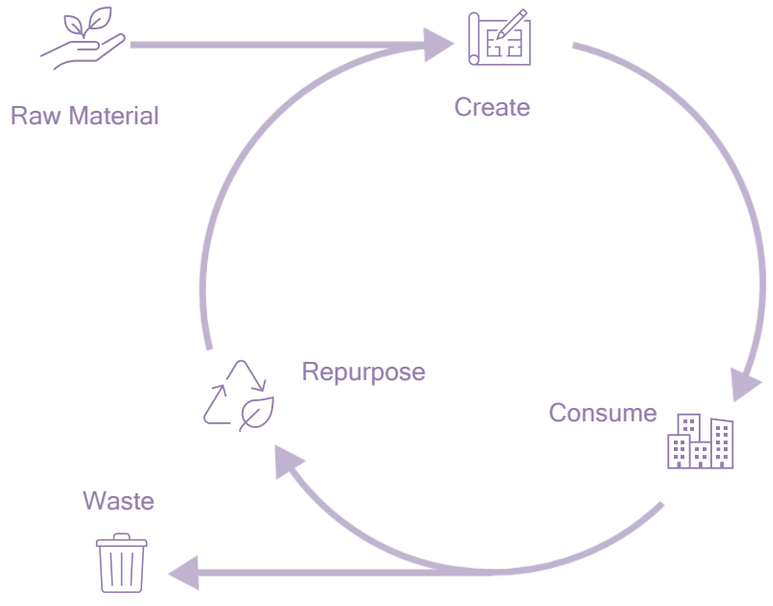
2.5 Waste Minimisation

The project will have a significant focus on the whole of life impacts of material use and responsible procurement for both the construction and operational phases of the development. Waste will be kept to a minimum through the following initiatives:

- 90% of Construction and Demolition Waste to be diverted from landfill
- Separation of operational waste streams on-site, allowing for effective recycling and minimising waste sent to landfill

Assurance

1. Achieving a **5 Star Green Star Buildings** rating
   - Meeting the Responsible Construction Credit Achievement
   - Meeting the Responsible Resource Management Minimum Expectation





3 Summary

3.1 Targets

The following table outlines the proposed targets derived from the sustainability strategy for the 580 George Street, Sydney development:

Energy Use & Cabon Emissions	▪ 5.5 Star NABERS Base Building Energy rating ▪ Embodied Carbon Emissions Accounting ▪ Minimum 10% Reduction in Upfront Carbon
Environmentally Sustainable Design	▪ 5 Star Green Star Buildings rating
Water Use	▪ 4 Star NABERS Base Building Water rating ▪ 5 Star Green Star Buildings rating
Waste Minimisation	▪ 90% reduction in construction and demolition waste ▪ 5 Star Green Star Buildings rating



Attachment A9

Economic Benefits Assessment



URBIS

580 GEORGE STREET ECONOMIC IMPACT ASSESSMENT AND NEEDS ANALYSIS

Economic Impact Assessment and Midtown Precinct Prime Office Space Needs

P0014547
Prepared For GPT Group
August 2025

This report is dated **August 2025** and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of **GPT Group** (Instructing Party) for the purpose of an economic impact assessment and needs analysis for the projects Planning Proposal Submission (Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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Urbis staff responsible for this report were:

Director	Richard Gibbs
Associate Director	Jennifer Williams
Consultant	Christopher Katsikas

Project code	P0014547
Report number	1

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ACKNOWLEDGEMENT 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.



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.

Title: Sacred River Dreaming
Artist: Hayley Pigram
Darug Nation
Sydney, NSW

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EXECUTIVE SUMMARY

The uplift in office space at 580 George Street is a positive for the Midtown precinct, Sydney CBD and state economies. It will create increasingly sort-after prime space next door to a Metro Station, which will assist in encouraging workers back to the office further benefiting the City of Sydney economy.

The development of office and retail space at 580 George Street is in alignment with the vision for the Sydney CBD in that it increases the supply of quality office space in the market, which is more likely to attract workers back into the City. It also creates jobs, which is a key requirement for a central business district, particularly within a central precinct, such as the Midtown precinct. By 2030 vacancy in prime midtown space is expected to be falling rapidly indicating a need for greater supply in the market.

The Metro is also a catalyst for future growth particularly in the areas surrounding the stations. The building at 580 George Street being next door to Gadigal Station is expected to benefit from this station driven demand growth. Additional office space at this site will also create efficiencies for workers helping them get into the office more quickly and efficiently.

With an estimated development cost of $236.5 million (inc GST), the redevelopment project promises significant economic benefits during both construction and operational phases. Construction, set to begin in 2028 and conclude by 2030, is projected to support 174 direct and 246 supply chain jobs, adding a total of around $302.6 million to the NSW economy.

In the long term, the operational phase is expected to sustain 965 jobs and contribute $425.3 million annually to the state economy. This project represents a substantial opportunity for local and state development, warranting support and timely progression.

This development is a bold step towards a vibrant and thriving Sydney CBD, fostering economic growth and job creation.

Given the scale of economic uplift and jobs creation in both the construction and operational stages, the project represents a significant opportunity for local and state development and is recommended for support and timely progression.



$236.5M

DEVELOPMENT COST

Estimate of Development Cost (incl GST)



10.03K SQ.M

GROSS FLOOR AREA UPLIFT

Total area of Gross Floor Area (GFA)



419

CONSTRUCTION JOBS

Total jobs created direct and indirect



965

OPERATIONAL JOBS

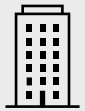
Total new employment opportunities created operation of the development direct and indirect



$302.6M

VALUE ADDED CONSTRUCTION (NSW)

Direct and indirect



$425.3M

ANNUAL VALUE ADDED OPERATIONAL (NSW)

Direct and indirect



01
CONTEXT

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SUBJECT SITE

Key Findings

The Subject Site is located at 580 George Street, Sydney. The Site on which the existing A Grade 37-level building is 3,567 sq.m. The existing building is 33 levels of office space above a podium and was constructed in 1988. The three-storey podium is on the Bathurst Street corner and contains retail tenancies. The existing building links directly through to Town Hall station via an underpass, creating excellent public transport connectivity. It also includes onsite childcare, end-of trip facilities and a strong digital connectivity offer.

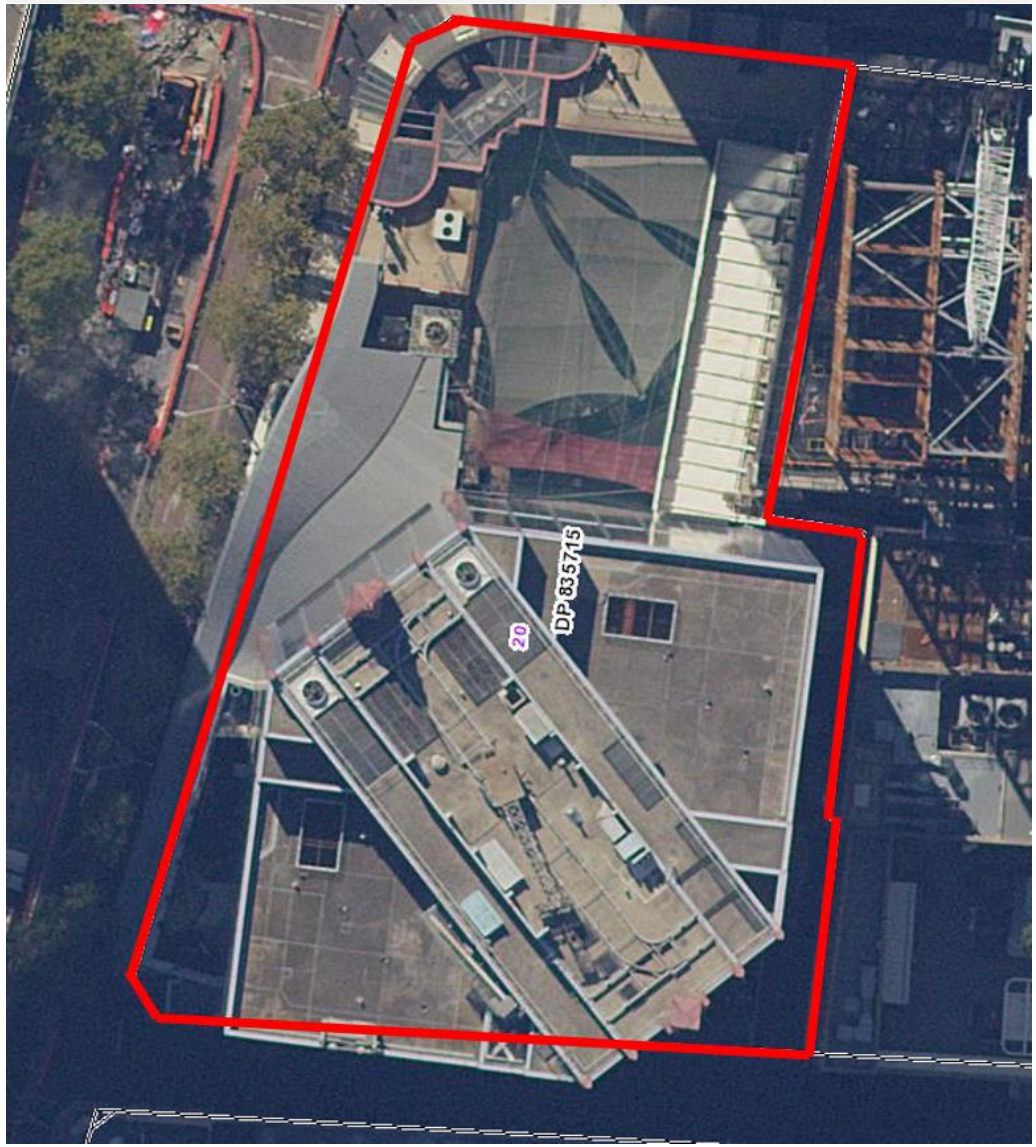
The proposed development is expected to include 10,030 sq.m of new gross floor area including 9,169 sq.m of commercial office and 861 sq.m of retail space.

In terms of surrounding amenity, the Subject Site is located:

- 97m from Town Hall Station (with direct connection)
- 120m from Gadigal Metro Station
- 350m from QVB
- 400m from Hyde Park

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Subject Site – 580 George Street, Sydney



02

ECONOMIC BENEFITS ASSESSMENT



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CONSTRUCTION PHASE IMPACTS

Impact Modelling Methodology

This study undertook an assessment of the potential economic activity supported by the construction of this project. The following impacts of the project were measured.

- ***Direct impacts*** are the initial round of impacts including to economic output, employment and household income.
- ***Indirect impacts*** are the sum of production-induced (i.e. supply chain) effects and consumption-induced effects. Production-induced effects (Type I) are additional output, employment and household income resulting from re-spending by firms that receive payments from the sale of services to the firms undertaking the project.

The modelling assessed:

- ***Economic activity*** – the total dollar amount impact (or contribution to gross domestic product);
- ***Employment*** – the full-time equivalent per annum employment generated by the project;
- ***Value added*** – the value added to materials and labour expended on the project; and
- ***Supply chain impacts*** – the value of further spending in the supply chain.

Construction Phase Impact Modelling Steps

Task	Description
Estimate Direct Impacts	Line-item costs were allocated to relevant industry classifications based on project experience and information supplied by GPT Group.
Calculate Consumption and Supply Chain (Indirect) Impacts	This study used an Economic Impact Assessment (EIA) approach to estimate the impact of the project. At the core of EIAs are Input–Output (IO) tables. IO tables are part of the national accounts by the ABS and provide detailed information about the supply and use of products in the Australian economy, and the structure of and inter–relationships between Australian industries. IO tables are converted, through statistical analysis, into a series of economic multipliers. These multipliers represent the relationship between the direct expenditure associated with a project and economic changes. The EIA assessed the additional effects from further rounds of spending in the supply chain but has not included a consumption effect (Type II), which may result from consumer spending generated in the region.

Source: Urbis

PROJECT TIMINGS AND COST

Key Findings

The redevelopment of the Subject Site is estimated to have a total development cost of $236.5 million (including GST), over a two-year construction period.

These cost estimates cover the construction phase of the project. Costs include site preparation and building construction costs.

This study assumes that the construction will begin in 2028 and conclude by 2030.

The analysis looks at the economic impacts on a local – City of Sydney and a State (NSW) basis.

Estimated Project Cost ($ million)

Description	Proposed Development	Timing
Proposed Development including 9,169 sq.m of office and 861 of retail GFA uplift	$236.5 million	2 years

Source: CURZON + PARTNERS, Urbis
Construction timing and cost is subject to change.

CONSTRUCTION PHASE IMPACTS

Key Findings

This study has assessed the impacts of the proposed development.

Distribution analysis is conducted to estimate the respective benefits to different regions.

The proposed development is estimated to have a total development cost of $236.5 million (including GST).

Local Economic Impact – City of Sydney

- On average, 262 FTE direct and indirect jobs are likely to be supported during construction of the project.
- Total direct and indirect Value Added to the economy is estimated at $194 million over the construction period of the development.

State Economic Impact – New South Wales

- On average 419 FTE direct and indirect jobs are likely to be supported during construction of the project.
- Total direct and indirect Value Added to the economy is estimated at $303 million over the construction period of the development.

Annual Construction Phase Impact Findings, Proposed Development

Construction Phase Impact Findings – City of Sydney

Category	Direct Effect	Supply-Chain Effect	Total Effect
Project Expenditure ($M)	$236.5	-	**$236.5**
Employment (FTE Job Years)	152	110	**262**
Value Added ($M)	$114.6	$79.1	**$193.7**

Annual Construction Phase Impact Findings – New South Wales

Category	Direct Effect	Supply-Chain Effect	Total Effect
Project Expenditure ($M)	$236.5	-	**$236.5**
Employment (FTE Job Years)	174	246	**419**
Value Added ($M)	$126.8	$175.8	**$302.6**

Source: Urbis, REMPLAN
** Numbers rounded*

OPERATIONAL PHASE

Impact Modelling Methodology

Operational impacts have been assessed based on the benefits and costs attributable to operational costs and employment generation.

- ***Direct impacts*** are the initial round of economic output, employment and household income generated by an economic activity.
- ***Indirect impacts*** are the sum of production-induced (i.e. supply chain) effects and consumption-induced effects. Production-induced effects (Type I) are additional output, employment and household income resulting from re-spending by firms that receive payments from the sale of services to firms undertaking production.

The modelling assessed:

- ***Economic activity*** – the total dollar amount impact (or contribution to gross domestic product);
- ***Employment*** – the full time equivalent per annum employment generated by the project (referenced as FTE job years);
- ***Value added*** – the value added to materials and labour expended on the project; and
- ***Supply chain impacts*** – the value of further spending in the supply chain.

Operational Phase Impact Modelling Steps

Task	Description
Estimate Direct Impacts	Ongoing jobs have been estimated based on information provided by GPT Group and using industry benchmarks.
Calculate Consumption and Supply Chain (Indirect) Impacts	This study used an Economic Impact Assessment (EIA) approach to estimate the impact of the operational phase of the project. At the core of EIAs are Input–Output (IO) tables. IO tables are part of the national accounts by the ABS and provide detailed information about the supply and use of products in the Australian economy, and the structure of and inter–relationships between Australian industries. IO tables are converted, through statistical analysis, into a series of economic multipliers. These multipliers represent the relationship between the direct expenditure associated with a project. The EIA assessed the additional effects from further rounds of spending in the supply chain but has not included a consumption effect (Type II), which may result from consumer spending generated in the region.

Employment Calculations

Land Use	Proposed GFA (sq.m)	Workspace Ratio	Total Jobs
Office	9,169	19.2	478
Retail	861	29.6	32
Total	**10,030**	**-**	**510**

Source: City of Sydney Floor Space and Employment Survey 2022 and Urbis Benchmarks

OPERATIONAL PHASE IMPACTS

Key Findings

This study has assessed the impacts for the operational phase of the project.

Local Economic Impact – City of Sydney

- On average, 781 FTE direct and indirect jobs are likely to be supported.
- Annual direct and indirect Value Added to the economy is estimated at $253 million over the operational life of the development.

State Economic Impact – New South Wales

- On average 965 FTE direct and indirect jobs will likely be supported each year during the operational phase.
- Annual direct and indirect Value Added to the economy is estimated at $425 million over the operational life of the development.

Annual Operational Phase Impact Findings

Annual Operational Phase Impact Findings - Local

Category	Direct Effect	Supply-Chain Effect	Total Effect
Employment (FTE Job Years)	510	271	781
Value Added ($M)	$189.6	$62.9	$252.5

Annual Operational Phase Impact Findings - New South Wales

Category	Direct Effect	Supply-Chain Effect	Total Effect
Employment (FTE Job Years)	510	455	**965**
Value Added ($M)	$319.5	$105.8	**$425.3**

Source: Urbis, REMPLAN
** Numbers rounded*

03
OTHER BENEFITS



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OTHER BENEFITS

Alignment with the Vision for the City of Sydney

The CBD is the heart of commercial activity in Sydney, and office space is a fundamental element of what defines a CBD. The Midtown precinct, is part of Sydney's second-largest office precinct, comprising approximately 1.2 million square metres of office space. The redevelopment of 580 George Street aligns strongly with the City of Sydney's vision by enhancing the supply of high-quality office space in a central location. This is essential in attracting businesses back to the city, reinvigorating the CBD as a thriving commercial and employment centre.



The Need for Prime Office Space in Core Markets

The demand for prime office space in key CBD locations is showing signs of recovery, in contrast to weaker or negative demand in secondary, suburban and fringe CBD areas. Midtown, as a central and highly connected precinct, and is ideally positioned to meet this recovering demand. Office development in this location also supports job creation, a critical function of any major business district.



Metro as a Catalyst – Adjacent to Gadigal Station

The new Gadigal Station (part of the Sydney Metro) is a transformative piece of infrastructure that will drive efficiency, growth and revitalisation in the areas surrounding it. The 580 George Street site is directly adjacent to this station. Buildings surrounding these stations are significantly improving accessibility and commute efficiency for workers and are, therefore, considered as options for future tenants.



Flight to Quality

The shift toward higher-quality office space, referred to as "flight to quality", reflects tenant preferences for modern, flexible, and sustainable workplaces that meet their businesses and employees needs. Upgraded or newly developed office space attracts businesses seeking to improve employee productivity, wellbeing, and retention. As work-from-home arrangements remain a factor in reduced CBD worker numbers, newer and better-designed buildings are more likely to draw people back to the city.



More Efficient and Sustainable Use of Existing Buildings

Redeveloping existing assets like 580 George Street represents a more sustainable and resource-efficient approach to city development. Rather than relying on new land development, this project makes better use of existing infrastructure, reducing the environmental impact and extending the life of a key site in the CBD. The transformation will result in a modern, energy-efficient building that contributes to the creation of a more livable, sustainable, and diverse city. Improved sustainability credentials also make the property more attractive to environmentally conscious tenants and investors.



Mitigates Vacancy Risk in Ageing Office Stock

A high proportion of Sydney's office stock is ageing and increasingly fails to meet the expectations of modern tenants in terms of sustainability, technology, and workplace experience. Redeveloping buildings like 580 George Street helps in the process of rebalancing the CBD's offering, ensuring that prime precincts remain competitive and occupancy levels remain strong.



Investment in a City CBD Enhances Property Investor Confidence

Vibrant and high-quality developments signal confidence in the CBD office market, encouraging further private and institutional investment.

The redevelopment at 580 George Street, like all new development acts as a market catalyst boosting employment and value add during construction boosting the local economy and momentum in a recovering CBD. This could potentially help unlock further investment in commercial or mixed-use projects in the area.



04
OFFICE NEEDS ASSESSMENT



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SUPPLY

Key Findings

As of January 2025, Sydney CBD contains approximately 5,300,562 sq.m of commercial office space, with the Midtown precinct accounting for 1,212,142 sq.m of that total. Midtown has seen significant growth, expanding 17% since 2004, outpacing the broader CBD's growth of 15% over the same period.

Approximately 38,463 sq.m of new office space is planned in Midtown through to 2028, in line with the average annual additions recorded between 2020 and 2024. This signals a more cautious outlook from developers in the near term.

Key developments in Midtown include:

- **270 Pitt Street:** ISPT will invest $170 million to refurbish this A Grade office tower, delivering 23,000 sq.m of upgraded commercial space across 25 levels. The retrofit retains the building's internal structure and facade and includes a redesigned ground-floor precinct with a café, bar, business lounge, seminar room, and improved street-level access.
- **121 Castlereagh**: A mixed-use development by Cbus Property and Scentre Group, this project will transform the heritage-listed David Jones Men's Store into 11,500 sq.m of premium-grade office space. Office floors span six levels (1,700–2,030 sq.m each), feature a light-filled atrium, and connect directly to Westfield Sydney. An additional 6,200 sq.m of luxury retail and 98 high-end apartments sit above the podium.

Existing Stock, January 2025

	Prime Stock (sq.m)	Secondary Stock (sq.m)	Total Stock (sq.m)
Midtown	767,388	444,754	**1,212,142**
Sydney CBD	3,476,056	1,824,506	**5,300,562**

Source: PCA, Urbis

Future Supply Midtown

Project Address	NLA (sq.m)	Stage	Completion Date
270 Pitt Street	23,000	Construction	Late 2025
121 Castlereagh Street	11,500	Construction	Late 2025
133 Liverpool Street	3,963	DA Approved	2028
	38,463		

Source: PCA, Urbis

NET ABSORPTION BY PRECINCT

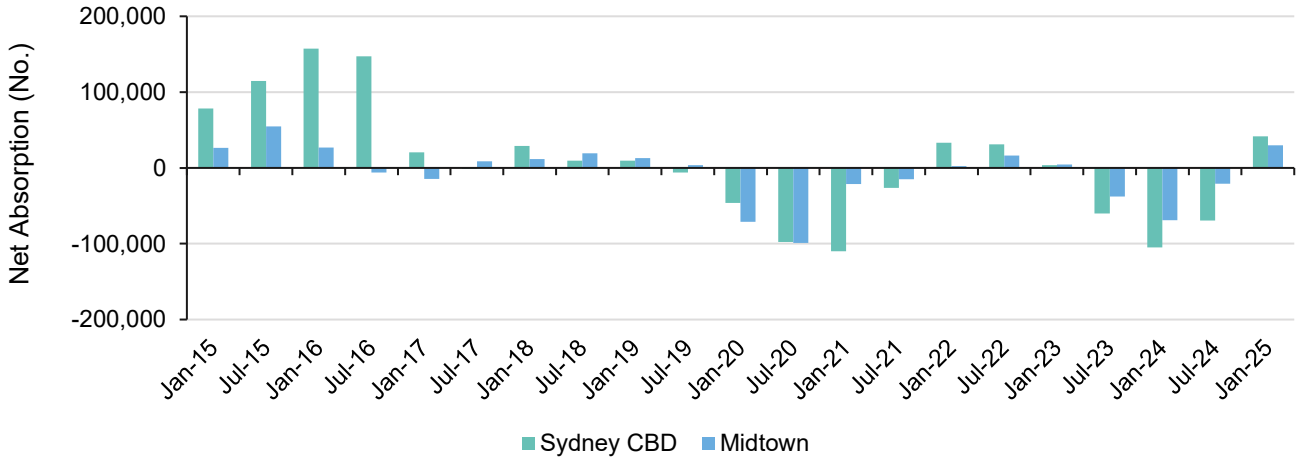
Key Findings

In January 2025, Sydney's office market recorded a sharp rise in vacancy rates, reaching 12.8%, the highest level in 28 years. This increase was largely driven by the addition of 164,552 sq.m of new office space entering the market. While Sydney CBD experienced solid tenant demand, particularly in premium-grade assets, continuing the well-established "flight to quality" trend, the influx of supply outweighed demand, pushing up overall vacancy. Despite the current elevated vacancy rate, the market is now entering a period of limited new supply post 2025, which is expected to support absorption of existing stock and gradually ease vacancy pressures.

In the Midtown precinct, vacancy rose by 0.5%, increasing from 14.8% in January 2024 to 15.3% in January 2025. This area recorded positive net absorption of 29,749 sq.m, marking the first positive net absorption in Midtown since July 2023. The absorption was primarily driven by tenant commitments to new office developments, which helped counterbalance broader market softness. Notably, Midtown's vacancy has seen a significant increase over the longer-term average, rising from just 3.0% in January 2019 to the current 15.3%, reflecting both a shift in tenant preferences and challenges in backfilling older or lower-grade office stock.

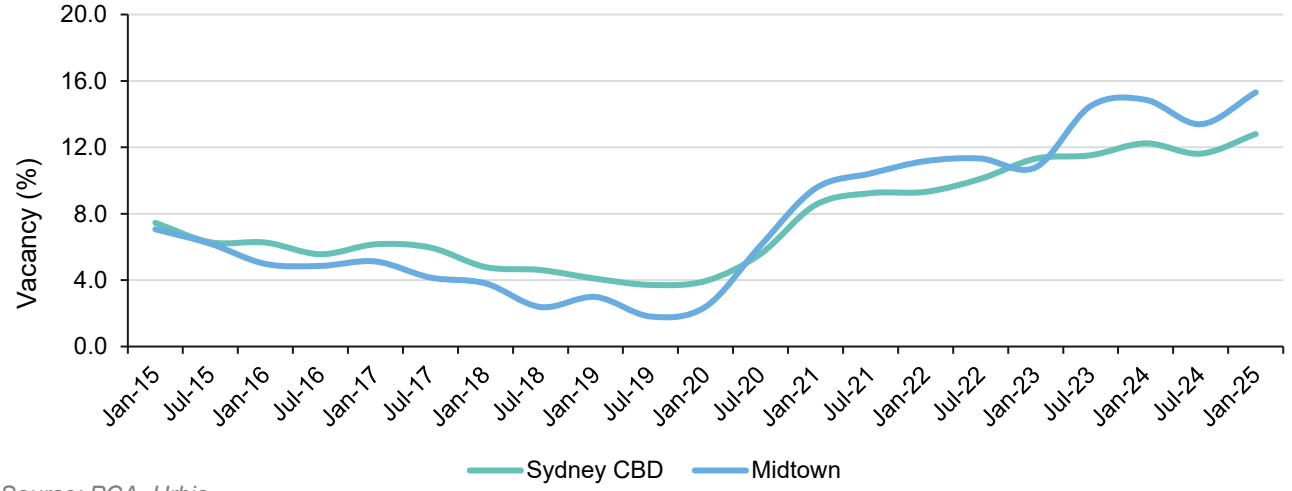
Sydney's office market, particularly in fringe areas, continue to face headwinds from evolving workplace strategies, subleasing trends, and a cautious economic environment. However, there is continued demand for high-quality space as tenants realise they need to provide better space to attract workers back into the office more regularly.

Net Absorption, Sydney CBD and Midtown, Jan 2015 – Jan 2025



Note: Data is 12 months to
Source: PCA, Urbis

Total Vacancy Factor, Sydney CBD and Midtown, Jan 2015 – Jan 2025



Source: PCA, Urbis

OUTLOOK FOR THE MIDTOWN MARKET

Key Findings

Over the five years to January 2030, both the Sydney CBD and Midtown Precinct Office Study Areas are expected to experience improved net absorption, supported by forecast growth in office-based employment. In the Sydney CBD, vacancy rates are projected to remain below 15%, while in the Midtown Precinct, vacancy is expected to stay below 18%, reflecting stabilising, but competitive conditions across both markets. Most of this vacancy is expected to be in secondary space.

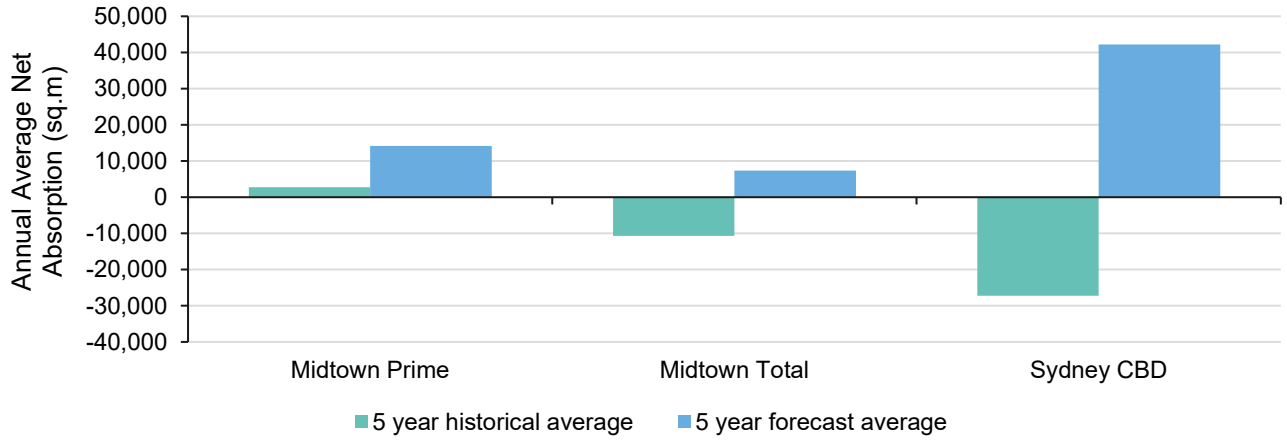
Net absorption is likely to remain positive, indicating more space is being leased than vacated. This decline in available commercial space suggests upward pressure on lease rentals, which may attract further investment and development to meet growing tenant demand.

The office development pipeline is strong. In 2025, 265,000 sq.m of new supply is expected in Sydney CBD, with 67,886 sq.m expected in Midtown—26% of the total new CBD supply.

A key turning point is expected in 2026, when demand is forecast to outpace supply in this precinct. This recovery is underpinned by expected improvement in business conditions and sustained demand for high-quality office space in core locations.

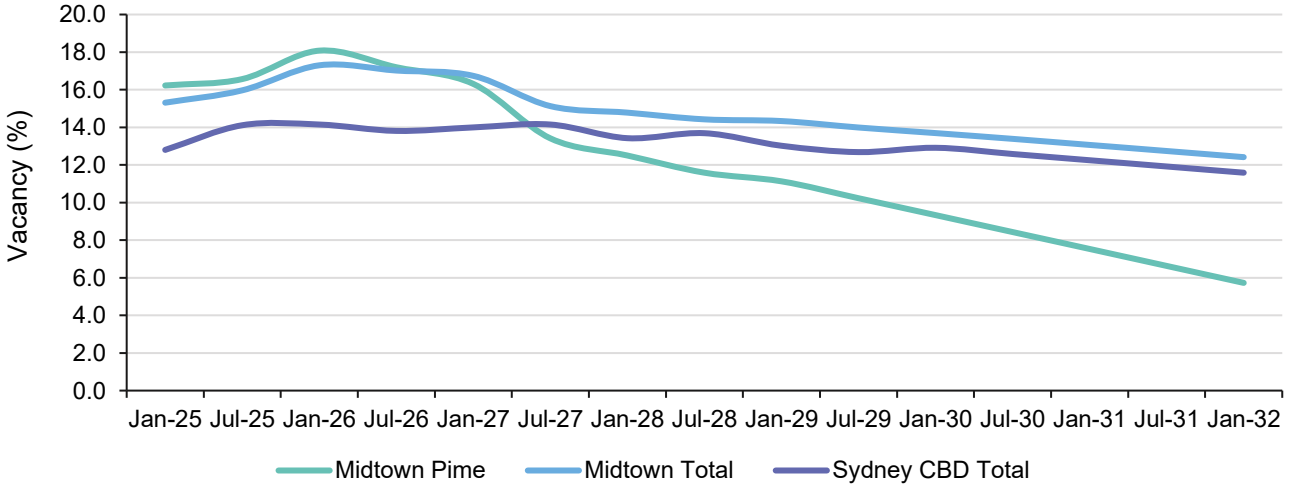
Vacancy rates are expected to peak in 2026 in the CBD and may begin to decline towards the end of 2026 as the market tightens, especially with continued tenant interest in premium assets and a constrained level of new stock entering the market. CBD Fringe and suburban markets are expected to be key sources of tenants as the flight to quality and prime locations continues across Metropolitan Sydney.

Net Absorption, Sydney CBD and Midtown, July 2025 – July 2031



Note: Historical Data is annual average 2000-2024 Forecast is annual average 2025-2030
Source: PCA, Urbis

Total Vacancy Factor, Sydney CBD and Midtown, July 2025 – July 2031



Source: PCA, Urbis

SUMMARY

EIA – Jobs and Value Added

The proposed redevelopment project, with an estimated development cost of $236.5 million (including GST), is anticipated to deliver considerable economic benefits throughout both its construction and operational phases.

Construction is expected to commence in 2028 and conclude by 2030, generating notable short-term economic impacts. During this phase, the project is projected to support an average of 174 full-time equivalent (FTE) direct jobs and a further 246 supply chain jobs within New South Wales. The total direct and indirect value added to the state economy during construction is estimated at $126.8 million and $175.8 million, respectively with a total of $302.6 million being added to the NSW economy.

In the longer term, the operational phase of the development is expected to generate sustained economic activity. It is forecast to support 965 FTE (direct and indirect) jobs across New South Wales, contributing $319.5 million and $105.8 million in annual direct and indirect value added to the state economies, respectively. This is a total value add of $425.3 million per annum.

Given the scale of economic uplift and jobs creation in both the construction and operational stages, the project represents a significant opportunity for local and state development and is recommended for support and timely progression.

Other Benefits

The development of office space at 580 George Street is in alignment with the vision for the Sydney CBD in that it increases the supply of quality office space in the market, which is more likely to attract workers back into the City. It also creates jobs, which is a key requirement for a central business district, particularly within a central precinct, such as the Midtown precinct.

The Metro is also a catalyst for future growth particularly in areas surrounding the stations. The building at 580 George Street being next door to Gadigal Station is expected to benefit from this station driven demand growth. Additional office space at this site will also create efficiencies for workers helping them get into the office more quickly and efficiently.

An infill project also makes better use of an existing building, creating a more energy efficient sustainable outcome that will enable the creation of a more liveable, sustainable and diverse Sydney. Newer more efficient and sustainable space is likely to also help attract workers back to the City. With a hybrid WFH model continuing to be popular, creating newer more attractive space is going to be essential to keep offices relevant.

Office Needs increasing for Prime Space in the Midtown Precinct

While many office markets are expected to continue to witness weak to negative net absorption and increasing vacancy, prime stock in core locations is expected to remain in demand.

Positive net absorption is already occurring in prime stock in the Core and Midtown precincts of Sydney as businesses look to accommodate their staff in more attractive locations and buildings. Many businesses are attempting to bring more staff back into the office by offering a better office experience and secondary stock and particularly secondary stock in CBD Fringe or Suburban locations is not able to fulfil this need.

The midtown precinct is expected to see a reduction in vacancy from late 2026 as the 270 Pitt Street refurbishment (23,000 sq.m) and 121 Castlereagh Street (11,500 sq.m) development completes. Following these, only a small redevelopment of the Polding Centre at 133 Castlereagh Street (3,963 sq.m) remains in the supply pipeline for the precinct.

The reducing supply and expected positive net absorption in prime stock is expected to drive the reduction in prime vacancy in the precinct from late 2026.

Key Findings

The uplift in office space at 580 George Street is a positive for the Midtown precinct, Sydney CBD and state economies. It will create increasingly sort-after prime space next door to a Metro Station, which will assist in encouraging workers back to the office further benefiting the City economy.

05
APPENDIX

ECONOMIC IMPACT ASSESSMENT METHODOLOGY & DEFINITIONS

The REMPLAN methodology

Analysis presented here uses REMPLAN economic modelling to assess current and potential economic impacts. REMPLAN is an Input-Output model that captures inter-industry relationships within an economy. It can assess the area-specific direct and flow-on implications across industry sectors in terms of employment, wages and salaries, output and value-added, allowing for analysis of impacts at the New South Wales state and local level.

Key points regarding the workings or terminology of the model are as follows:

- REMPLAN uses either the value of investment or employment generation as the primary input. For this analysis, the value of total upfront investment has been used as the key input to assess the benefits of the construction phase.
- Outputs from the model include employment generated through the project and economic Value Added at the State and local level.
- Employment generated is calculated on a full-time equivalent (FTE) basis over the life of the construction phase; or in terms of the on-going operations, total on-going jobs generated.
- Value Added is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, Value Added represents the total economic contribution of the project.
- Both the direct and indirect benefits are modelled for employment and value added:
  - *Direct* refers to the effect felt within the industry because of the investment. For example, the construction phase will directly result in the creation of construction jobs.
  - *Indirect* effects are those felt within industries that supply goods to the industries directly affected.
- Economic benefits are modelled for the construction and the on-going operation phases. For both phases, the employment and value-added figures are presented on an annualised basis. Construction phase benefits accrue each year the project is under construction. On-going benefits accrue each year of operation. For projects with a development period of less than 12 months, benefits generated during that period are reported based on the original value of investment rather than on an annualised basis.
- It should be noted that the results presented in this report are estimates only based on the existing state of economic activity in the area. Due to the static nature of input-output modelling, they have the potential to overstate the actual effects. Nonetheless, the analysis still reflects the fact that employment growth will be positive for the State and the local area.
- Urbis consider that in the absence of the investment package it is unlikely that similar projects would be undertaken within the same period, and, therefore, the investments can be considered *additional*.

Definitions

Construction Cost is the estimated investment value for the development over the anticipated delivery period, measured in constant 2025 dollars (i.e. excluding inflation) including GST.

Value Added is a measure of the value of goods and services produced in an area, industry or sector of an economy during a certain period of time. In this case, Value Added represents the total economic contribution of the investment. Value Added is measured in constant 2025 dollars (i.e. excluding inflation) including GST.

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Attachment A10

Contribution Methodology Statement

Construction Management Plan

New Commercial and
Retail Development

580 George Street, Sydney

GPT Group

icon project management

Contents

1. Executive Summary
2. Background
3. Construction Summary
4. Site Management
5. Traffic, Access and Parking Management
6. Environmental Management
7. Waste Management
8. Air Quality Management
9. Noise and Vibration Management

Revision	Date	Rev	Description	Author	Reviewer	Approver
Final	31/07/2025	B	Planning Proposal	B. Ewe	B. James	B. James
Preliminary	29/07/2025	A	Planning Proposal	B. Ewe	B. James	B. James

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1 Executive Summary

1.1 Background and Objectives

This preliminary Construction Management Plan (CMP) has been prepared on behalf of the Owner (The GPT Group), to outline the high-level construction approach, objectives, and any impacts of the proposed redevelopment works at 580 George Street, Sydney (the Site).

This document has been prepared in support of the Planning Proposal application for the Site.

The design of the building has yet to be finalised (subject to a future Design Excellence Competition), and a Head Contractor has yet to be engaged. The Head Contractor will therefore undertake the final strategic planning and execution of the site works at a later date, which will provide a more detailed methodology and produce a final Construction Management Plan, guided by the principles and minimum standards outlined in this document.

The objective of this document is to provide a high-level summary of the:

A. project works;

B. general methodology for construction of the works;

C. general principles for ensuring the works are planned and executed in a way that minimises impacts to health, safety, amenity, traffic, and the surrounding environment;

D. likely impacts to the environs immediately adjacent to the Site;

E. likely impact to Authorities and key stakeholder facilities and infrastructure.

1.2 Summary of Impacts

Despite the Site being located in the Central Business District (CBD) and a highly-populated and sensitive area on George Street, the works required to construct the proposed development are envisaged to have minimal to no effect on major infrastructure and adjacent buildings, facilities and public amenity.

Further details are provided later in this report, however a summary of potential impacts of the development are shown in the below table.

			IMPACT	
PEDESTRIAN AMENITY, ACCESS & PROTECTION				
A	Street Frontages George and Bathurst St	Pedestrian access to all existing public areas maintained at all times.	NIL	●
		B-Class overhead protection will be installed with no impact to pedestrian access. Minor loss of amenity due to the presence of B-Class hoarding.	NIL-LOW	●
B	Town Hall Train Station Access	Existing pedestrian retail tunnel from George St to Town Hall station will remain operational and protected at all times. Minor loss of amenity due to the presence of B-Class hoarding.	NIL-LOW	●

TRANSPORT & INFRASTRUCTURE				
A	Trains (operations)	No impact to rail operations, facilities, tunnel structure or amenity.	NIL	
	Trains (easement)	No impact to rail easement south of the Site	NIL	
B	Light Rail (George St)	No impact to light rail operations. Town Hall light rail station is 70m from Site and not impacted.	NIL	
C	Buses (Bathurst St)	No impact to bus operations on Bathurst St.	NIL	
D	Cars (Bathurst St)	No road closures likely required. No impact to traffic flow.	NIL	
E	Parking (Bathurst St)	A construction zone will likely be required on Bathurst St for the works. Some parking bays may be utilised (subject to final Contractor methodology and applications to Council)	MODERATE	
F	Cross City Tunnel	No impact to cross city tunnel below Bathurst St	NIL	
NEIGHBOURS				
A	Commercial Tower (580 George Street)	Existing 33 level office tower is also owned by GPT and existing operations will not be impacted by the works.	NIL-LOW	
B	Greenland Centre (115 Bathurst Street)	No impact to access, amenity or lines-of-sight for residents in tower. Height of building restricted to below residential balconies of Greenland Centre. Moderate noise to residents on lower floors of tower during daytime construction hours.	MODERATE	
C	Childcare Centre (580 George Street)	No impact to childcare centre. Construction methodology and safety management plans to be reviewed at a later date.	MODERATE	
ENVIRONMENTAL				
A	General	All site facilities and site access will be located within the Site boundaries or B-Class hoardings.	NIL-LOW	
B	Working Hours	Works to be undertaken during standard DA approved hours for typical CBD projects.	NIL	
C	Noise, Dust and Vibration	No specific works are envisaged that would alter the requirement for best practice construction methodologies to be employed on Site.	NIL-LOW	

2 Background

2.1 Project Description

The project involves the redevelopment of the northern end of the site at 580 George Street to accommodate a new commercial and retail development, comprising:

- A three-level podium, including:
    - Ground floor: a new commercial lobby fronting George Street and retail tenancies;
    - Mezzanine and Level 1: commercial office floors (final uses to be determined);
- Upper podium levels: additional office floors; and
- Level 8: rooftop plant and building services.



The works also include:

- Demolition of the existing retail arcade, which currently houses a food court at ground level, medical centre on the mezzanine, and retail spaces across the lower ground;
- Reconfiguration of access escalator from new ground floor lobby and retail to lower ground retail and Town Hall pedestrian tunnel;
- Conversion of some selected basement car parking spaces into plant and services rooms.

2.2 The Site

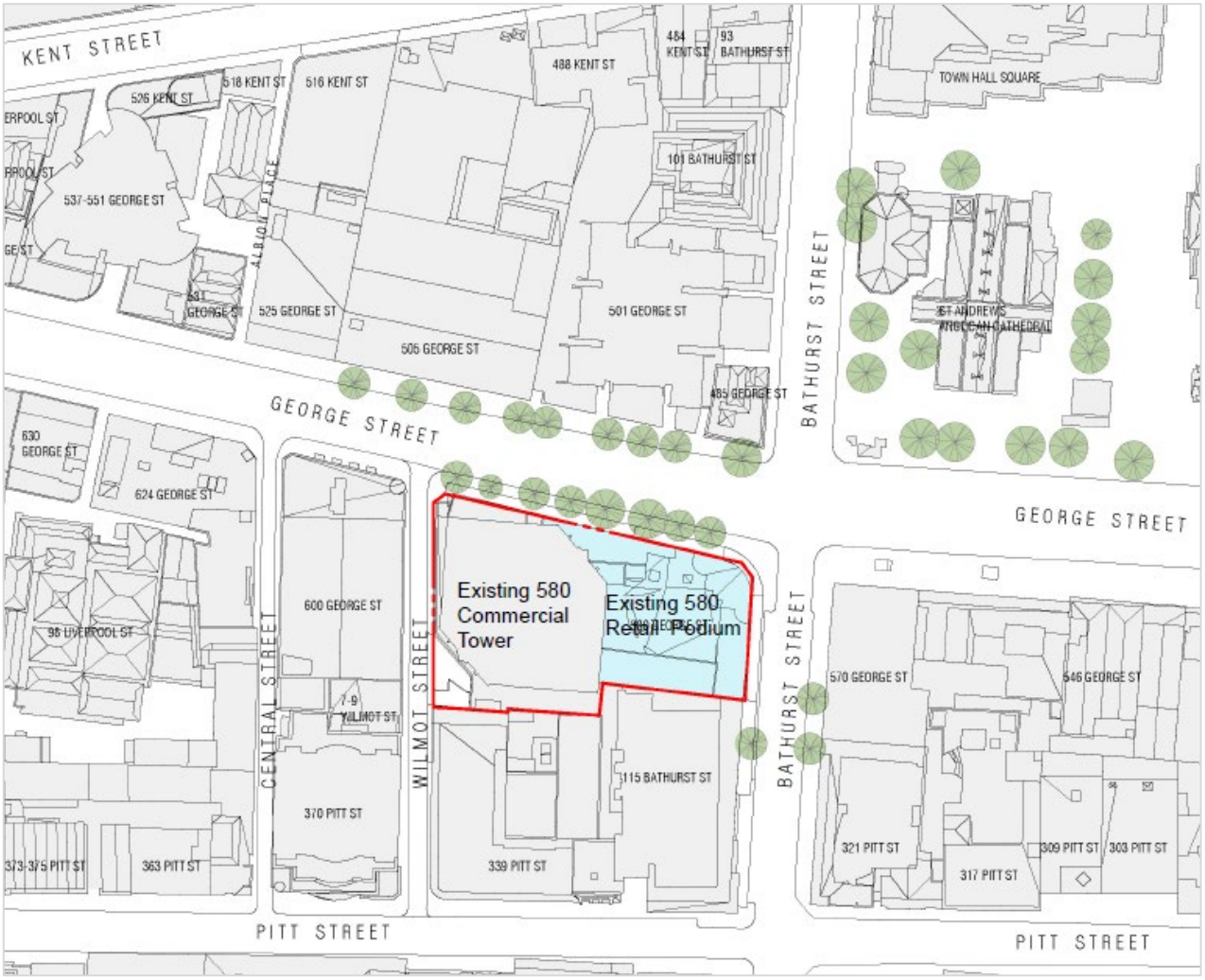
This development is located at the northern portion of 580 George Street Sydney (the Site), and occupies a prominent corner location within the Sydney CBD and has a total area of approximately 3,560 sqm. It enjoys significant street frontage along George Street (82m), Bathurst Street (33m), and Wilmot Lane (54m), providing multiple access points and high pedestrian traffic exposure.

The precinct owned by The GPT Group, is divided into two (2) main areas, consisting of a mix of commercial and retail uses:

- Southern Portion (not part of this development) – this portion of the precinct is occupied by a commercial tower constructed in 1988 (previously known as the HSBC Centre). This building comprises 33 office levels, with primary access from George Street. It also contains a childcare facility (Guardian Childcare & Education) located on Level 1, which is considered a sensitive use and will require careful protection and planning during all stages of construction.
- Northern Portion (the Site) – this portion which is the subject of this development, includes a food court at ground level and a medical centre on the mezzanine floor.

The retail tenancies on lower ground floor span across both the northern and southern portions of the precinct. The lower ground level also provides a vital pedestrian connection to Town Hall Station, forming part of the underground retail and transport network beneath George Street. This connection is to remain operational throughout demolition and construction works, with safe public access maintained at all times. The lower ground level does not form part of this development at this stage.

Surrounding land use is predominantly commercial and retail in nature, with high levels of foot traffic and reliance on continuous business operations. Given the fully tenanted condition of the site and its location above major underground infrastructure, the construction process will require a high level of coordination, stakeholder communication, and sensitivity to operational continuity.


KENT STREET
GEORGE STREET
BATHURST STREET
PITT STREET
CENTRAL STREET
WILMOT STREET
TOWN HALL SQUARE
ST ANDREWS ANGLICAN CATHEDRAL
Existing 580 Commercial Tower
Existing 580 Retail Podium
488 KENT ST
516 KENT ST
518 KENT ST
526 KENT ST
537-551 GEORGE ST
525 GEORGE ST
505 GEORGE ST
501 GEORGE ST
485 GEORGE ST
101 BATHURST ST
600 GEORGE ST
624 GEORGE ST
630 GEORGE ST
96 LIVERPOOL ST
370 PITT ST
363 PITT ST
373-375 PITT ST
339 PITT ST
115 BATHURST ST
570 GEORGE ST
546 GEORGE ST
321 PITT ST
317 PITT ST
309 PITT ST
303 PITT ST



2.3 Purpose of this CMP

The purpose of this CMP is to provide a framework for the sequencing and procedures of construction works to ensure minimal disruption and maximum safety for patrons of 580 George Street, surrounding businesses, and the broader public domain.

This preliminary CMP and the subsequent detailed CMP will, at a minimum, address the following:

Identification of key environmental, health and safety risks associated with the construction process

- Public safety, site security and amenity management
- Environmental management, including stormwater control
- Air and dust management
- Noise and vibration management
- Waste management
- Traffic and pedestrian management
- Induction and training of staff and employees
- Materials handling and storage management
- Strategies for achieving an incident and injury free workplace
- Statutory compliance with all relevant legislation, codes, and industry standards
- Procedures to ensure that works are carried out safely and in accordance with approved requirements
- Guidelines for consistent reporting, monitoring and record-keeping

The CMP is a dynamic document that will be monitored, reviewed, and updated throughout the project to ensure it remains effective in guiding safe and compliant delivery. It will also form part of the contract documentation and the contractor's obligations under the project.

3 Construction Summary

The proposed redevelopment involves significant demolition, reconfiguration, and new construction works at the northern end of the 580 George Street site. These works are to be staged and executed in a manner that minimises disruption to existing operations, maintains public safety, and complies with relevant authority and stakeholder requirements.

The scope of work includes:

- Demolition of the northern podium structure, including
  - Internal demolition of the food court and mezzanine-level medical centre;
  - Removal of the existing skylight, roof structure, and podium façade.
- Construction of a new eight-level building on the Northern end, incorporating:
  - New columns and plant rooms constructed within the existing basement levels;
  - A new commercial lobby at ground floor with direct entry from George Street;
  - New ground-floor retail frontages at street level;
  - Construction of new building above consisting of a mezzanine to Level 8;
  - Installation of new lift cores and toilet amenities spanning from basement to top floor;
  - Mechanical plant located on part of Level 8;
  - A revitalised lower podium façade (Ground to Level 1) featuring masonry finishes, and an upper podium façade (Levels 2 to 8) incorporating glazing framed by arched blades.

Works relating to the reconfiguration of retail spaces at the lower ground floor are excluded from the development at this stage. However, a critical element included in the development is to establish a new vertical connection (escalators) between the lower ground retail spaces and the new ground floor lobby and retail areas.

Prior to any physical works commencing, dilapidation surveys will be carried out on all public domain areas, adjacent properties, and buildings that adjoin the Site. These will form a baseline record for post-construction reinstatement.

A detailed Construction Management Plan (CMP) will be developed by the appointed contractor to reflect the sequencing and methodology outlined in this section. It is expected to include the following:

- A separate Demolition Plan, outlining safe removal of existing structures;
- The proposed construction staging, aligned with operational and tenant requirements;
- A list of anticipated machinery, equipment, and materials handling techniques;
- Details of service disconnections, relocations, or protection works;
- Forecasted truck movements, including quantities of material to be delivered or removed;
- Site access and delivery points, with reference to proposed Work Zone;
- Temporary storage and laydown areas;
- Coordination strategies to ensure the ongoing operation of adjacent tenancies and safe public access.

Due to its central CBD location, the site presents logistical constraints, including limited laydown space and proximity to major pedestrian thoroughfares and underground infrastructure. The detailed construction

methodology must demonstrate how the building can be safely constructed and how potential impacts to neighbours, services, and the public domain will be mitigated.

If any hazardous materials are encountered during demolition, they must be removed manually by licensed subcontractors, using dedicated transport in full compliance with EPA and SafeWork NSW regulations.

Protection to adjacent buildings, the public domain, and the remaining parts of the precinct will be provided through temporary fencing, hoardings, scaffolding, and dust control measures.

Due to the lack of available space on-site, it is anticipated that site access and a designated Work Zone will be established along the Bathurst Street frontage. The contractor will be responsible for obtaining all necessary permits, approvals, and managing fees associated with this arrangement.

4 Site Management

4.1 Site Establishment

The head contractor will be responsible for the design, erection, and maintenance of all necessary site establishment infrastructure, including amenities, access, storage, and materials handling facilities.

It is proposed that site amenities and storage areas will be located within the retail tenancies on the lower ground floor. Any retail tenancies impacted by the works will be vacated prior to the commencement of construction. The final extent and configuration of this setup will be subject to agreement with the Principal and/or Superintendent.

The head contractor may also have the option of locating site amenities on the B-Class hoarding on George or Bathurst streets.

The contractor will be required to provide and maintain the following facilities:

- Construction plant and equipment
- Hoisting systems and cranes
- Scaffolding, working platforms, access ladders, barriers, and handrails
- Hoardings and barricades
- Temporary driveways, crossovers, or designated Work Zone
- 24/7 emergency vehicle access routes
- On-site hardstand areas for vehicle loading and unloading
- Storage sheds and materials compounds
- Site amenities with all required equipment and facilities
- Site accommodation, including offices and breakout areas
- First aid station and safety equipment

All provisions must comply with relevant standards, codes, and authority requirements. Temporary structures and services are to be progressively removed when no longer required.

The contractor is responsible for obtaining all permits, paying associated fees and ensuring full compliance with all applicable laws and regulations.

As noted above, the head contractor will be responsible for the final site establishment methodology and configurations on Site. However, based on the current generic design of the new building (subject to finalisation through a competitive design excellence process), the below diagrams represent a potential site setup for each floor of the Site.



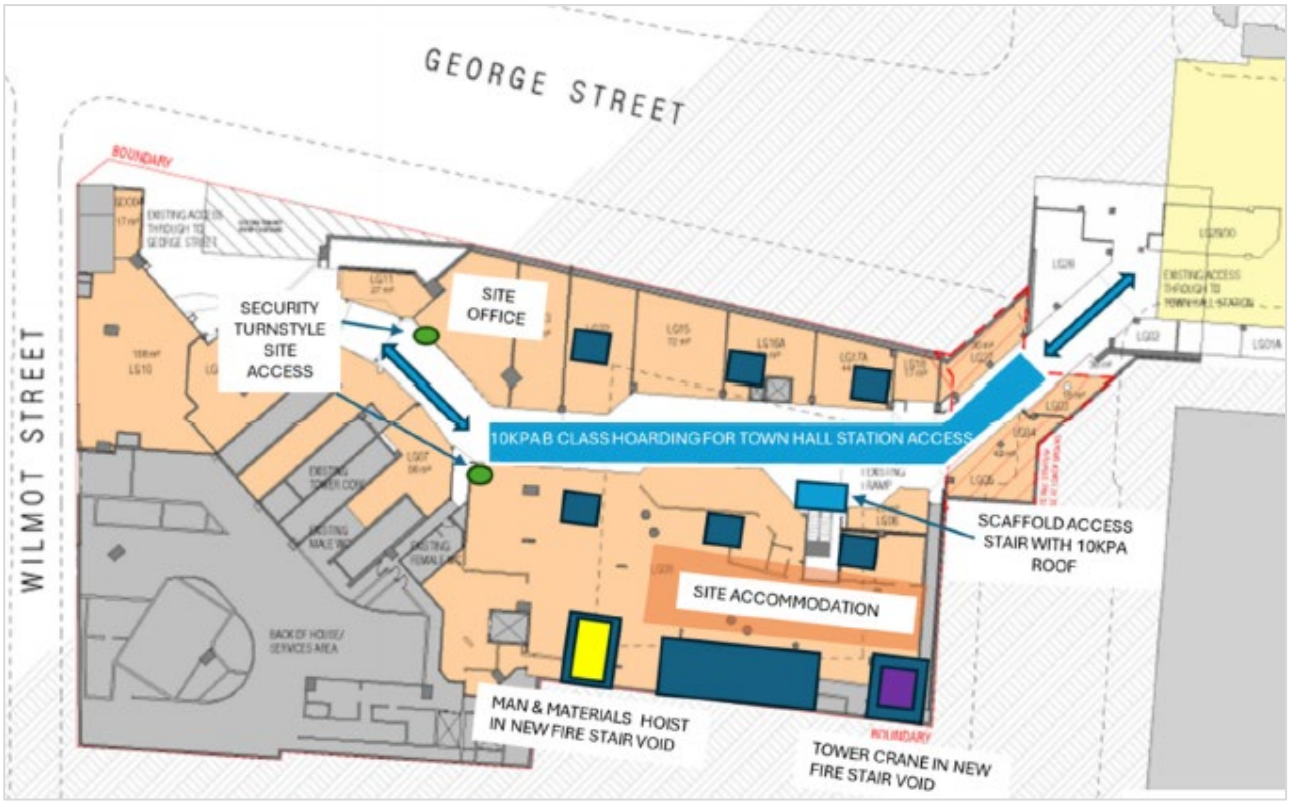
Basement 3



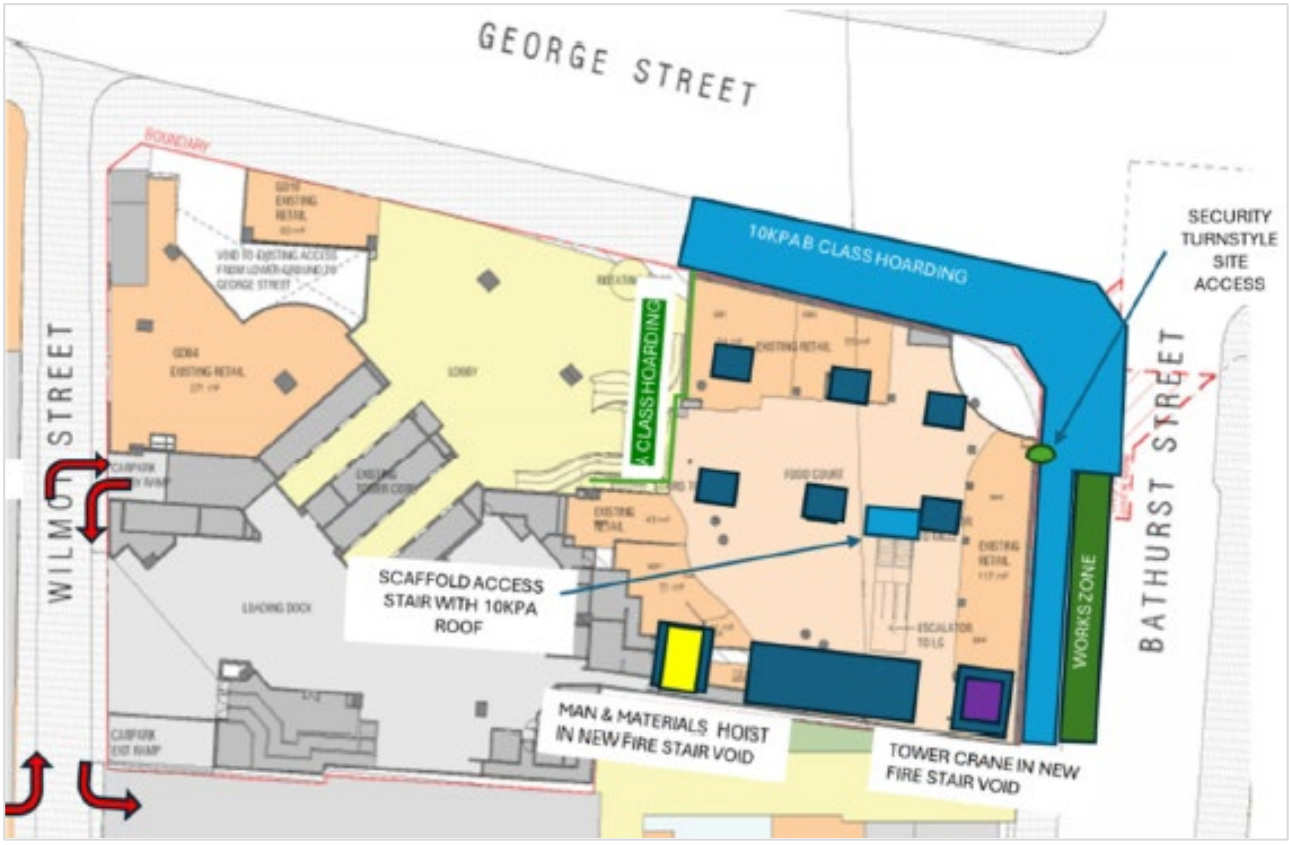
Basement 2



Basement 1



Lower Ground



Ground Floor

4.2 Hoarding, Scaffolding and Fences

4.2.1 General

The contractor must ensure the site is always secure and safe. This includes providing adequate protection to surrounding building elements and ensuring unauthorised access is prevented.

The type, extent, and configuration of hoardings, scaffolding, and fencing will vary over the course of the project, depending on the stage of works and public interface requirements. All systems must:

- Comply with relevant codes and authority regulations
- Be fit for purpose and installed by competent personnel
- Provide adequate safety to the occupants of 580 George Street, adjoining properties, and the general public

Where scaffolding is installed, access must be coordinated with all subcontractors. The contractor must also consult with the Principal or Superintendent to address any privacy concerns raised by occupants of the existing building.

Directional signage will be installed to guide pedestrians safely around or through affected areas.

Where applicable, B-class hoardings and overhead gantries will be installed along George and Bathurst Streets to manage the risks of overhead works. Type A hoardings may be installed along the side boundaries

where appropriate. Edge protection scaffolding will be fully enclosed with mesh or containment wrap to prevent falling objects during demolition and construction phases.

The contractor must also coordinate closely with existing building occupants to address any privacy concerns associated with scaffold and hoarding placement, particularly in relation to sensitive tenancies.

4.2.2 Sensitive Areas

Careful planning and sequencing of works must be undertaken to ensure minimal disruption to the commercial and retail tenancies that will remain operational during construction. Safety is to be maintained at all times.

The contractor must liaise with the Principal, Superintendent, and relevant stakeholders to protect sensitive areas, including:

A. **Town Hall Station** - Pedestrian tunnel access to Town Hall Station, which is to be maintained throughout construction. An internal B-class hoarding will be installed along the tunnel to allow safe passage from the station through to Wilmot Street and George Street.

The construction of the new development in the northern portion of the precinct (the Site) is not envisaged to have any impact on the rail corridor, rail leases or any rail infrastructure, more specifically:

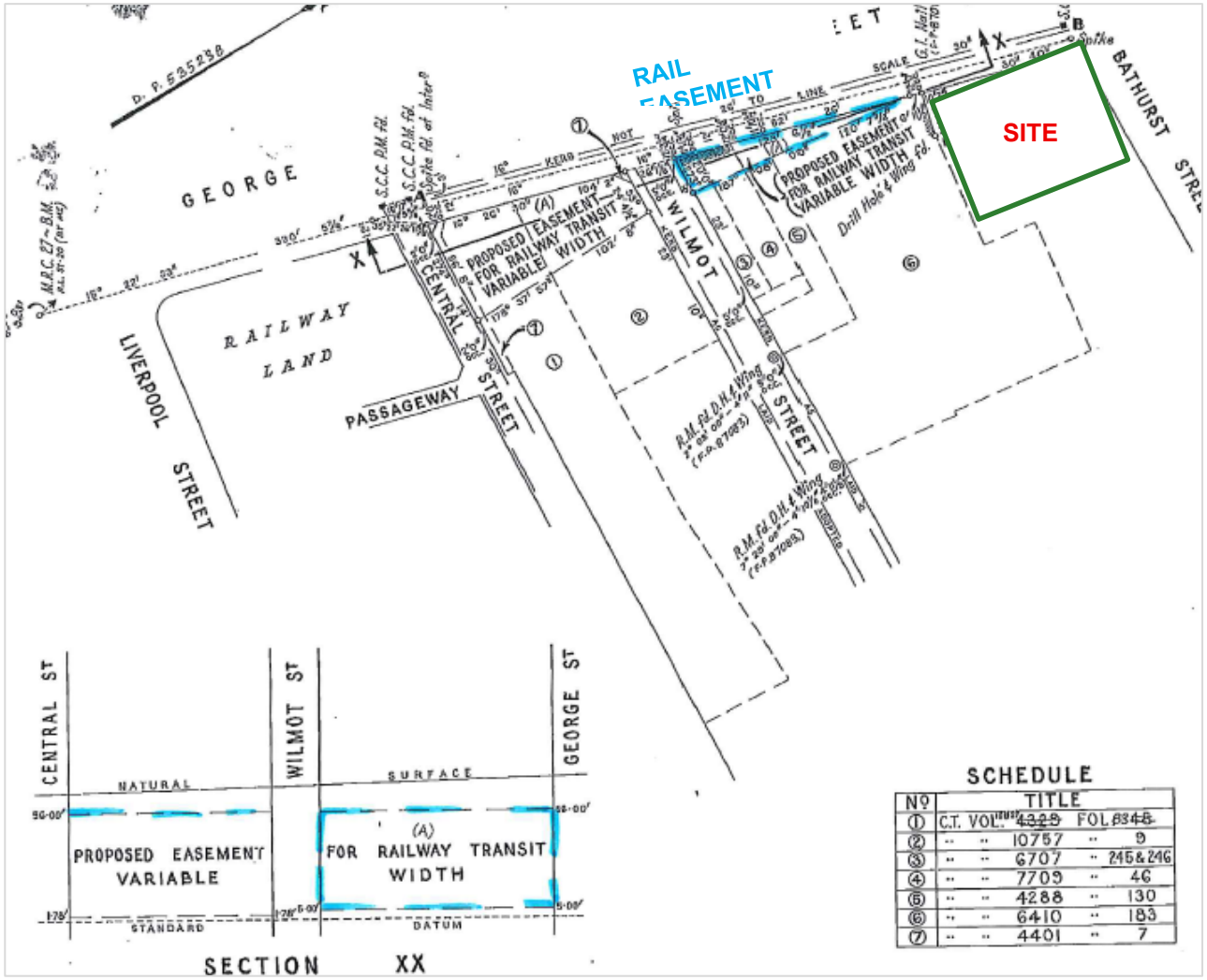
- The location of the rail easement is well outside the boundaries of the Site (refer marked up plan below for location of rail easement).

- The location of the existing structural framing system below ground is to be retained and utilised for the future development. Additional strengthening works will be required to the existing columns.

However, in the event that liaising further with Transport for NSW is deemed to be required (not unlikely), and therefore the works deemed to be subject to Transport Asset Manager (TAM) policies regarding non-rail activities in or around land operated, leased, owned, or occupied by TAM, the Contractor will:

- Submitting all necessary applications to TAM for assessment;
- Obtaining written approvals prior to the commencement of any affected works;

Complying with conditions, directions, or controls issued in relation to TAM's assets and operations.



B. **Childcare Centre** - A childcare centre is located on Level 1 of the adjacent commercial tower, which includes an outdoor terrace facing George Street. The contractor must (if required) develop a tailored safety plan in consultation with the Department of Education NSW and a childcare consultant (if required) to ensure compliance with applicable regulations and minimal disruption to daily operations.

It is not envisaged that the construction of the new development will have any effect on the childcare centre contained within the neighbouring building.

4.3 Construction Hours

All works and site activities, including site preparation and mobilisation, shall only occur during the working hours approved as part of a future Development Application (DA). It is envisaged at this stage that the hours of work will be approximately as follows:

- Monday to Friday: 7:00 am – 7:00 pm
- Saturday: 7:00 am – 5:00 pm
- No works on Sundays or Public Holidays

All activities must comply with the City of Sydney Code of Practice for Construction Hours/Noise (1992*)* and AS2436-1981.

Construction hours may be adjusted if required to suit operational needs of the tenanted premises.

The contractor may apply to the Council for extended hours where justified.

4.4 Work Zone

To facilitate demolition and construction activities, a dedicated Work Zone is likely to be required along the Bathurst Street frontage.

The existing mail zone and mailboxes currently located along Bathurst Street are proposed to be temporarily relocated. This relocation will be undertaken in consultation with Australia Post and relevant authorities.

Final dimensions will be determined via a traffic engineer's assessment, including swept path analysis and confirmation of suitable vehicle types.

The Work Zone will accommodate:

- Delivery and removal of materials
- Waste management
- Cranage operations during both demolition and construction

All vehicular activities must be managed to avoid disruption to public areas and ensure pedestrian safety.

4.4.1 Phase 1 - Demolition

- B-Class overhead hoarding will be installed over the footpath on Bathurst Street to protect pedestrians while allowing site access for vehicles.
- The Work Zone will allow construction vehicles to stop parallel to the kerb for loading/unloading.
- Use of MRVs of HRVs within this zone will be subject to confirmation via swept path analysis.
- Where required, traffic controllers will assist with safe movement across the footpath during scheduled deliveries or removals.

4.4.2 Phase 2 - Construction of Podium Floors (8 levels)

- The Work Zone will continue to be used for delivery of construction materials, including craned items such as structural steel, concrete elements, and façade systems.
- Deliveries will be managed to occur primarily from the kerbside, reducing the need for vehicles to enter or reverse into the site.
- Construction operations within the zone will be scheduled to align with approved delivery windows and minimise impact on traffic and pedestrian flow.

4.5 Fire Emergency Procedures

The Contractor shall develop and implement a Fire Emergency Procedure appropriate to the site and building configuration. This plan must include procedures for evacuation, assembly points, fire-fighting equipment locations, and communication protocols to be followed in the event of an emergency. All site personnel must be trained in the emergency procedure as part of the site induction process.

4.6 Temporary Services

Where required, the Contractor shall provide temporary services, including water and power, connected to the existing building reticulation systems. All installation, connection, maintenance, and eventual removal shall be at the Contractor's cost and fully contained within the boundaries of the Site.

Temporary firefighting facilities, including portable chemical and water extinguishers, must be supplied and maintained in accordance with relevant Australian Standards.

4.7 Work Health and Safety

The Contractor shall comply at all times with the Work Health and Safety (WHS) Act 2011, WHS Amendment Act 2023 and all relevant regulations and codes of practice. It is the Contractor's responsibility to establish and maintain safe systems of work that protect all persons affected by construction activities.

A site-specific Work Health and Safety Management Plan must be submitted to the Superintendent for review prior to the commencement of work. The Plan must be regularly updated to reflect evolving project risks and must include procedures for hazard identification, incident response, training, and worker consultation.

5 Traffic, Access and Parking Management

5.1 Traffic Management Plan

The Contractor (once appointed) shall develop and maintain a Construction Traffic Management Plan (CTMP), to be reviewed by relevant authorities and the Superintendent. The CTMP shall ensure the safe and orderly movement of vehicles and pedestrians in proximity to the site for the duration of the project.

The construction site will be enclosed with hoardings and lockable gates. Special attention will be paid to areas of high pedestrian volume, including the entry to the Town Hall Station pedestrian tunnel. Qualified traffic control personnel will be engaged to manage access and mitigate risks during critical activities.

The CTMP must include and address the following:

- Site location and surrounding road network
- Proposed development
- Hours of operation
- Truck routes
- Pedestrian safety and accessible paths of travel
- Proposed work zone and vehicle types
- General site access and egress
- Interaction with existing facilities and operations
- On-site parking and loading/unloading
- Delivery schedules
- Traffic management to minimise internal and external traffic conflicts and congestion
- Site staff induction and training
- Signage and direction

5.2 Pedestrian Safety and Accessible Paths of Travel

The existing commercial tower at the southern end of the precinct, including retail tenancies fronting George Street, and pedestrian access to Town Hall Station, will remain operational throughout the construction period. Safe and continuous access for building occupants and the public will be maintained at all times.

The Contractor will be responsible for preparing a comprehensive access management plan, including coordination with the Principal and/or Superintendent to identify and gain approval for all required building access points. A detailed construction methodology must assess and address risks to sensitive occupants and the public, ensuring their ongoing safety and access throughout the project.

The Contractor shall, at all times while undertaking the WUC:

- Provide safe and unobstructed access to operational parts of the building
- Maintain safe egress routes, including alternatives if standard egress is affected
- Protect occupants and the public from construction impacts such as weather, dust, dirt, and noise via hoardings, screens, or similar measures

- Carry out works in a manner that minimises disruption to tenants and users, ensuring safety within occupied or partially occupied premises
- Erect secure physical barriers around all work areas, restricting activities outside these zones unless approved by the Superintendent
- Ensure all temporary access and egress routes are DDA-compliant (Disability Inclusion Act 2014 and amendments 2022).

5.3 Work Zone and Vehicular Access Control

All vehicle movements shall be conducted in a forward direction. Pedestrian safety will always have right of way. Where necessary, alternate pedestrian routes will be established with clear signage and appropriate protection.

A designated Work Zone/Construction Zone is proposed along Bathurst Street. This may be adjusted in response to construction staging or specific site constraints. Any such changes will be communicated and coordinated through the appropriate traffic and site management plans.

The Contractor must ensure the segregation of construction activities from operational facilities and public functions to prevent conflicts and disruptions.

5.4 On-Site Parking and Loading/Unloading

As no on-site parking is available and public parking in the vicinity is limited, all site personnel will be strongly encouraged to use public transport. The site is located in the Sydney CBD and is well-served by multiple public transport options, including trains, the Metro, light rail, and buses. Given this high level of connectivity, commuting to the site without private vehicles should not pose any difficulty.

Delivery of materials and equipment will not occur via the loading dock in Wilmot Lane, unless prior written approval is granted by exclusion by the Principal or Superintendent.

All materials must be stored within the site boundaries as agreed with the Principal/Superintendent. Storage of materials on public streets or footpaths is strictly prohibited.

5.5 Public Consultation

It is unlikely that there will be any significant temporary road closures or traffic/pedestrian diversions that have an effect on any transport routes or the public domain. In the event they are required, they will be planned and implemented in consultation with relevant authorities including:

- City of Sydney Council
- Transport for NSW (TNSW)
- Fire and Rescue NSW (FRNSW)
- NSW Police
- Australia Post (if the mail zone along the Bathurst Street frontage is to be altered)
- Other impacted stakeholders

Advance notice will be provided where possible to minimise disruption to the community and key stakeholders.

5.6 Emergency and Fire Egress

Fire safety and emergency egress will be maintained in accordance with the Building Code of Australia (BCA) and relevant fire safety standards. All existing hydrants and fire egress paths will remain accessible during construction, or be temporarily relocated as approved by fire authorities.

The Contractor will ensure that temporary construction works do not impede operational fire exits or emergency access routes.

5.7 Site Staff Induction and Training

All site workers must undergo a detailed induction program that includes the site's Construction Traffic Management Plan (CTMP), site-specific risks, and public interface protocols.

An ongoing education and supervision system will ensure compliance with safety procedures, environmental controls, and community impact mitigation measures throughout the construction period.

5.8 Signages and Direction

The Contractor is responsible for installing and maintaining all directional, regulatory and safety signage, both on-site and in external interface areas. All safety signage must be in accordance with the requirements of AS1319-1994 and local authority guidelines.

This includes:

- External pedestrian and vehicular directional signage
- On-site speed limits and speed control devices
- Regular updates to signage in line with construction phases

6 Environmental Management

6.1 Environmental Management Plan

The Contractor shall prepare and implement a comprehensive Project Environmental Management Plan (PEMP) consistent with the requirements of AS/NZS ISO 14001 Environmental Management Systems.

This plan must outline:

- Key environmental risks and impacts;
- Responsibilities and reporting structures;
- Mitigation and control measures;
- Monitoring and corrective actions.

6.2 Stormwater and Waste Water Management

All works must be undertaken to prevent sedimentation, contamination, and off-site impact through stormwater or dewatering discharge. The following must be addressed:

- Prevent mud/debris tracking onto public roads;
- Ensure proper treatment and disposal of water from dewatering systems, tool and equipment washing, and general site clean-up;
- Divert clean water away from contaminated or disturbed areas;
- Install and maintain bunding, silt fencing, sediment traps, or other erosion and sediment control measures as required;
- Implement spill containment and response protocols to manage accidental discharges.

Regular inspections and maintenance of sediment controls and drainage systems are mandatory and shall follow a scheduled program maintained on-site.

6.3 Tree Protection

There are three (3) existing street trees on George Street that must be protected during the works.

A Tree Protection Plan (TPP) will be prepared by a qualified and experienced arborist in accordance with AS 4970–2009 Protection of Trees on Development Sites, the City of Sydney Tree Management Policies, and relevant planning controls, including State Environmental Planning Policy (Biodiversity and Conservation) 2021 (broader principles previously referenced in Sydney LEP Clause 5.9) and DCP Section 3.5.3.

The Contractor shall be responsible for adopting all recommendations outlined in the TPP and ensuring that tree protection measures are implemented and maintained at all times throughout the construction period. These measures may include (but are not limited to) establishment of Tree Protection Zones (TPZs), installation of protective fencing and signage, ground protection, and ensuring that no excavation, material storage, or machinery operation occurs within restricted root zones unless specifically approved by the project arborist.

The Contractor must ensure protection measures remain effective for the duration of the works and report any damage or breaches to the Superintendent immediately.

6.4 Protection of Council Assets at Site Frontages

All Council assets located along the Wilmot Street, George Street, and Bathurst Street frontages, including but not limited to the existing stone kerbs, shall be retained, maintained, and protected at all times during demolition and construction works.

Where protection in place is not feasible, temporary removal and storage of specific elements (such as the stone kerbs) may be permitted, subject to prior Council approval.

7 Waste Management

7.1 General

The Contractor shall develop and implement a Waste Management Plan (WMP) that maximises recycling and minimises the volume of construction waste sent to landfill. The Plan must comply with relevant legislation and standards, including the NSW Waste Avoidance and Resource Recovery Act 2001, NSW EPA Guidelines, and project-specific requirements.

Where possible, the generation of waste must be avoided entirely.

The Waste Management Plan shall address the following:

- Engage with subcontractors to identify opportunities to reduce waste and reuse materials;
- Encourage suppliers to adopt packaging minimisation and reuse initiatives;
- Promote the use of products with recycled content and/or those that can be recycled;
- Integrate an Environmental Awareness and Waste Management component into site induction;
- Engage a Waste Management Contractor early in the project to support planning and compliance;
- Include verification and record-keeping for waste disposal and recycling;
- Ensure compliance with local, state, and federal waste minimisation legislation;
- Prevent pollution and environmental harm;
- Encourage material selection based on lifecycle assessment and suitability for purpose.

Storage of materials and waste is only permitted in designated on-site areas. The Contractor is responsible for the timely removal of all waste from the site. The site must be cleaned daily or more frequently if required to ensure minimal disruption to ongoing building operations.

No construction or accommodation waste shall be disposed of in bins designated for building occupants or public use.

7.2 Demolition Phase

There is not envisaged to be any significant hazardous materials identified on Site. However, once a detailed HAZMAT report is prepared, including identification of any potential asbestos, lead-based paint, or synthetic mineral fibres, these items will be will be managed and removed by licensed specialist subcontractors in accordance with:

- NSW Work Health and Safety Regulation 2017
- EPA Guidelines
- SafeWork NSW Codes of Practice

Hazardous waste must be separated and removed during the early stages of demolition, with all required clearances obtained prior to proceeding. All remaining demolition must be conducted to maximise reuse and recycling.

7.3 Construction Phase

7.3.1 Bin System

Waste must be separated into recyclable and non-recyclable categories. Bins will be clearly labelled and located throughout the site.

Materials to be recycled may include:

- Food waste;
- Aluminium cans;
- Glass;
- Steel cans;
- PET plastics;
- Paper/cardboard.

The Contractor and subcontractors are responsible for depositing their waste in the appropriate bins and maintaining clean work areas daily.

7.3.2 Washout Areas

Washout facilities for paint, rendering, or other finishing trades must comply with environmental legislation and be maintained appropriately. Water recycling is encouraged, and no washout may enter stormwater drains. Local authority guidelines must be adhered to at all times.

8 Air Quality Management

The construction process has the potential to generate dust and air pollution. The objective for this project is to maintain existing local air quality during construction and to minimise the generation of dust and airborne particles on site.

The Contractor shall develop and maintain an Air Quality Management Plan as part of the Environmental Management Plan. This plan must identify control measures to suppress dust and airborne particulates in accordance with relevant environmental legislation, guidelines, and risk management procedures. Key control measures shall include but not be limited to:

- Ensuring all construction plant, equipment, and vehicles are properly maintained and operated to minimise excessive exhaust emissions;
- Maintaining good housekeeping practices on site, including regular removal of loose material;
- Ensuring all waste and material loads leaving the site are covered at all times;
- Suspending dust-generating construction activities during high wind conditions unless effective controls (e.g. localised watering) can be implemented;
- Prohibiting the burning of waste materials and lighting of fire on-site at all times;
- Conducting continual visual monitoring of the site to ensure dust levels remain acceptable;
- Selecting construction materials and processes that minimise harmful effects on air quality;
- Installing mesh and shade cloth on scaffolding to capture windborne materials and debris;
- Conducting activities that generate airborne particles (e.g. spray painting) within enclosed and controlled areas wherever practicable;
- Making water carts readily available to dampen access roads, work zones, approaches, and any other susceptible surfaces, in compliance with WHS and WorkCover requirements;
- Including air quality and dust management in the Environmental Awareness Program and site induction training.

The Contractor must monitor dust and air quality levels regularly, including background levels, to assess the effectiveness of implemented dust suppression measures and evaluate any impact on adjoining or nearby properties. Monitoring data must inform ongoing risk management and control strategies.

The use of odour-generating chemicals or materials must be minimised wherever possible. Where such materials are necessary, the Contractor shall coordinate their use with the Principal or Superintendent and provide sufficient advance notice to affected stakeholders or occupants.

Performance will be assessed by the number and severity of complaints received from neighbouring operations, tenants, or statutory authorities.

9 Noise and Vibration Management

9.1 Construction Noise and Vibration Management Plan (NVMP)

The Contractor shall program and manage construction activities to minimise the generation of excessive noise and vibration and reduce their impact on on-site personnel and surrounding residents, businesses, and workers.

The Contractor shall ensure that all workers and subcontractors adopt best-practice noise suppression methods, particularly for high-noise equipment such as compressors, jackhammers, and similar machinery. All equipment must be appropriately fitted with noise control measures to reduce on-site and off-site noise emissions.

The Contractor shall develop and maintain a Construction Noise and Vibration Management Plan. This plan must identify relevant noise and vibration criteria for construction activities, with particular consideration given to sensitive areas and adjoining premises. Noise and vibration levels must be monitored throughout construction to ensure compliance with applicable standards and to minimise disruption to the surrounding environment.

The plan must incorporate all relevant requirements and recommendations to ensure that noise levels do not exceed the maximum amenity thresholds as defined by relevant policies. As a minimum, all works must comply with the NSW Industrial Noise Policy, and the Contractor must strive to maintain good relations with the community and neighbouring properties.

9.2 Noise Management

The following noise control measures shall be addressed:

- Special consideration must be given to sensitive receivers, particularly the childcare centre located on the Level 1 and the pedestrian tunnel to Town Hall Station when scheduling noise-generating works;
- Demolition and construction works must only occur during the approved hours, unless specific prior approval is obtained from City of Sydney Council;
- Work Method Statements (WMS) must be prepared for all relevant construction activities, detailing equipment types, estimated noise levels, expected durations, and control measures to mitigate noise impacts;
- All plant, vehicles, and hand-held tools must operate in accordance with EPA Industrial Noise Policy Guidelines;
- Noise mitigation devices such as silencers, acoustic enclosures, or barriers shall be installed on all applicable construction plant and machinery;
- Personal protective equipment (PPE) must be provided and used wherever noise levels exceed 85dB(A);
- All construction traffic must access and exit the site via designated entry/exit points or approved Work Zones to reduce external noise impacts;

9.3 Vibration Management

The Contractor must implement all practical measures to minimise vibration impacts on sensitive structures and nearby building occupants.

Vibration control measures shall include:

- Substitution with alternative low-vibration processes where feasible;
- Restriction of vibration-generating works to specific times to minimise cumulative impact;
- Use of physical barriers, screening, or enclosures to reduce transmission of vibration to adjoining structures;
- Early and ongoing consultation with impacted occupants and stakeholders to manage expectations and reduce complaints.

The vibration management strategy shall focus on limiting the duration and timing of vibration-producing activities, with careful planning and implementation.

Additional measures include:

- Incorporation of Environmental Awareness Training into the site induction program, with specific modules on noise and vibration;
- Regular assessment of performance based on the number of complaints received from neighbouring tenants or regulatory authorities;
- Routine inspection and maintenance of construction equipment, including reference to the acoustic performance of plant to ensure conformance with manufacturer specifications and applicable licensing conditions.

Attachment A11

Loading Dock, Traffic and Waste Assessment

TRAFFIX
TRAFFIC AND TRANSPORT PLANNERS

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Reference: 25.296r02v04

28 October 2025

Icon Project Management
Level 10, 350 Kent Street,
Sydney NSW 2000

Attention: Mr Brett James, Director

Re: 580 George Street, Sydney
Loading Dock Capacity Feasibility Study

Dear Brett,

TRAFFIX has been commissioned to undertake a capacity study of the existing loading dock of a building located at 580 George Street, Sydney and the suitability of this loading dock to accommodate deliveries in relation to a new commercial development replacing the existing food court, in addition to the provision of additional floors containing approximately 7,938m^2 of additional commercial office gross floor area (GFA) which would rely on the existing loading dock for all servicing requirements.

We have undertaken a physical site inspection of the existing loading dock to assess opportunities and constraints in relation to the physical layout of the existing dock and its suitability to adequately accommodate deliveries typical of a retail/commercial based on our experience working other similar developments, including within the City of Sydney Local Government Area.

The below feasibility study is based on our site investigations and our review of the information provided. We have undertaken a review of all information provided in conjunction with our site investigations and now advise as follows:

Existing Loading Dock Specifications

The loading dock is situated with loading dock access via Wilmont Street, a service lane which serves a Wilson Carpark adjacent to the subject site in addition to other buildings with access via Wilmont Lane.

TRAFFIX has undertaken a detailed site inspection of the existing loading dock layout on Tuesday 8th July 2025, and the following advice is provided based on our site inspection and assessment of the provided plans included in **Attachment 1** for reference:

- The loading dock access is controlled with a roller door of width 7.4m and overhead clearance of 4.1m
- The lowest measured clearances to overhead structures within the loading dock are as follows:
    - 3.5m measured to a sprinkler head situated directly above the existing turntable as shown in **Figure 1** below, and;
    - 3.2m measured to a HVAC duct along the northern side of the loading dock as shown in **Figure 2** below.

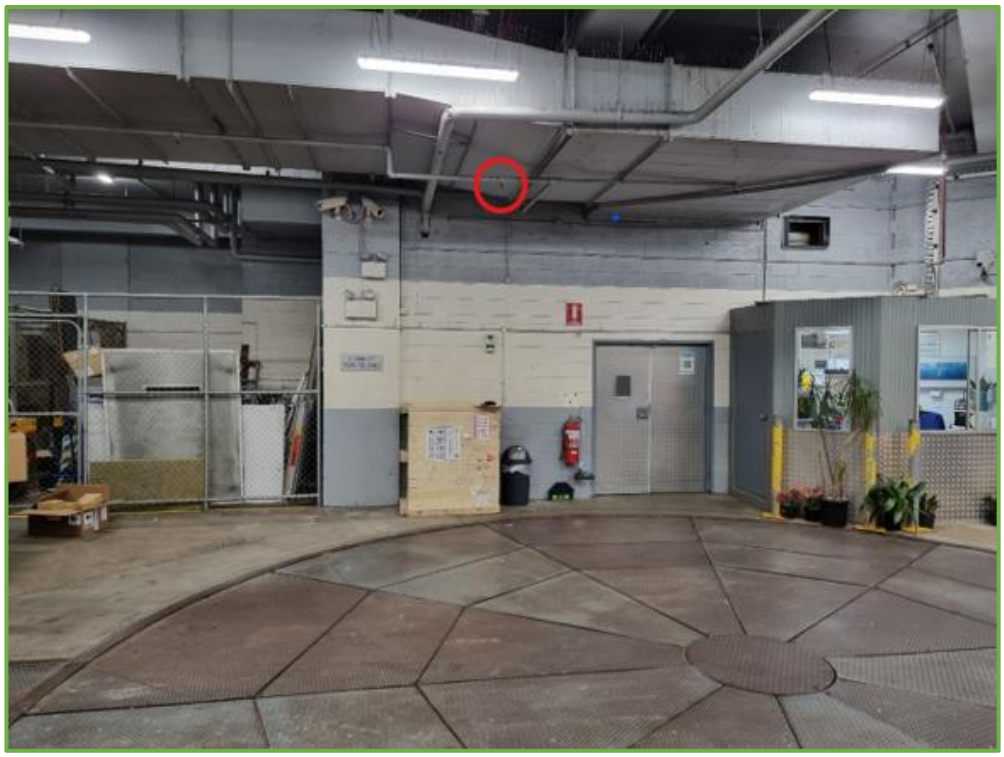


Figure 1: 3.5m Clearance Measured from Turntable to Overhead Sprinkler as Circled in Red Above

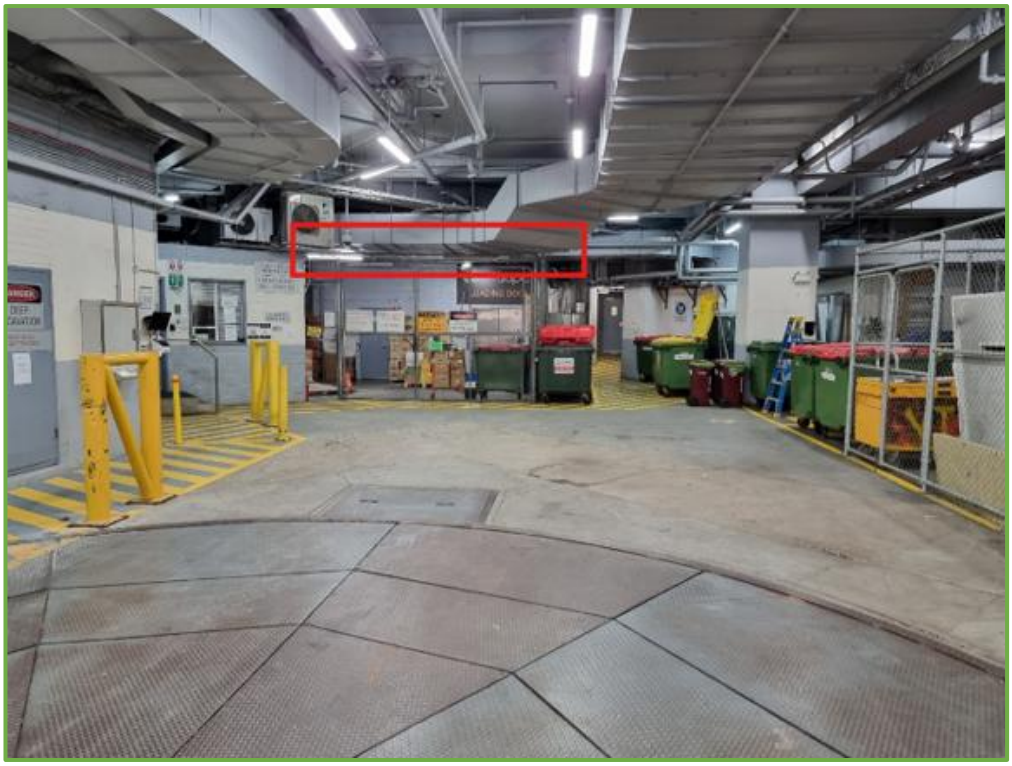


Figure 2: 3.2m Overhead Clearance Measured from Floor to the Underside of Overhead Ducting as Captured by the Red Rectangle Above.

- An 8.0m diameter turntable is situated within the loading dock as shown in **Figure 1** and **Figure 2** above.
- A temporary structure containing an existing security office is located at the southeast corner of the loading dock adjacent to the entrance and as shown in the sketches provided in **Attachment 2 (SK.01) and Figure 3** below:

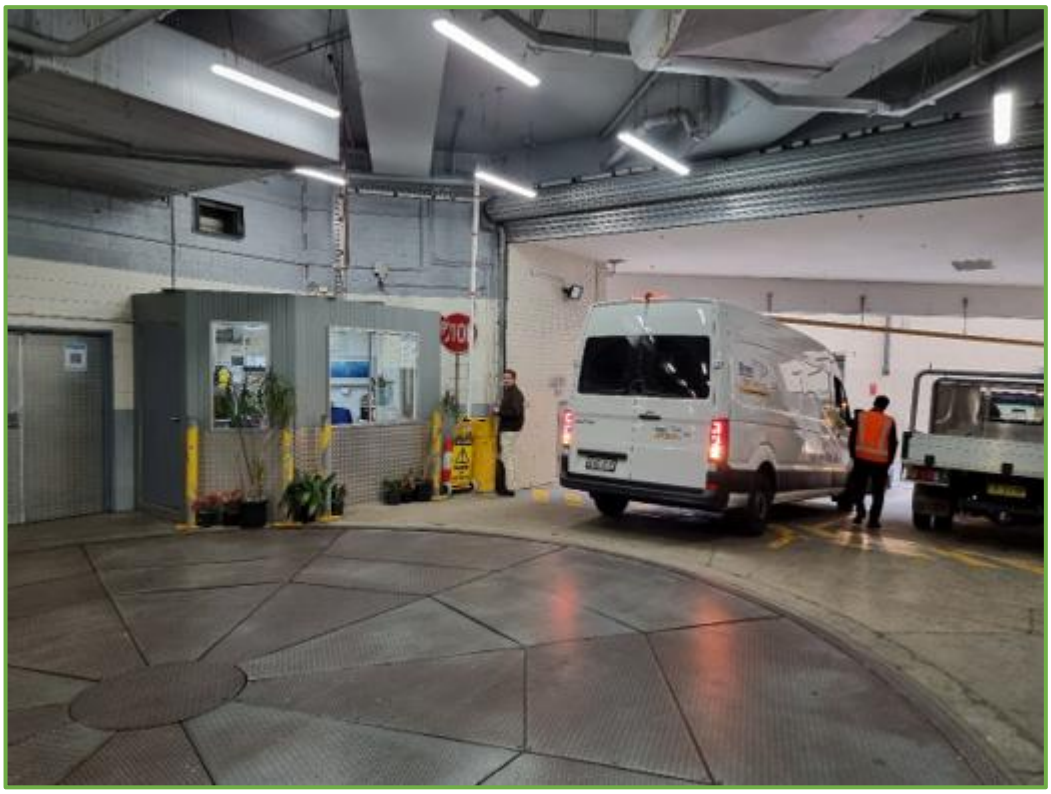


Figure 3: View looking towards the existing security office (not shown on the plans) located in the south-eastern corner of the loading dock

- Two (2) permanent walls have been installed in the northeast corner of the loading dock, not shown on the plans, as marked up in the markup provided in **Attachment 2 (SK.01)**.
- A loading dock platform has been constructed within the southwest corner of the loading dock adjacent to the Goods and Services lift (Lift 15) as shown in **Figure 4** below:



Figure 4: View looking towards the existing loading dock (not shown on plans) located in the southwestern corner of the loading dock.

- Chain-link fencing has been erected within the loading dock to provide storage areas along the northern and eastern sides of the loading dock as shown in **Figure 5** and **Figure 6** below.

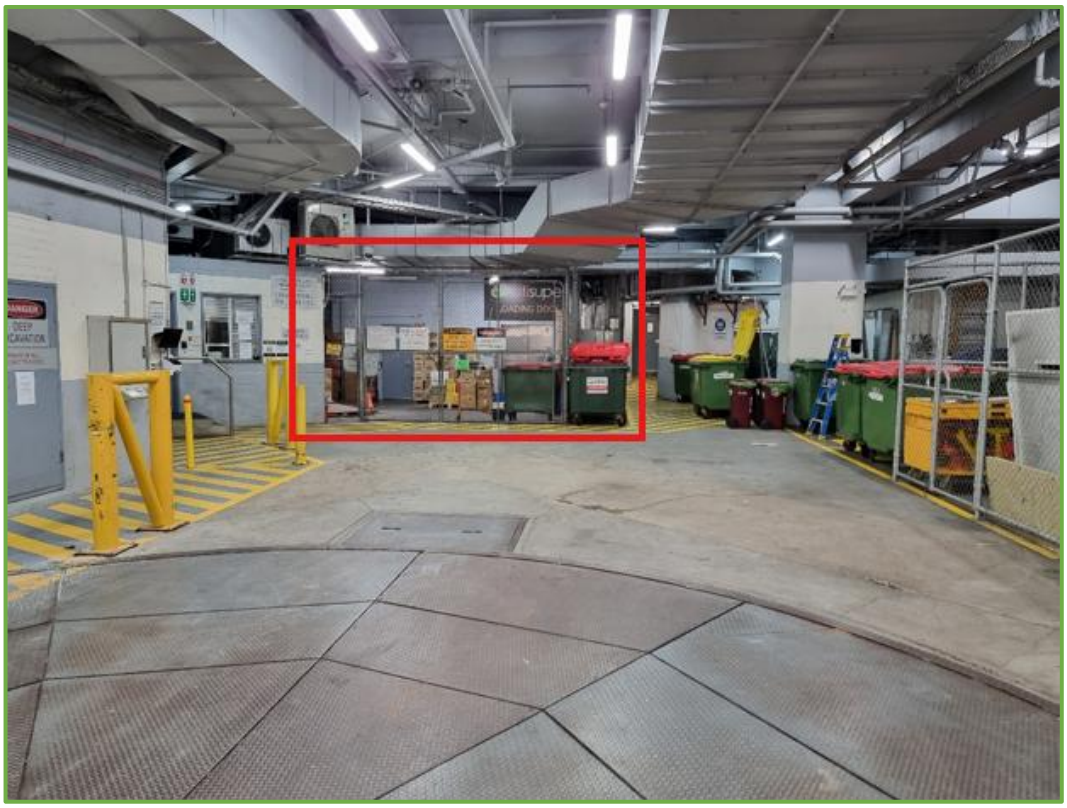


Figure 5: Chain-link fencing along northern side of loading Dock as shown by red rectangle



Figure 6: Chain-link fencing along eastern side of loading dock shown by red rectangle

- Multiple waste bins are currently stored along the northeast section of the loading dock as shown in **Figure 6** above.
- Multiple bollards have been installed within the loading dock alongside a line-marked pedestrian path which runs along the western side of the loading dock, and in front of the temporary security office in the southeastern corner as shown in **Figure 3** and **Figure 5** above.

Possible Loading Dock Configurations

Having regard for the permanent and removable structures and fixtures within the loading dock as described in the previous section, we have identified five (5) possible scenarios to maximise loading dock capacity, described as follows:

No Changes to Existing Layout

- Scenario 1 – existing scenario:

  In this scenario 6.4m Small Rigid Vehicles (SRV's) are accommodated onsite with no changes to the existing loading dock layout in accordance with the onsite site inspection undertaken on 8th July 2025. In this scenario, 2 x SRV's with a maximum height of 3.1 metres and a small delivery van could be accommodated within the loading dock a shown in **Figure 7** below. 8.8m Medium Rigid Vehicles (MRV's) cannot be accommodated onsite in this scenario due to the insufficient clearances to the existing security office located adjacent to the turntable.

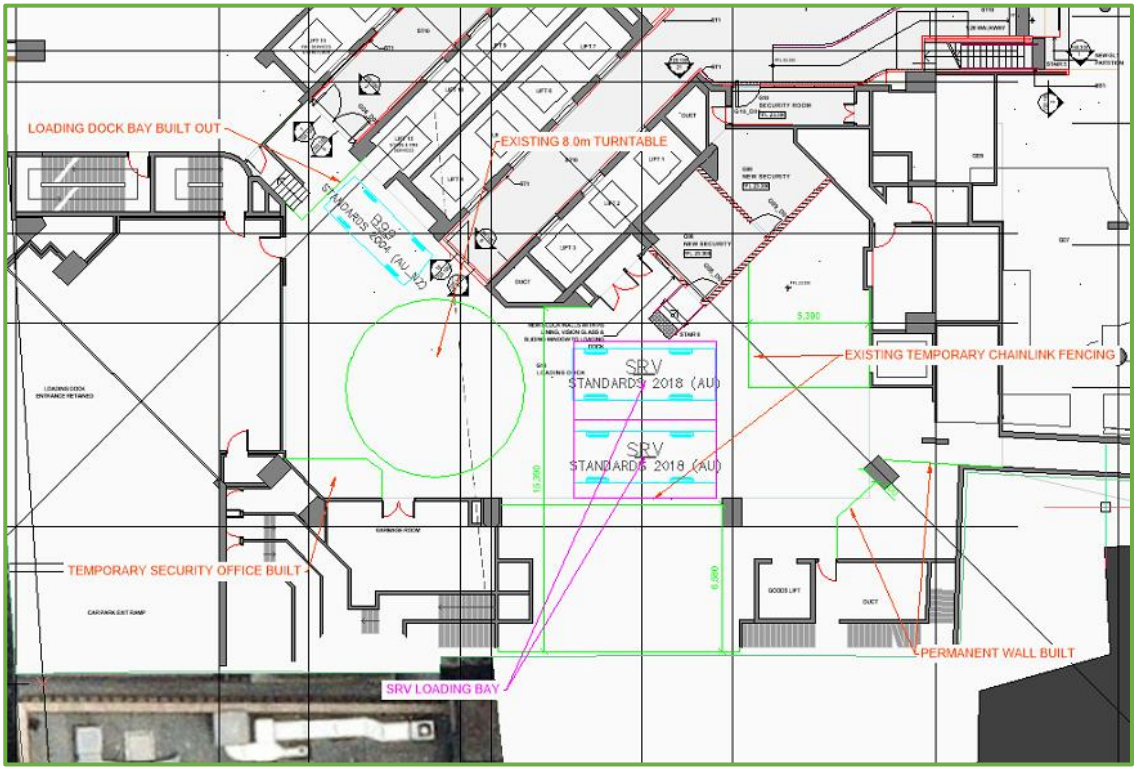


Figure 7: 2 x SRV bays accommodated onsite with no changes to existing arrangement

Removal of Chain-link Fencing

- Scenario 2 – potential scenario:

  In this scenario 4 x 6.4m Small Rigid Vehicles (SRV's) are accommodated onsite with removal of the chain-link fencing and no changes to the existing security office located in the southeastern corner of the site. In this scenario, 4 x SRV's with a maximum height of 3.1 metres and a small delivery van can be accommodated within the loading dock as shown in **Figure 8** below. 8.8m Medium Rigid Vehicles (MRV's) cannot be accommodated within the loading dock in this scenario due to the insufficient clearances to the existing security office located adjacent to the turntable.

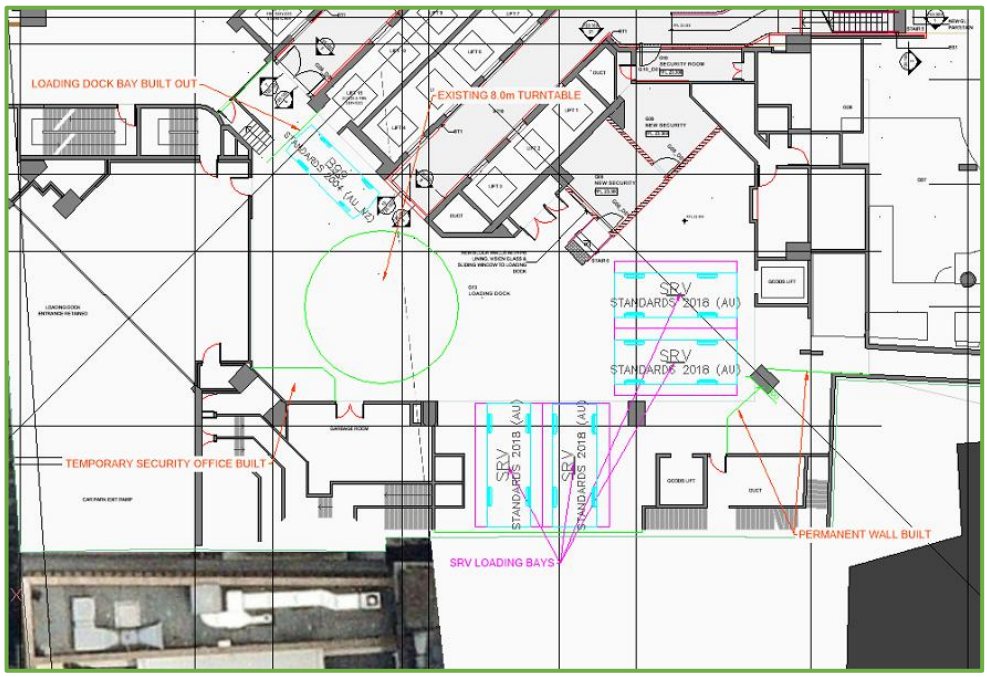


Figure 8: 4 x SRV bays accommodated onsite with removal of chain-link fencing.

- Scenario 3 – potential scenario:

  In this scenario 6 x B99 delivery vans are accommodated onsite with removal of the chain-link fencing and no changes to the existing security office located in the southeastern corner of the site. In this scenario, a total of 7 x B99 delivery vans can be accommodated within the loading dock as shown in **Figure 9** below. 8.8m Medium Rigid Vehicles (MRV's) cannot be accommodated within the loading dock in this scenario due to the insufficient clearances to the existing security office located adjacent to the turntable.

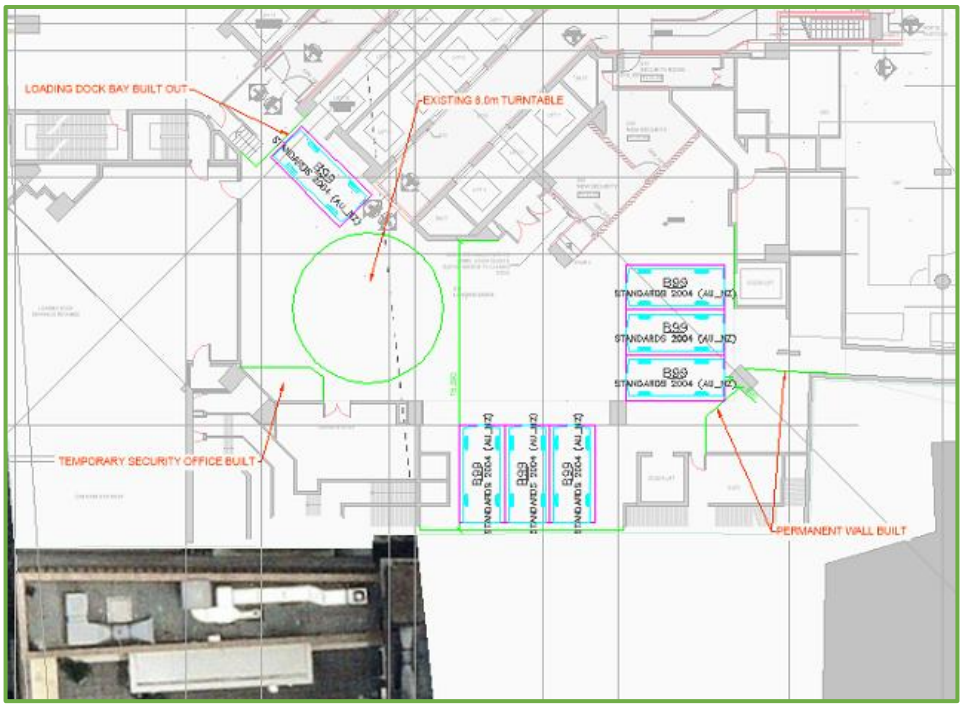


Figure 9: 7 x B99 delivery bays accommodated onsite with removal of chain-link fencing.

Removal of Chain-link Fencing and Temporary Security Office

- Scenario 4 – potential scenario:

  In this scenario 3 x 8.8m Medium Rigid Vehicles (MRV's) are accommodated onsite with removal of the existing security office located in the southeastern corner of the loading dock and removal of the chain-link fencing. In this scenario, 3 x MRV's with a maximum height of 3.1 metres and a small delivery van can be accommodated within the loading dock as shown in **Figure 10** below.

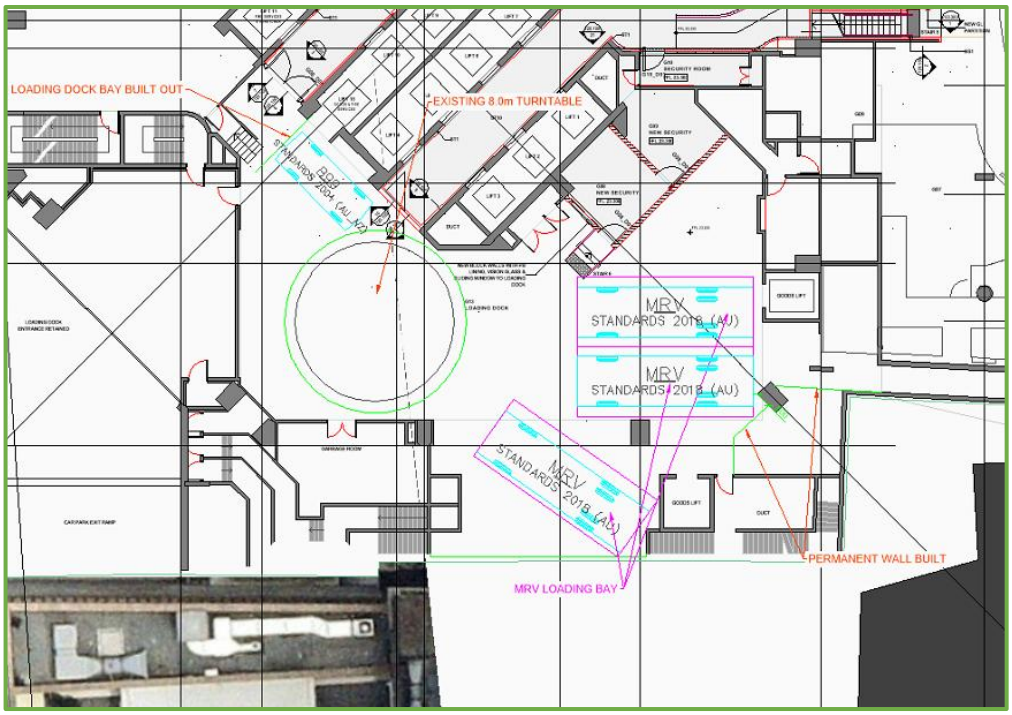


Figure 10: 3 x MRV Loading bays accommodated onsite with removal of chain-link fencing and security office.

Reference should be made to the swept path analysis provided in **Attachment 2** showing how access to and from the loading dock and each of the loading dock spaces referred to above is achieved.

- Scenario 5 – potential scenario:

  In this scenario, an amalgamation of Scenario 4 and 5, 2 x 8.8m Medium Rigid Vehicles (MRV's) and 2 x B99 delivery vans are accommodated onsite with removal of the existing security office located in the southeastern corner of the loading dock and removal of the chain-link fencing. In this scenario, 2 x MRV's with a maximum height of 3.1 metres and two (2) x B99 delivery vans can be accommodated within the loading dock as shown in **Figure 11** below.

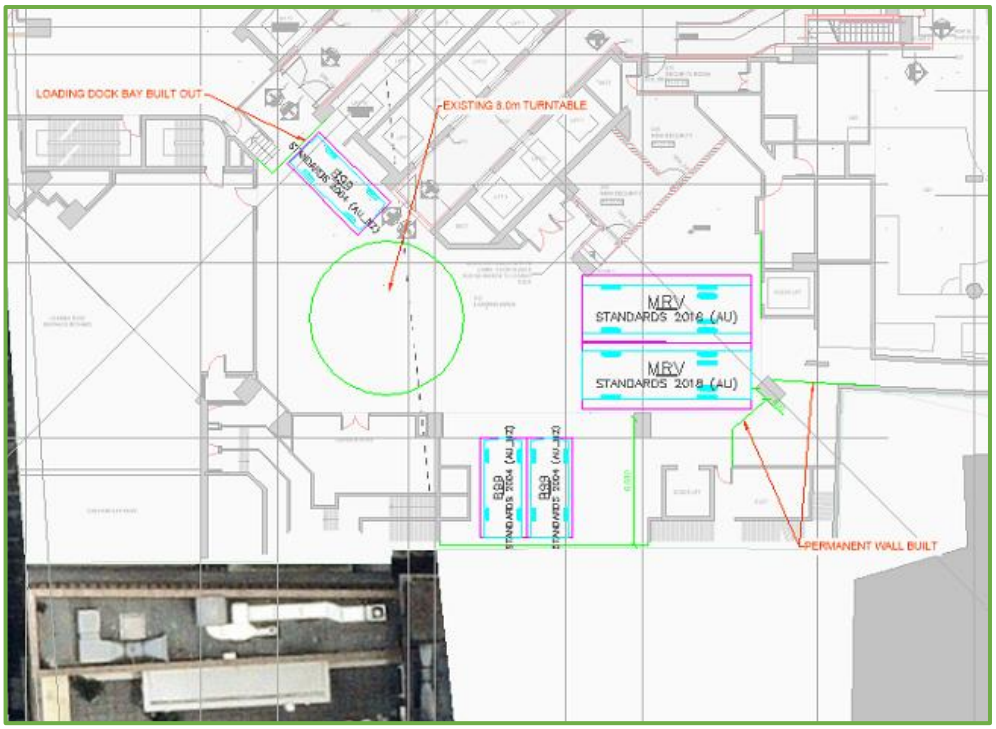


Figure 11: 2 x MRV and 2 x B99 Loading bays accommodated onsite with removal of chain-link fencing and security office.

Reference should be made to the swept path analysis provided in **Attachment 2** showing how access to and from the loading dock and each of the loading dock spaces referred to above is achieved.

Proposed Loading Requirements

TRAFFIX understands the existing ground floor and mezzanine levels are currently occupied by a food court and medical centre. It is understood these levels are to be replaced with retail GFA and will remain essentially unchanged in terms of the quantum of GFA provided so that the servicing requirements will be consistent with the existing/approved arrangements.

It is understood the new upper podium levels will include some 7,938m^2 of additional commercial GFA. The City of Sydney Development Control Plan (2012) Schedule 7.8.1 provides the following service vehicle requirements for commercial premises:

(i) *1 space per 3,300sqm GFA, or part thereof, for the first 50,000sqm; plus*

(ii) *1 space per 6,600sqm, or part thereof, for additional floor area over 50,000sqm and under 100,000sqm; plus*

(iii) *1 space per 13,200sq or part thereof, for additional floor area over 100,000sqm.*

Based on the above, the proposed development would require the following in strict accordance with Council's DCP:

- Three (+3) additional loading bays.

It is noteworthy that the existing layout provides sufficient space to provide (3) loading bays comprising two (2) SRV bays and one (1) B99 Space which can accommodate delivery vans, small utility vehicles and the like, without any changes to existing temporary structures onsite as shown in Scenario 1 above. However, if existing temporary structures such as chain-link fencing were removed, there is potential to accommodate two (2) additional SRV loading bays or three (3) additional small delivery vehicle

spaces, thus meeting Council's DCP servicing requirements. Alternatively, it may be desirable to provide a combination of loading bay configurations such as two (2) MRV spaces and two (2) standard small delivery vehicle spaces as per the arrangement described in Scenario 5 above.

There is flexibility in terms of possible future loading dock layout configurations based on tenants' servicing needs. In our experience working on similar commercial/retail developments, commercial developments typically require servicing using smaller delivery vehicles such as couriers, stationary suppliers and the like and preference should be given to designing for small delivery vehicles over larger delivery trucks typically associated with food and beverage suppliers.

Proposed Loading Dock Management and Scheduling

- The maximum sized truck will not exceed the size of an 8.8m MRV
- Since the loading dock height clearance is restricted to 3.2m, the maximum truck height would be restricted to 3.1m.
- The maximum duration of a parked truck will be approximately 20-minutes;

A schedule of likely servicing requirements related to the proposed additional commercial GFA is provided in **Table 1** below:

Table 1: Indicative Schedule of Regular Servicing

Type of Deliveries	No. of Suppliers	No. of Delivery Days per Week	Delivery Times	Duration
Commercial				
General and Office Supplies	6	6	Between 8:00am – 6:00pm (Mon-Sat)	20 mins
Waste				
Cardboard	1	1	Between 6:00am – 10:00am (Mon-Sat)	5 mins
General	1	2		5 mins
Recycling	2	2		10 mins

The proposed commercial office may also generate occasional long-stay service demands from tradespeople. These providers are to arrive only in a light vehicle (e.g., trade Ute or small van) that can be accommodated separately in the basement car park or within the loading dock.

Since the loading dock is also utilised by various other tenancies, a detailed loading dock management plan is expected to be provided to ensure the loading dock can service the entire development without adversely affecting other tenancies, the local road network and infrastructure.

Traffic Impacts

Based on our review of the plans and the indicative delivery schedule provided in **Table 1** above, it is anticipated that impacts to Wilmont Street and the surrounding road network would be minimal and consistent with existing conditions.

TRAFFIX has been advised the proposed development includes a reduction in the overall provision of car parking which will likely result in a reduction in vehicle trips especially considering the Sydney CBD location and having regard for Council's maximum DCP parking rates. Traffic impacts are therefore expected to be negligible with respect to impacts on Wilmont Lane and the wider road network in this regard.

Summary

The five (5) loading dock layout scenarios described above in relation to 580 George Street, Sydney should be considered having regard for mixed retail and commercial office servicing requirements and the feasibility of amending the existing dock layout to accommodate additional or larger vehicles, as required.

The existing loading dock can accommodate vehicles up to 8.8m MRV's (using a turntable) with minor amendments to the existing layout including the removal of impermanent structures as discussed, or 6.4m SRV's and B99 vehicles with minor to no amendments to existing structures. 3.1m is the maximum vehicle height able to be accommodated in all scenarios based on an assessment of existing overhead structures within the loading dock.

In all scenarios, it is envisaged that a detailed loading dock management plan will be required to manage deliveries based on loading requirements involving the proposed development as well as other existing tenancies within the building in order to minimise impacts.

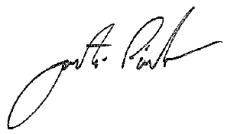
From a high-level review of the proposed development, impacts to Wilmont Street and the surrounding road network will be minimal (if any) and consistent with existing (approved) conditions and is therefore considered supportable in terms of traffic impacts, based on the information provided to date.

In summary, the proposed development is considered supportable in terms of accommodating projected servicing and traffic requirements based on the above high-level assessment and it is envisaged that all future servicing demands could be managed through the implementation of an appropriate loading dock management plan. There is also potential to optimise the loading dock layout having regard for the different scenarios discussed above, as considered appropriate.

We trust the above is of assistance and please don't hesitate to contact the undersigned should you have any queries.

Yours faithfully,

Traffix



Justin Pindar
Director

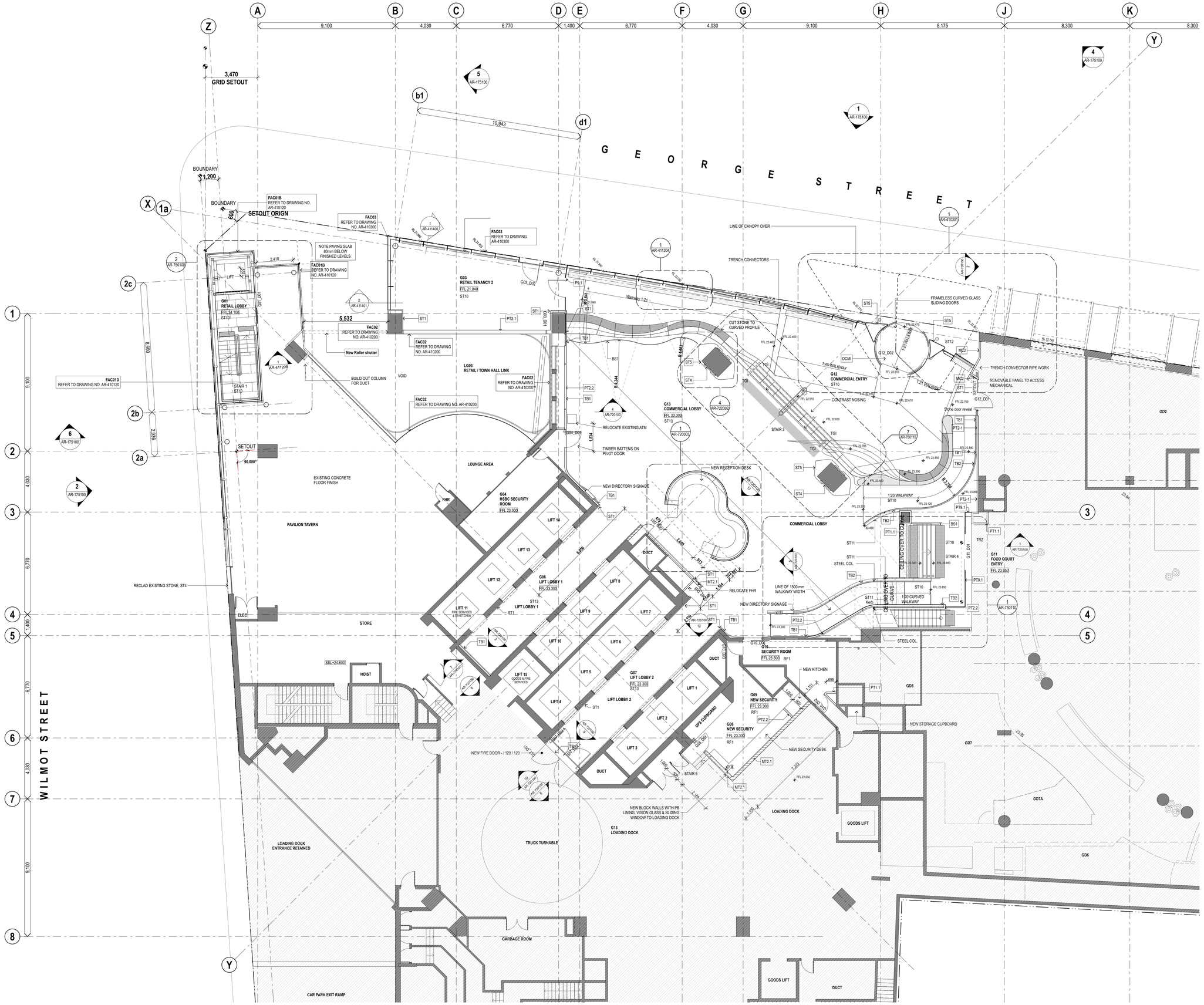
Enc:

Attachment 1: Provided Existing Loading Dock Plan
Attachment 2: Swept Path Analysis

ATTACHMENT 1

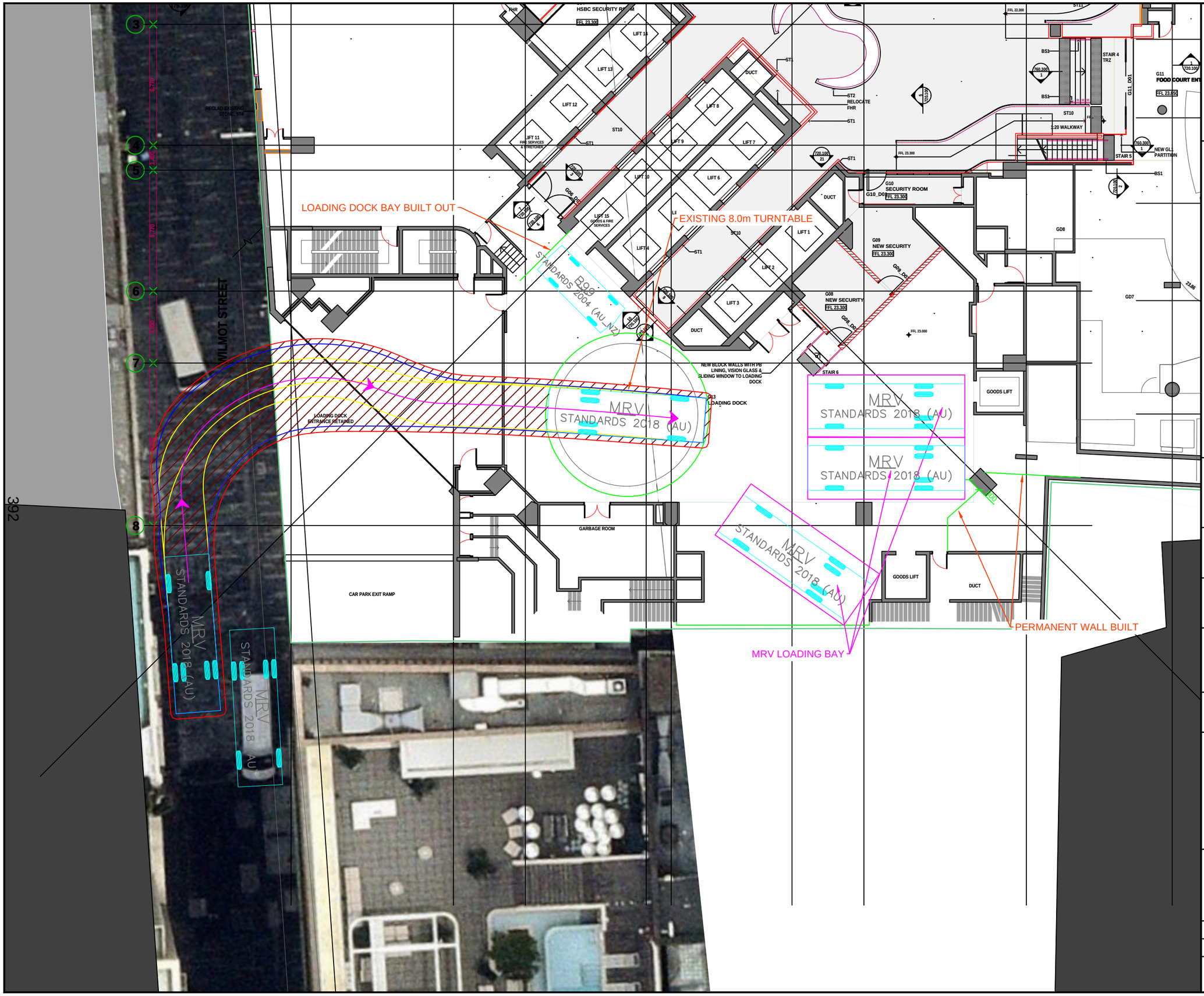
Provided Existing Loading Dock Plan

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GEORGE STREET
WILMOT STREET
BOUNDARY
SETOUT ORIGIN
3,470 GRID SETOUT
10,943
LINE OF CANOPY OVER
TRENCH CONVECTORS
FRAMELESS CURVED GLASS SLIDING DOORS
CUT STONE TO CURVED PROFILE
TRENCH CONVECTOR PIPE WORK
REMOVABLE PANEL TO ACCESS MECHANICAL
CONTRAST NOSING
Stone door reveal
G01 RETAIL LOBBY
G03 RETAIL TENANCY 2
G04 HSBC SECURITY ROOM
G05 LIFT LOBBY 1
G07 LIFT LOBBY 2
G08 NEW SECURITY
G09 NEW SECURITY
G10 SECURITY ROOM
G11 FOOD COURT ENTRY
G12 COMMERCIAL ENTRY
G13 LOADING DOCK
LG03 RETAIL / TOWN HALL LINK
LOUNGE AREA
PAVILION TAVERN
COMMERCIAL LOBBY
STORE
LOADING DOCK ENTRANCE RETAINED
TRUCK TURNABLE
GARBAGE ROOM
CAR PARK EXIT RAMP
NEW RECEPTION DESK
NEW DIRECTORY SIGNAGE
NEW KITCHEN
NEW STORAGE CUPBOARD
NEW SECURITY DESK
NEW BLOCK WALLS WITH PB LINING, VISION GLASS & SLIDING WINDOW TO LOADING DOCK
NEW FIRE DOOR - / 120 / 120
RELOCATE EXISTING ATM
RELOCATE FHR
TIMBER BATTENS ON PIVOT DOOR
BUILD OUT COLUMN FOR DUCT
New Roller shutter
EXISTING CONCRETE FLOOR FINISH
RECLAD EXISTING STONE, ST4
LINE OF 1500 mm WALKWAY WIDTH
CEILING OVER TO CURVE
CEILING DROPS TO CURVE
STEEL COL
1:20 WALKWAY
1:45 WALKWAY
1:21 WALKWAY
1:20 CURVED WALKWAY
SETOUT LINE
VOID
DUCT
LIFT 1
LIFT 2
LIFT 3
LIFT 4
LIFT 5
LIFT 6
LIFT 7
LIFT 8
LIFT 9
LIFT 10
LIFT 11 FIRE SERVICES & STRETCHER
LIFT 12
LIFT 13
LIFT 15 GOODS & FIRE SERVICES
HOIST
ELEC
FHR
UPS CUPBOARD
GOODS LIFT
STAIR 1
STAIR 3
STAIR 4
STAIR 6
FAC01B REFER TO DRAWING NO. AR-410120
FAC01D REFER TO DRAWING NO. AR-410120
FAC02 REFER TO DRAWING NO. AR-410200
FAC03 REFER TO DRAWING NO. AR-410300
NOTE PAVING SLAB 80mm BELOW FINISHED LEVELS
SSL +24.600
5,532
8,600
9,100
2,936
4,000
6,770
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1,400
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1,100
1,000
1,111
655
1,000
800
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2,000

ATTACHMENT 2

Swept Path Analysis



Notes:

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Rev.	Revision Note	By.	Date
A	Swept Path Analysis	SH	15-07-25
B	Updates	SH	02-10-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation
0 2 4 6 8m
1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

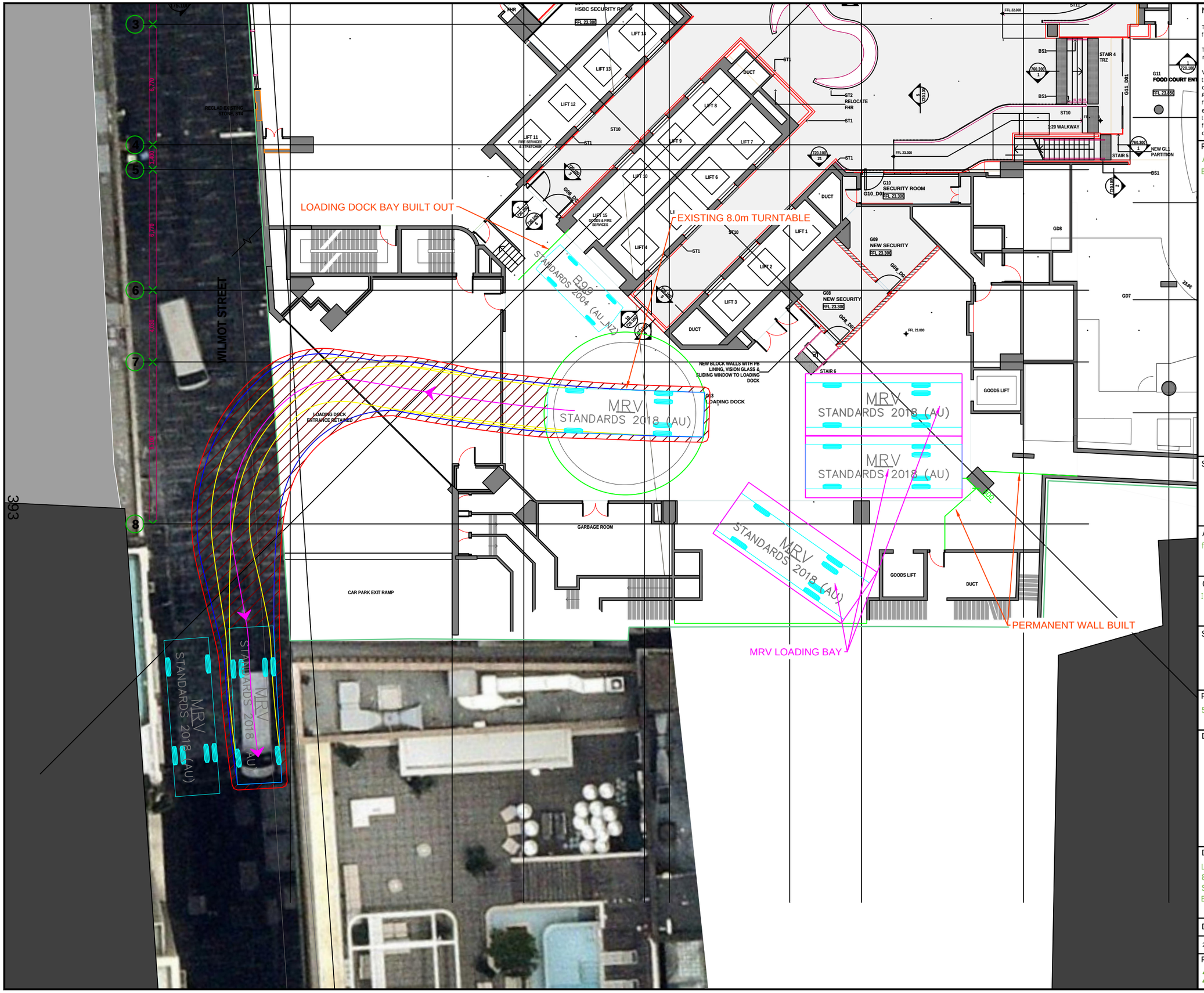
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Drawing Title
Loading Dock Swept Path
8.8m Medium Rigid Vehicle
Scenario 4
Entry Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.01	B



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A	Swept Path Analysis	SH	15-07-25
B	Updates	SH	02-10-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation
0 2 4 6 8m
1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

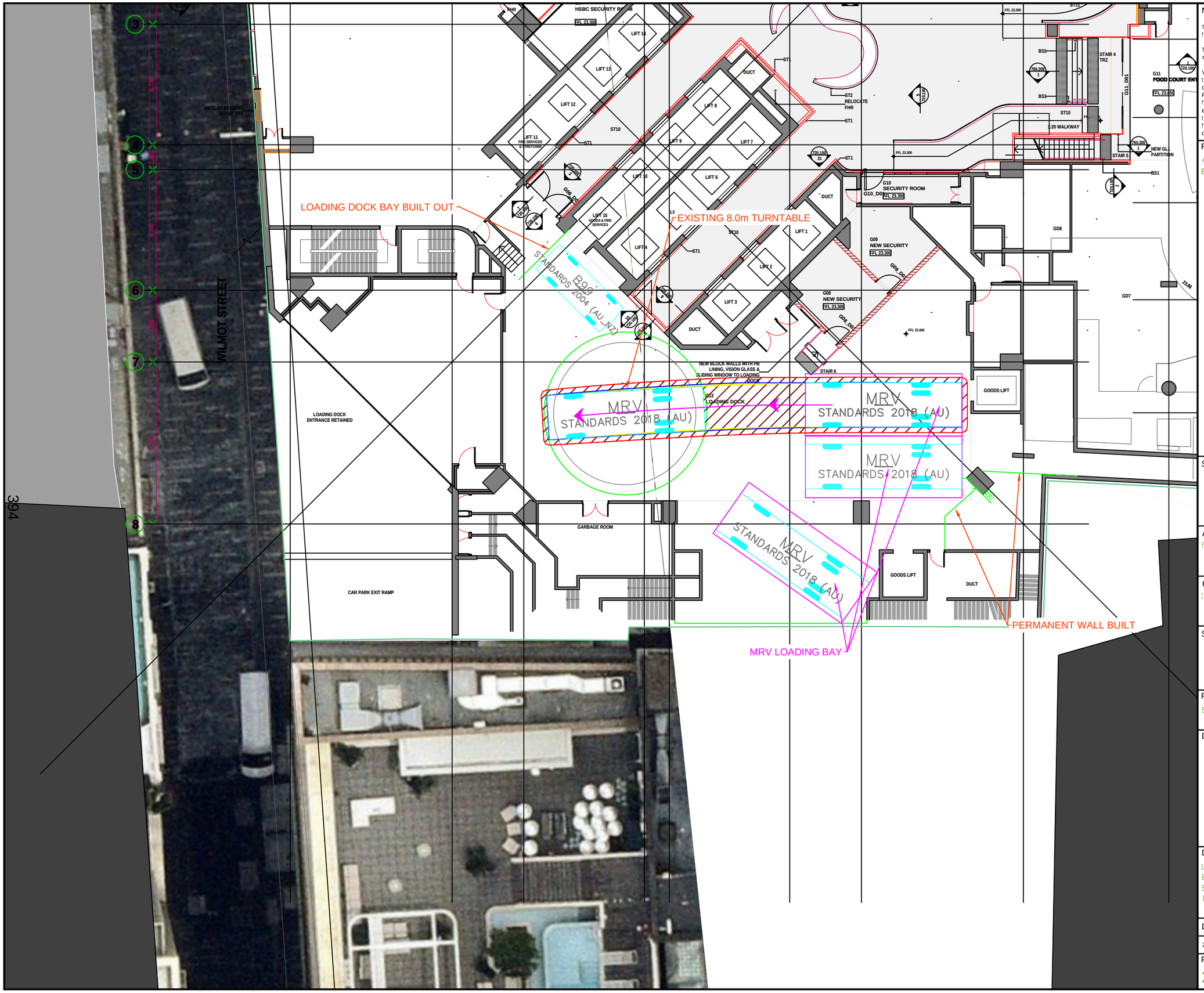
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Drawing Title
Loading Dock Swept Path
8.8m Medium Rigid Vehicle
Scenario 4
Exit Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

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Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.02	B



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B	Updates	SH	02-10-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation

0 2 4 6 8m
1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

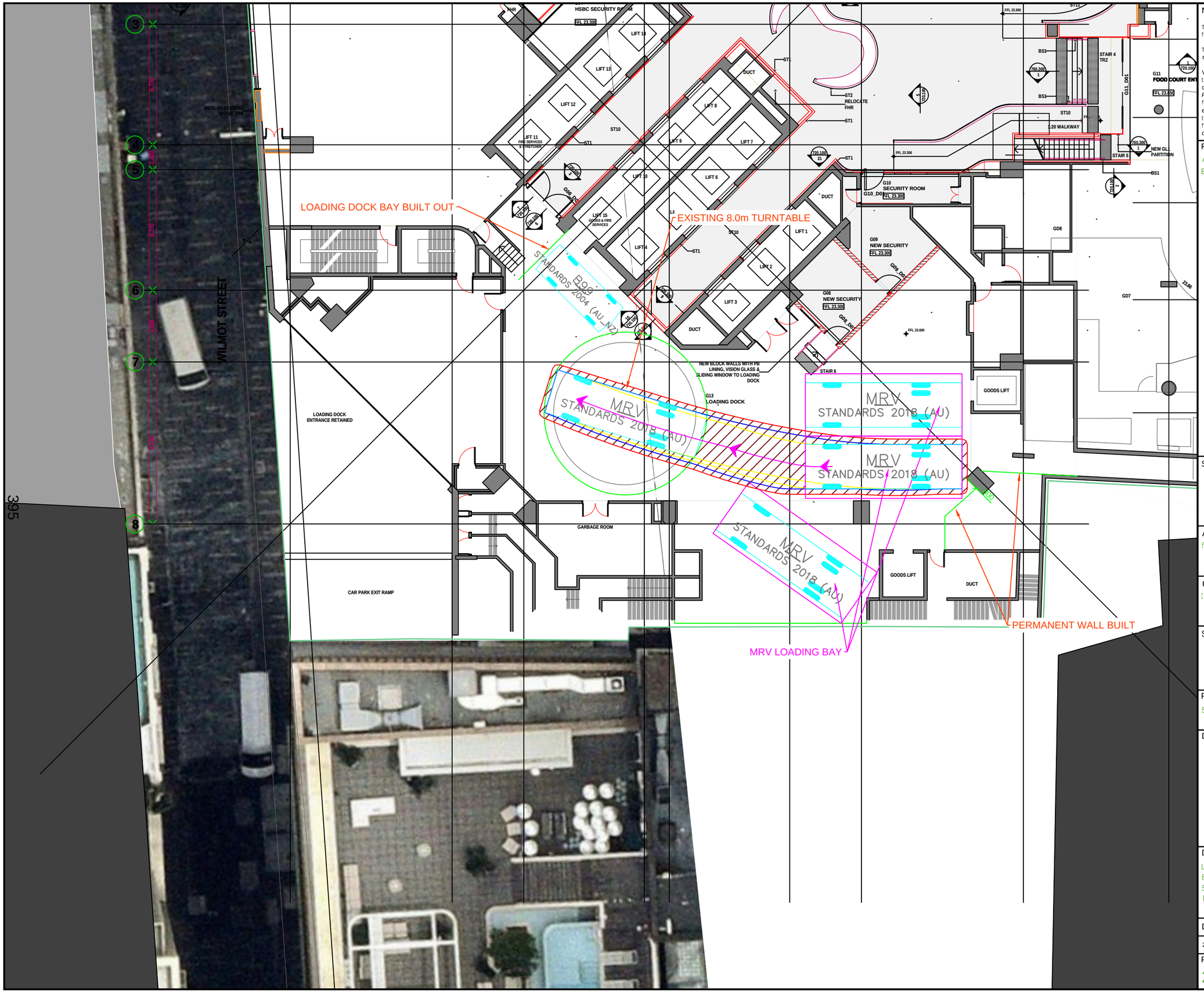
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Drawing Title
Loading Dock Swept Path
8.8m Medium Rigid Vehicle
Scenario 4
MRV Bay 1 Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.03	B



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Rev.	Revision Note	By.	Date
A	Swept Path Analysis	SH	15-07-25
B	Updates	SH	02-10-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation

0 2 4 6 8m

1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

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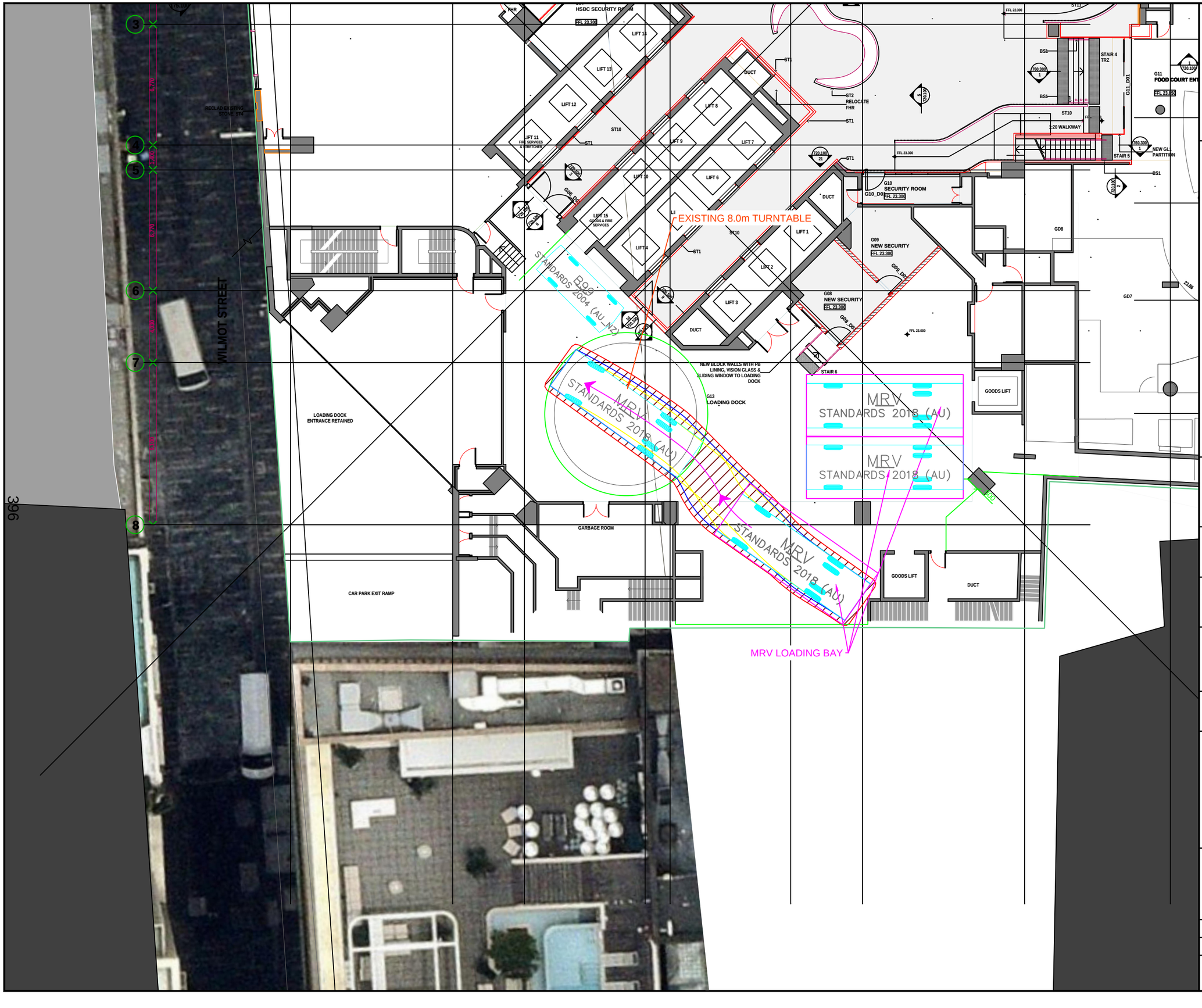
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Drawing Title
Loading Dock Swept Path
8.8m Medium Rigid Vehicle
Scenario 4
MRV Bay 2 Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.04	B



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Rev.	Revision Note	By.	Date
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B	Updates	SH	02-10-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation
0 2 4 6 8m
1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

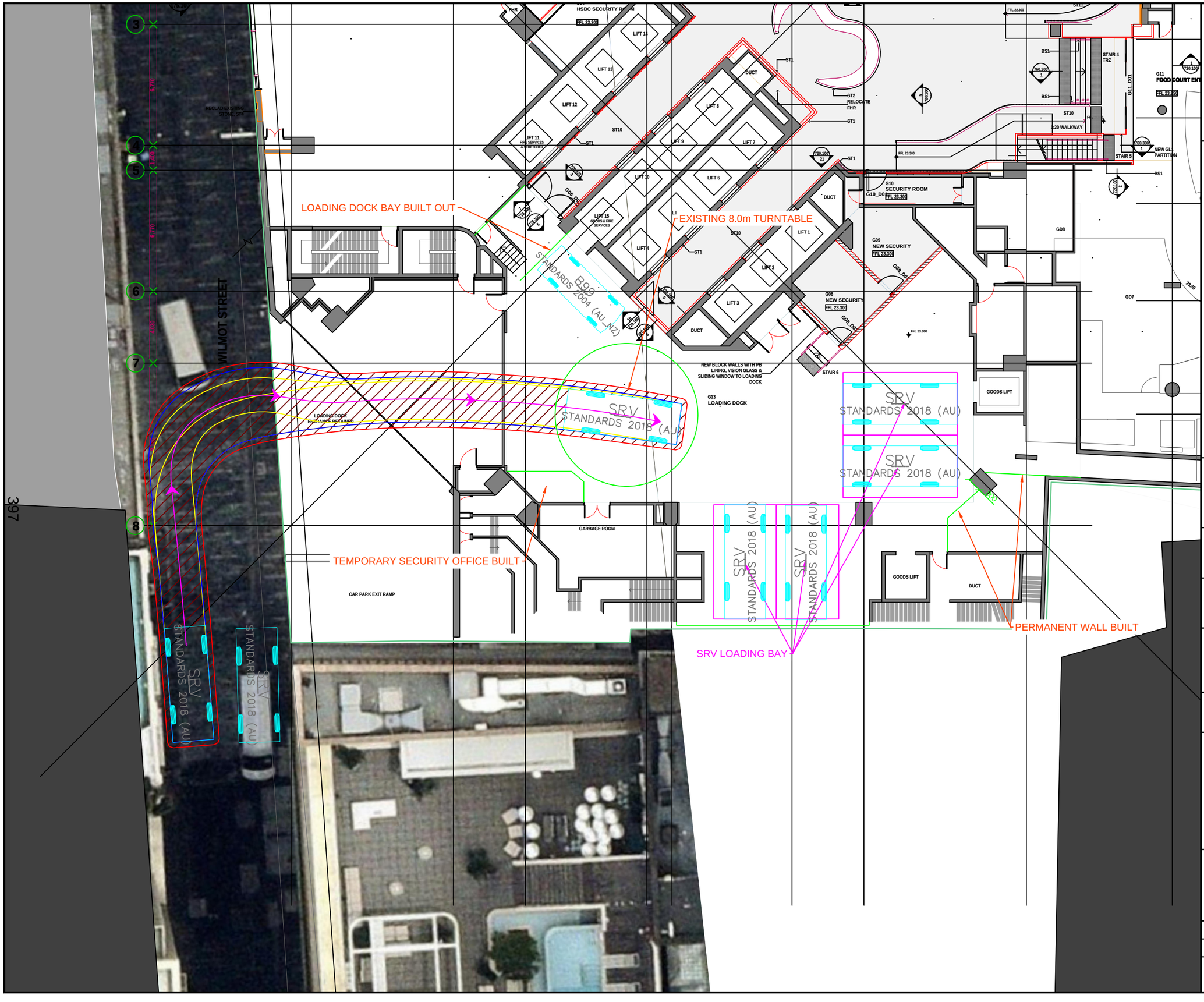
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Drawing Title
Loading Dock Swept Path
8.8m Medium Rigid Vehicle
Scenario 4
MRV Bay 3 Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

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Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.05	B



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Rev.	Revision Note	By.	Date
A	Swept Path Analysis	SH	15-07-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation
0 2 4 6 8m
1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

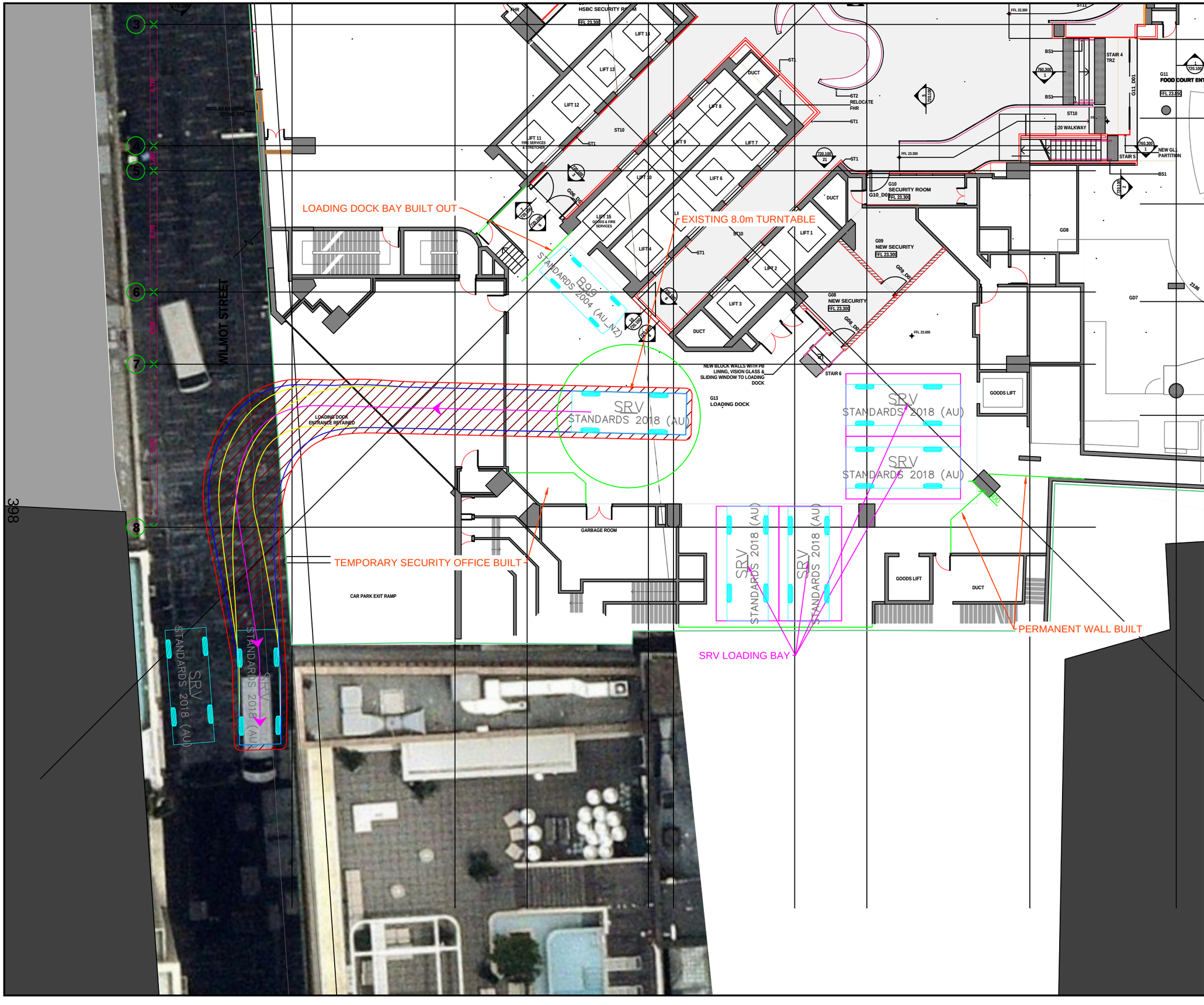
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Drawing Title
Loading Dock Swept Path
6.4m Small Rigid Vehicle
Scenario 2
Entry Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.06	A



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Rev.	Revision Note	By.	Date
A	Swept Path Analysis	SH	15-07-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation
0 2 4 6 8m
1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

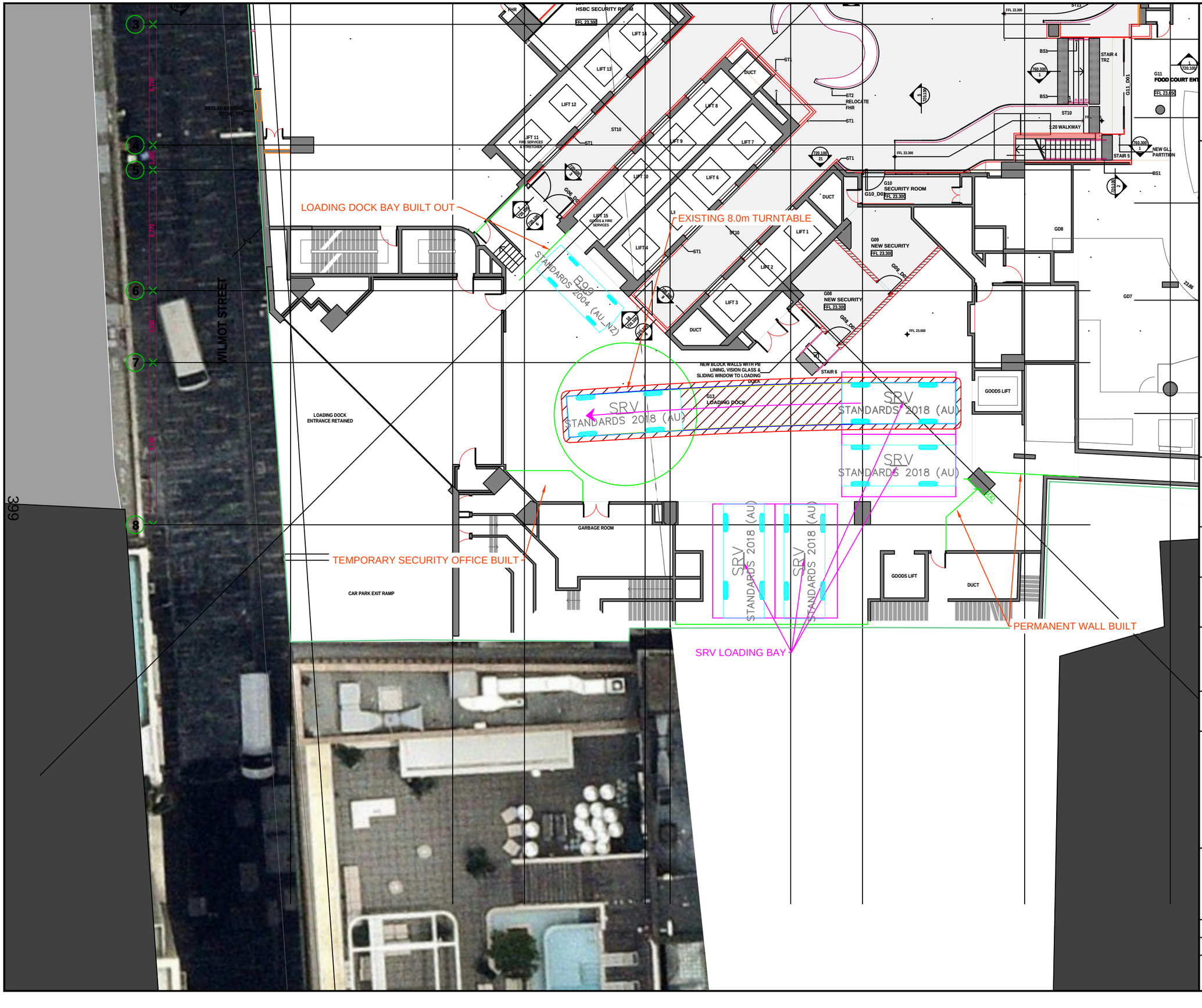
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Drawing Title
Loading Dock Swept Path
6.4m Small Rigid Vehicle
Scenarion 2
Exit Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.07	A



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A	Swept Path Analysis	SH	15-07-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation

0 2 4 6 8m

1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

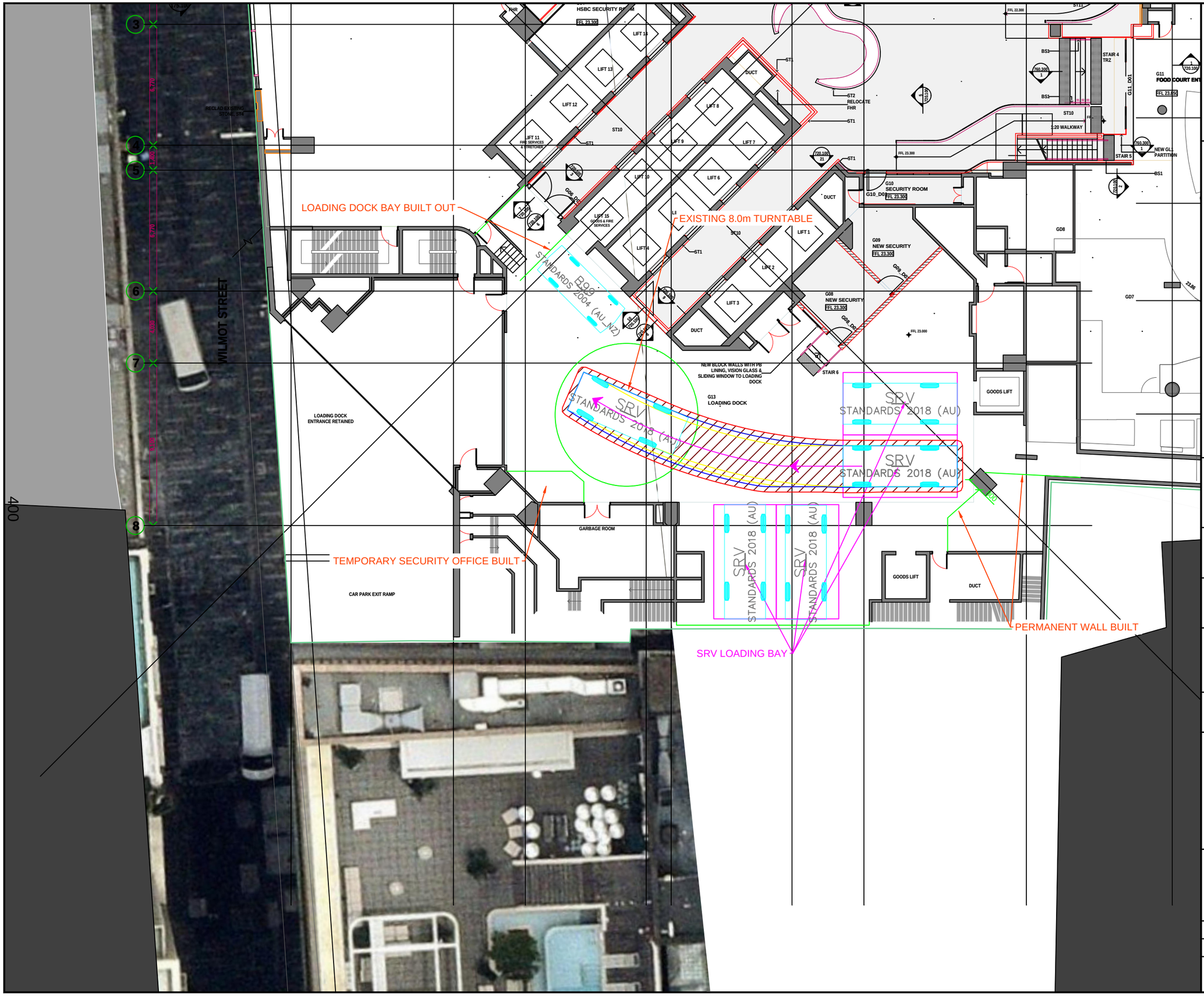
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Strawberry Hills, NSW 2012
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w: www.traffix.com.au

Drawing Title
Loading Dock Swept Path
6.4m Small Rigid Vehicle
Scenario 2
SRV Bay 1 Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.08	A



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Rev.	Revision Note	By.	Date
A	Swept Path Analysis	SH	15-07-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation

0 2 4 6 8m
1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

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Drawing Title
Loading Dock Swept Path
6.4m Small Rigid Vehicle
Scenario 2
SRV Bay 2 Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.09	A



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Rev.	Revision Note	By.	Date
A	Swept Path Analysis	SH	15-07-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation
0 2 4 6 8m
1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

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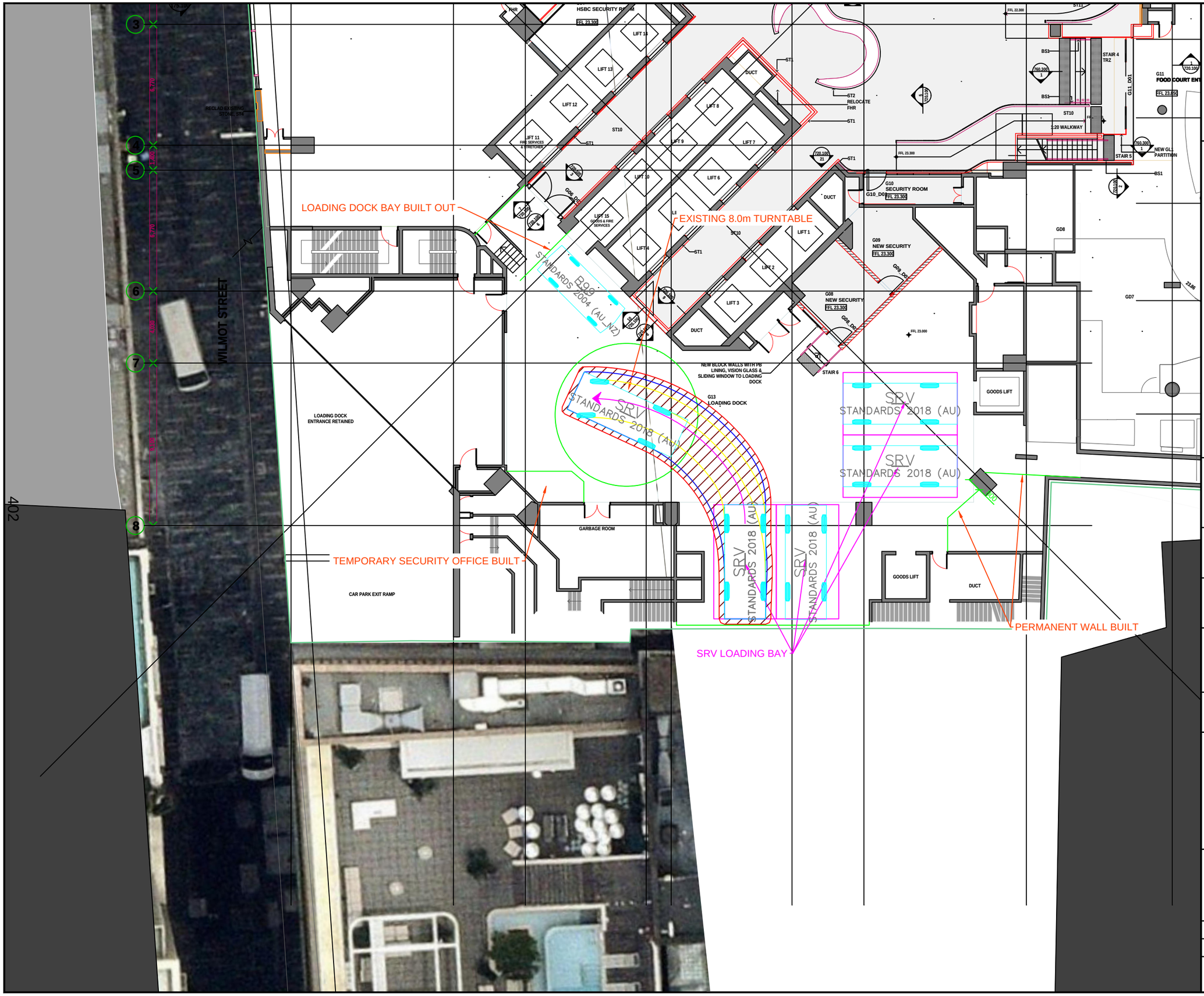
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Drawing Title
Loading Dock Swept Path
6.4m Small Rigid Vehicle
Scenario 2
SRV Bay 3 Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.10	A



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Rev.	Revision Note	By.	Date
A	Swept Path Analysis	SH	15-07-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation

0 2 4 6 8m
1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

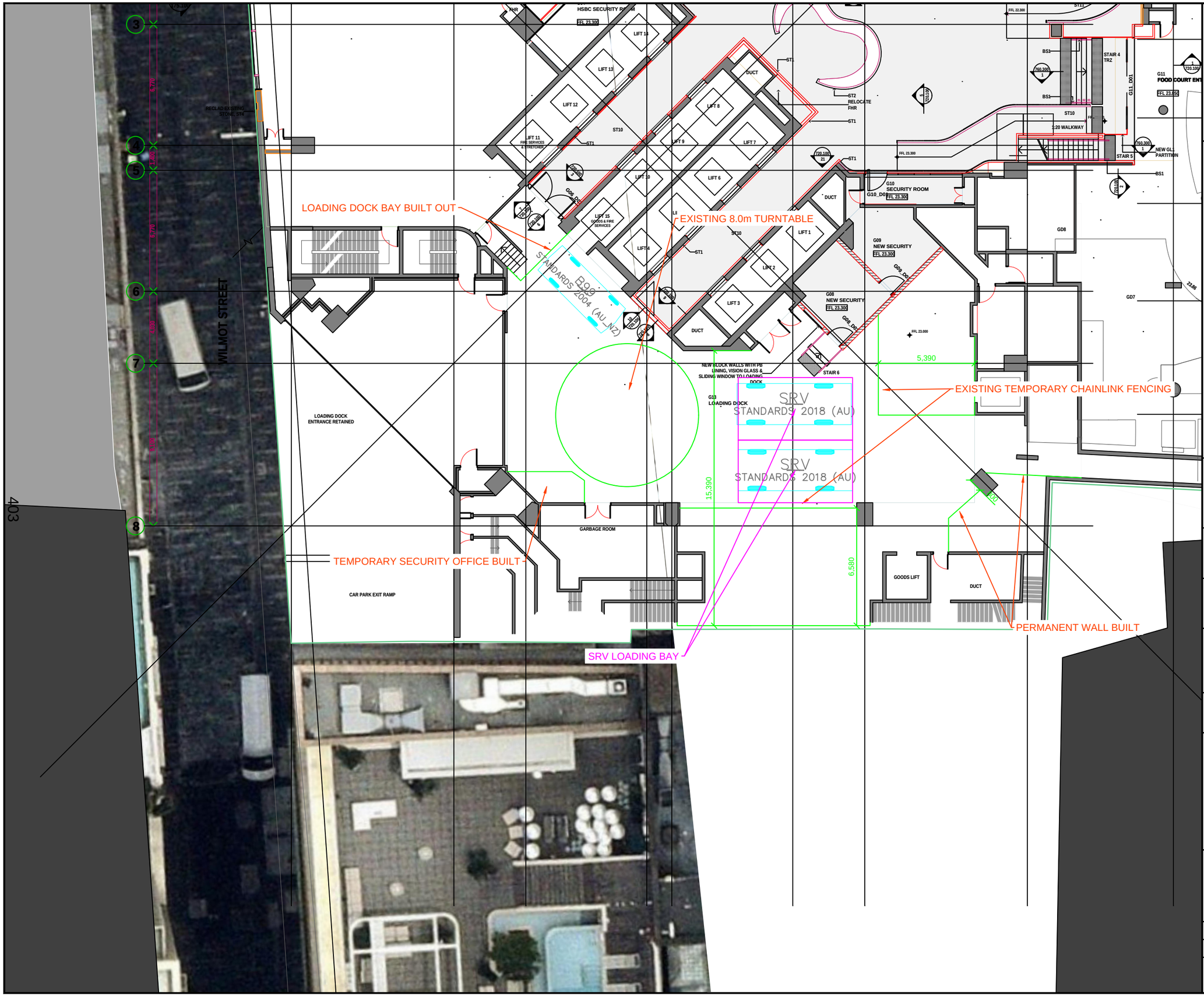
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Drawing Title
Loading Dock Swept Path
6.4m Small Rigid Vehicle
Scenario 2
SRV Bay 4 Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.11	A



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Rev.	Revision Note	By.	Date
A	Swept Path Analysis	SH	15-07-25
B	Swept Path Analysis	SH	02-10-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation
0 2 4 6 8m
1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

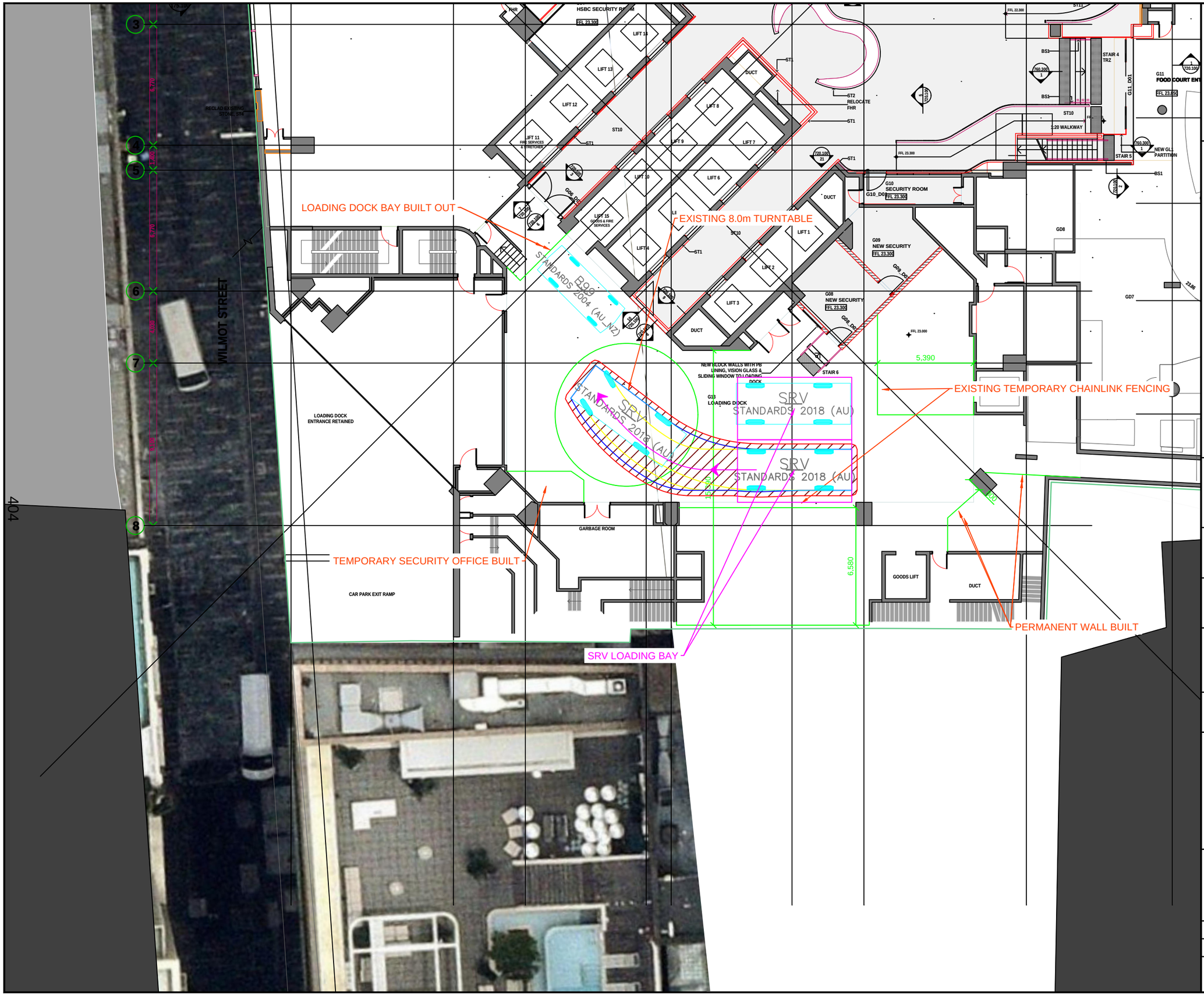
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Drawing Title
Loading Dock Swept Path
6.4m Small Rigid Vehicle
Scenario 1
SRV Bay 1 Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.12	B



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Rev.	Revision Note	By.	Date
A	Swept Path Analysis	SH	15-07-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation

0 2 4 6 8m

1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

TRAFFIX
TRAFFIC AND TRANSPORT PLANNERS

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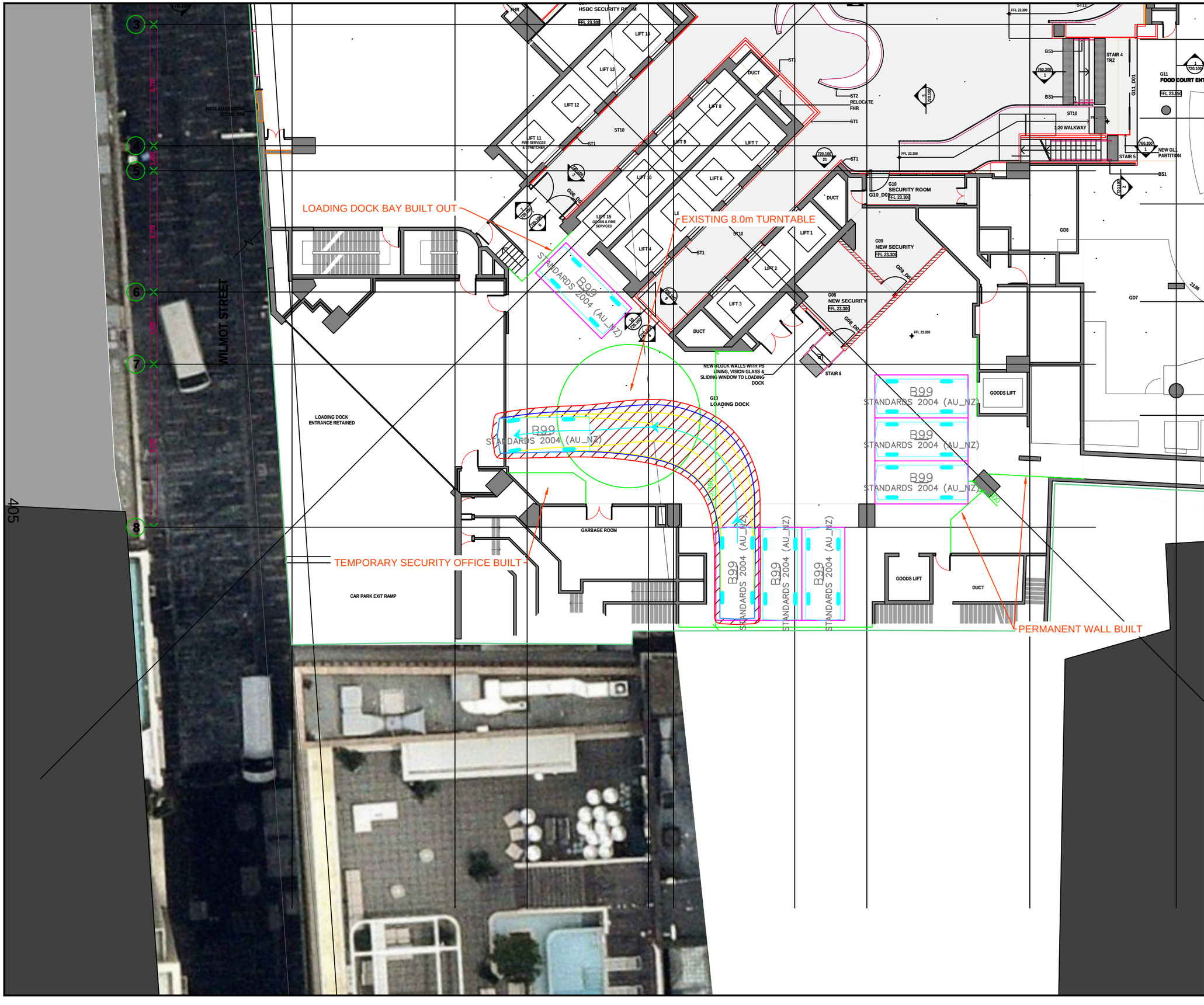
t: +61 2 8324 8700
f: +61 2 9830 4481
w: www.traffix.com.au

Drawing Title
Loading Dock Swept Path
6.4m Small Rigid Vehicle
Scenario 1
SRV Bay 2 Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.13	A



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Rev.	Revision Note	By.	Date
A	Swept Path Analysis	SH	02-10-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation
0 2 4 6 8m
1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

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Drawing Title
Loading Dock Swept Path
B99 Design Vehicle
Scenario 3
B99 Delivery Bay 1 Movement

Drawn:	Checked:	Date:
SH	JP	02-10-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.14	A

LOADING DOCK BAY BUILT OUT

EXISTING 8.0m TURNTABLE

TEMPORARY SECURITY OFFICE BUILT

PERMANENT WALL BUILT

WILMOT STREET

LOADING DOCK ENTRANCE RETAINED

RECLAD EXISTING STONE - ST4

NEW BLOCK WALLS WITH PB LINING, VISION GLASS & SLIDING WINDOW TO LOADING DOCK

LOADING DOCK

B99 STANDARDS 2004 (AU_NZ)

HSBC SECURITY ROOM

LIFT 14

LIFT 13

LIFT 12

LIFT 11 FIRE SERVICES & STRETCHER

LIFT 10

LIFT 15 GOODS & FIRE SERVICES

LIFT 9

LIFT 8

LIFT 7

LIFT 6

LIFT 4

LIFT 3

LIFT 2

LIFT 1

DUCT

ST1

ST2 RELOCATE FHR

ST10

FHR

FFL 22.300

FFL 23.300

FFL 23.000

BS1

STAIR 4 TRZ

STAIR 5

STAIR 6

G10 SECURITY ROOM FFL 23.300

G09 NEW SECURITY FFL 23.300

G08 NEW SECURITY FFL 23.300

G11 FOOD COURT ENT FFL 23.450

G11 DO1

G10_DO1

G09_DO1

G08_DO1

GD8

GD7

GOODS LIFT

NEW GL. PARTITION

20 WALKWAY

GARBAGE ROOM

CAR PARK EXIT RAMP

15.390

406

3

4

5

6

7

8

6.700

6.700

6.030

6.030

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Rev.	Revision Note	By.	Date
A	Swept Path Analysis	SH	02-10-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation
0 2 4 6 8m
1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

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Drawing Title
Loading Dock Swept Path
B99 Design Vehicle
Scenario 3
B99 Delivery Bay 5 Movement

Drawn:	Checked:	Date:
SH	JP	02-10-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.15	A

580 GEORGE STREET - WASTE SCHEDULE

REV A

1.1 There is to be space dedicated for storing bulky waste and problem waste for recycling of at least:
1.1.1 2m2 for developments under 100m
1.1.2 4m2 for developments between 100m2 and 2,000m
1.1.3 An additional 4m2 is required for each retail, accommodation or entertainment development over 2,000 m2 and for every 20,000 m2 of office space.

	GARBAGE ROOM
EXISTING BUILDING (GFA 45859sqm)	28
DCP REQUIREMENT	16
DIFFERENCE BETWEEN EXISTING AND DCP REQUIREMENT	-12
PROPOSED BUILDING GFA 7,928sqm (GFA 53787sqm - GFA 45859sqm)	8
DCP REQUIREMENT	8
TOTAL REQUIRED DCP	24
DIFFERENCE BETWEEN EXISTING AND TOTAL DCP REQUIREMENT	**-4**

501-523 GEORGE ST

GEORGE STREET

BOUNDARY

LINE OF AWNING ABOVE

EXISTING 580 GEORGE ST ENTRY

NEW ENTRY

EXISTING GEORGE ST ENTRY

EXISTING RETAIL 80 m²

EXISTING RETAIL OUTLINE

EXISTING RETAIL 271 m² UFC GYM

EXISTING LOBBY

DN

600MM FACADE RETICULATION ZONE

EXISTING LIFT OVERRUN

NEW TOWER LOBBY

NEW RETAIL

796 m²

NLA 796 m²

GFA 931 m²

ESCALATOR TO BE RELOCATED LOCATION TO BE DETERMINED BY DEC

CARPARK ENTRY RAMP

LOADING DOCK

GARBAGE ROOM 28 m²

CARPARK EXIT RAMP

ELEC

FIRE PUMP ROOM

FIRE ESCAPE

FIRE ESCAPE

BOUNDARY

LINE OF AWNING ABOVE

LINE OF LOWER GROUND BELOW

CITY OF SYDNEY STRATUM LEASE AT GROUND

TOTAL WASTE AREA REQUIRED (DCP): 24 SQM.
EXISTING GARBAGE ROOM SUFFICIENT.

WILMOT STREET

BATHURST STREET

407

600 GEORGE ST

570 GEORGE ST

7-9 WILMOT ST

339 PITT ST

115 BATHURST ST

LEGEND

- SITE BOUNDARY
- INTERNAL PRECINCT BOUNDARY
- EXTENT OF STRATUM LEASE
- EXISTING LOBBY
- PROPOSED LOBBY
- EXISTING RETAIL
- PROPOSED RETAIL
- EXISTING COMMERCIAL
- NEW COMMERCIAL
- PLANT
- OUT OF SCOPE

REVISION

A FOR INFORMATION 27/10/2025

NOTES

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DRAWN	PLOT DATE	CHECKED	ISSUE DATE	JOB NO.	SCALE
KC	01/11/24	MC	27/10/2025	21005	As indicated @A3

PROJECT ADDRESS

580 GEORGE STREET
SYDNEY NSW 2000

DRAWING TITLE

PROPOSED GROUND FLOOR PLAN - WASTE

CURZON + PARTNERS
L 13, 234 GEORGE STREET
SYDNEY NSW 2000
T: +61 87055475
CURZON AND PARTNERS PTY LTD ACN 649993377

ISSUE PURPOSE	REV	DRAWING NO.
CONCEPT ENVELOPE	A	**SK410**

580 GEORGE STREET - WASTE SCHEDULE

REV B

1.1 There is to be space dedicated for storing bulky waste and problem waste for recycling of at least:

1.1.1 2m2 for developments under 100m

1.1.2 4m2 for developments between 100m2 and 2,000m

1.1.3 An additional 4m2 is required for each retail, accommodation or entertainment development over 2,000 m2 and for every 20,000 m2 of office space.

Commercial offices in Appendix A (Guidelines) — *expected litres per 100 m² per day* : **Waste = 15 L/100m²/day**, **Recycling = 25 L/100m²/day**, **Food waste = 5 L/100m²/day**.

Waste/day = (53,787 / 100) × 15 = **8,068.05 L/day**.

Recycling/day = (53,787 / 100) × 25 = **13,446.75 L/day**.

Food organics/day = (53,787 / 100) × 5 = **2,689.35 L/day**.

General waste (if using 1,100 L bins and 5 collections/week):

Per collection : 8,068.05 L = **8 × 1,100 L bins required.**

Recycling (if using 1,100 L bins and 3 collections/week):

Per collection : 22,411.25 L = **21 × 1,100 L bins required.**

Food organics (if using 1,100 L bins and 5 collections/week):

Per collection : 2,689.35 L **=3 × 1,100 L bins required.**

(8 general + 21 recycling + 3 food) × 2.5 m² ≈ 80 m²

	bulky waste and problem waste	Waste/day(L)	Recycling/day(L)	Food organics/day(L)	BIN FOOTPRINT(m2)	GARBAGE ROOM
EXISTING BUILDING (GFA 45859sqm)						28m²
DCP REQUIREMENT	16					
DIFFERENCE BETWEEN EXISTING AND DCP REQUIREMENT						
PROPOSED BUILDING GFA 7,928sqm (GFA 53787sqm - GFA 45859sqm)	8					
DCP REQUIREMENT	8					
TOTAL REQUIRED DCP	24	8068.05	13446.75	2689.35	80m²	**104m²**
DIFFERENCE BETWEEN EXISTING AND TOTAL DCP REQUIREMENT						**76m²**

TRAFFIX
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abn: 66065132961
w: www.traffix.com.au

Reference: 25.296r02v05

11 November 2025

Icon Project Management
Level 10, 350 Kent Street,
Sydney NSW 2000

Attention: Mr Brett James, Director

Re: 580 George Street, Sydney
Loading Dock Capacity Feasibility Study

Dear Brett,

TRAFFIX has been commissioned to undertake a capacity study of the existing loading dock of a building located at 580 George Street, Sydney and the suitability of this loading dock to accommodate deliveries in relation to a new commercial development replacing the existing food court, in addition to the provision of additional floors containing approximately 7,938m^2 of additional commercial office gross floor area (GFA) which would rely on the existing loading dock for all servicing requirements.

We have undertaken a physical site inspection of the existing loading dock to assess opportunities and constraints in relation to the physical layout of the existing dock and its suitability to adequately accommodate deliveries typical of a retail/commercial based on our experience working other similar developments, including within the City of Sydney Local Government Area.

The below feasibility study is based on our site investigations and our review of the information provided. We have undertaken a review of all information provided in conjunction with our site investigations and now advise as follows:

Existing Loading Dock Specifications

The loading dock is situated with loading dock access via Wilmont Street, a service lane which serves a Wilson Carpark adjacent to the subject site in addition to other buildings with access via Wilmont Lane.

TRAFFIX has undertaken a detailed site inspection of the existing loading dock layout on Tuesday 8th July 2025, and the following advice is provided based on our site inspection and assessment of the provided plans included in **Attachment 1** for reference:

- The loading dock access is controlled with a roller door of width 7.4m and overhead clearance of 4.1m
- The lowest measured clearances to overhead structures within the loading dock are as follows:
    - 3.5m measured to a sprinkler head situated directly above the existing turntable as shown in **Figure 1** below, and;
    - 3.2m measured to a HVAC duct along the northern side of the loading dock as shown in **Figure 2** below.

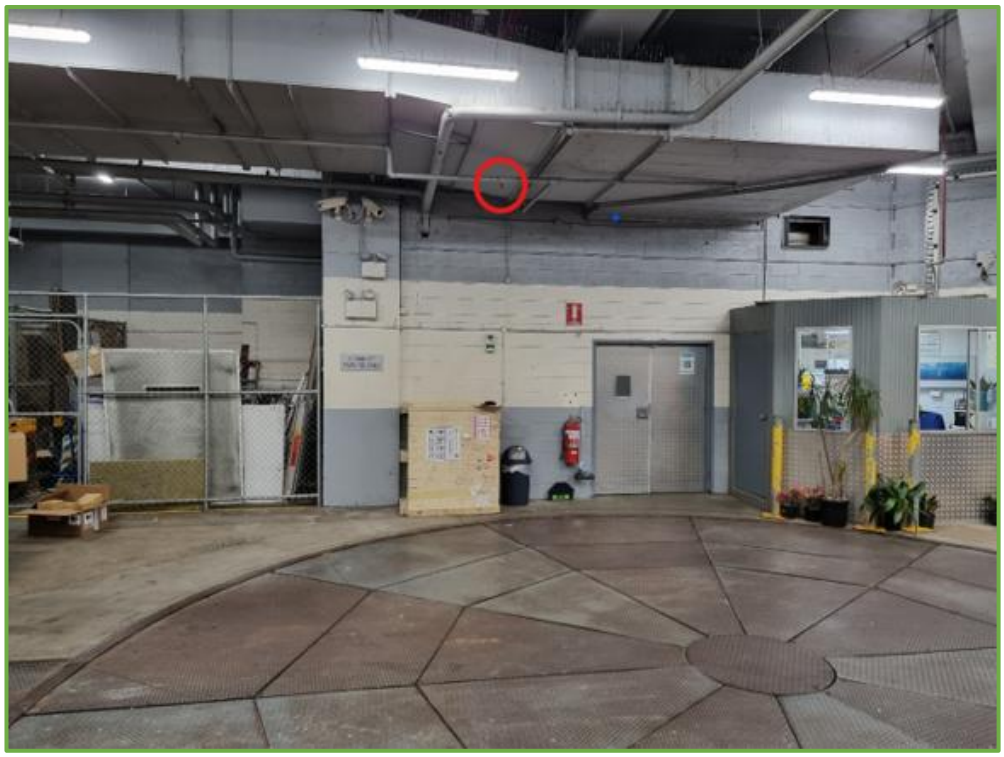


Figure 1: 3.5m Clearance Measured from Turntable to Overhead Sprinkler as Circled in Red Above

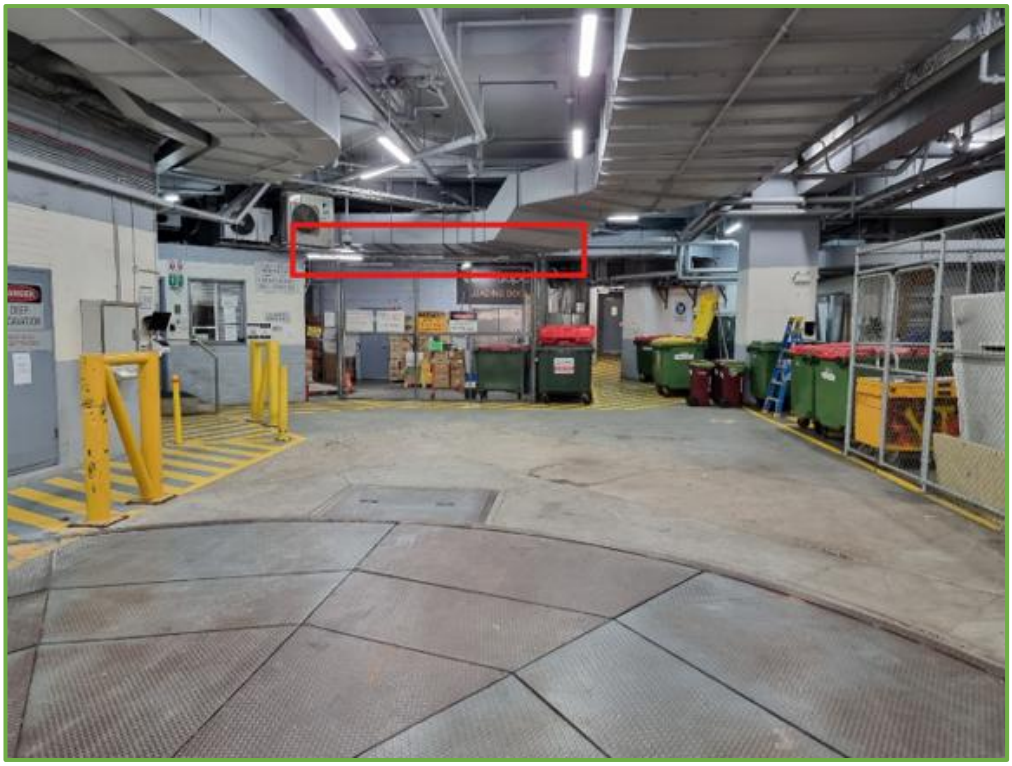


Figure 2: 3.2m Overhead Clearance Measured from Floor to the Underside of Overhead Ducting as Captured by the Red Rectangle Above.

- An 8.0m diameter turntable is situated within the loading dock as shown in **Figure 1** and **Figure 2** above.
- A temporary structure containing an existing security office is located at the southeast corner of the loading dock adjacent to the entrance and as shown in the sketches provided in **Attachment 2 (SK.01) and Figure 3** below:

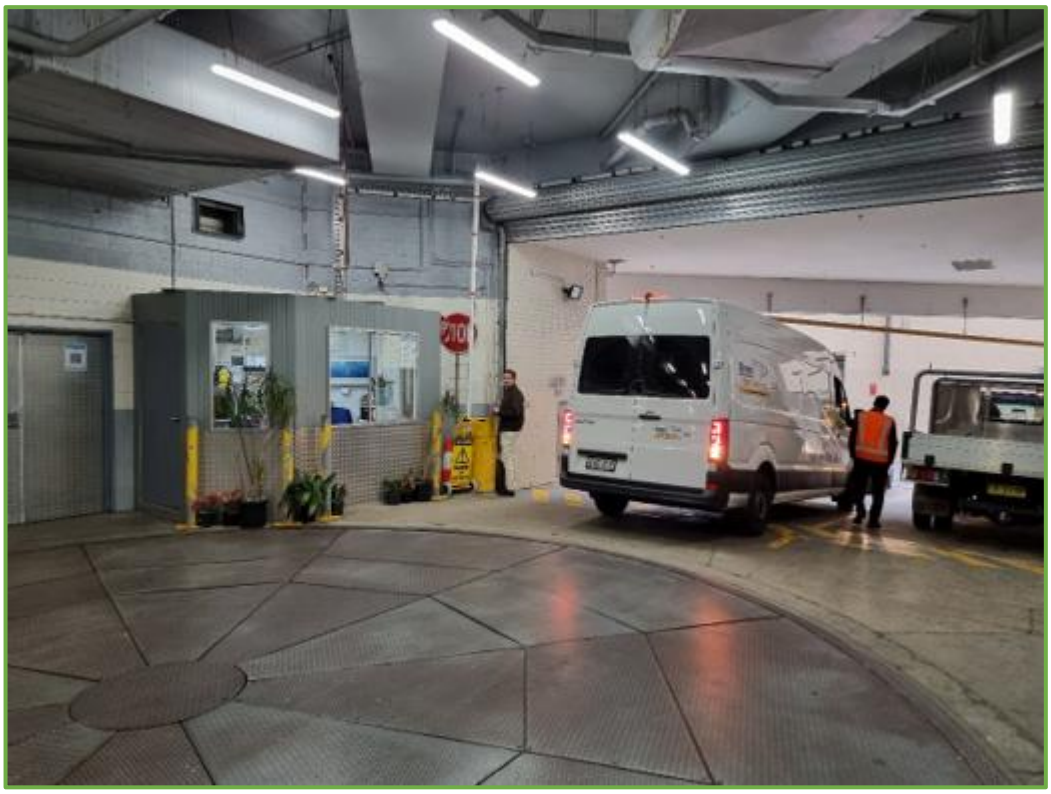


Figure 3: View looking towards the existing security office (not shown on the plans) located in the south-eastern corner of the loading dock

- Two (2) permanent walls have been installed in the northeast corner of the loading dock, not shown on the plans, as marked up in the markup provided in **Attachment 2 (SK.01)**.
- A loading dock platform has been constructed within the southwest corner of the loading dock adjacent to the Goods and Services lift (Lift 15) as shown in **Figure 4** below:



Figure 4: View looking towards the existing loading dock (not shown on plans) located in the southwestern corner of the loading dock.

- Chain-link fencing has been erected within the loading dock to provide storage areas along the northern and eastern sides of the loading dock as shown in **Figure 5** and **Figure 6** below.

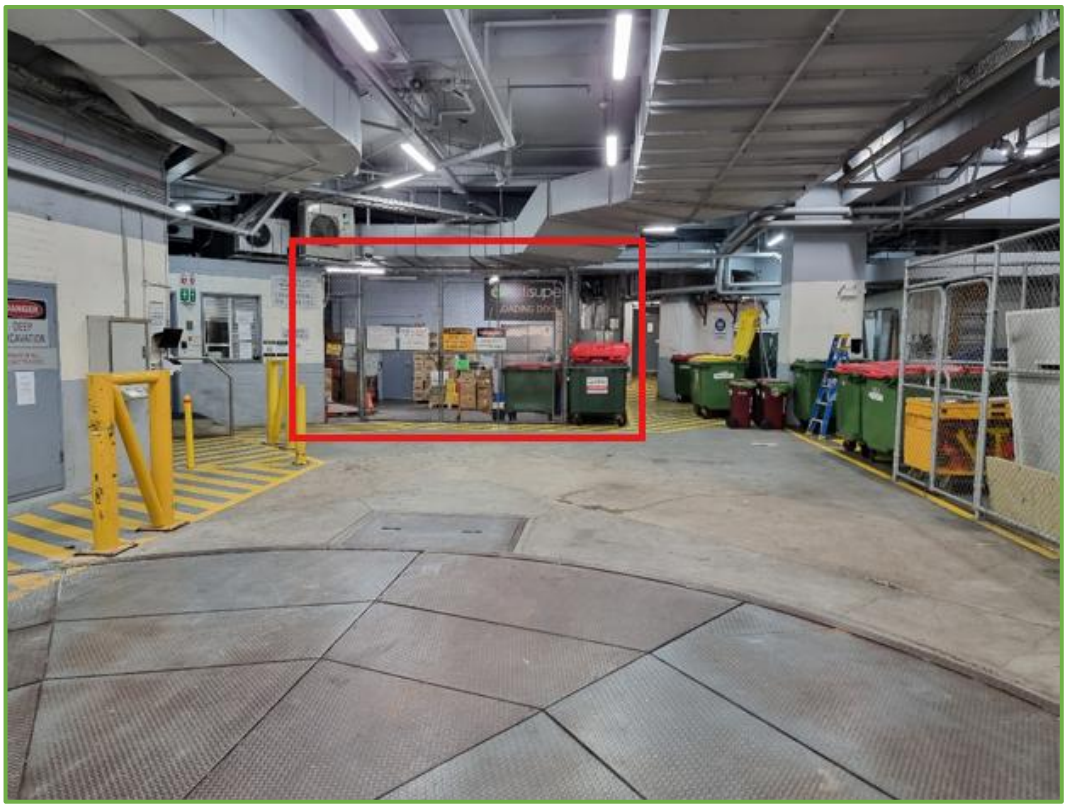


Figure 5: Chain-link fencing along northern side of loading Dock as shown by red rectangle



Figure 6: Chain-link fencing along eastern side of loading dock shown by red rectangle

- Multiple waste bins are currently stored along the northeast section of the loading dock as shown in **Figure 6** above.
- Multiple bollards have been installed within the loading dock alongside a line-marked pedestrian path which runs along the western side of the loading dock, and in front of the temporary security office in the southeastern corner as shown in **Figure 3** and **Figure 5** above.

Loading Dock Configuration - No Changes to Existing Layout

6.4m Small Rigid Vehicles (SRV's) are accommodated onsite with no changes to the existing loading dock layout in accordance with the onsite site inspection undertaken on 8th July 2025. 2 x SRV's with a maximum height of 3.1 metres and a small delivery van could be accommodated within the loading dock a shown in **Figure 7** below. 8.8m Medium Rigid Vehicles (MRV's) cannot be accommodated onsite in this scenario due to the insufficient clearances to the existing security office located adjacent to the turntable.

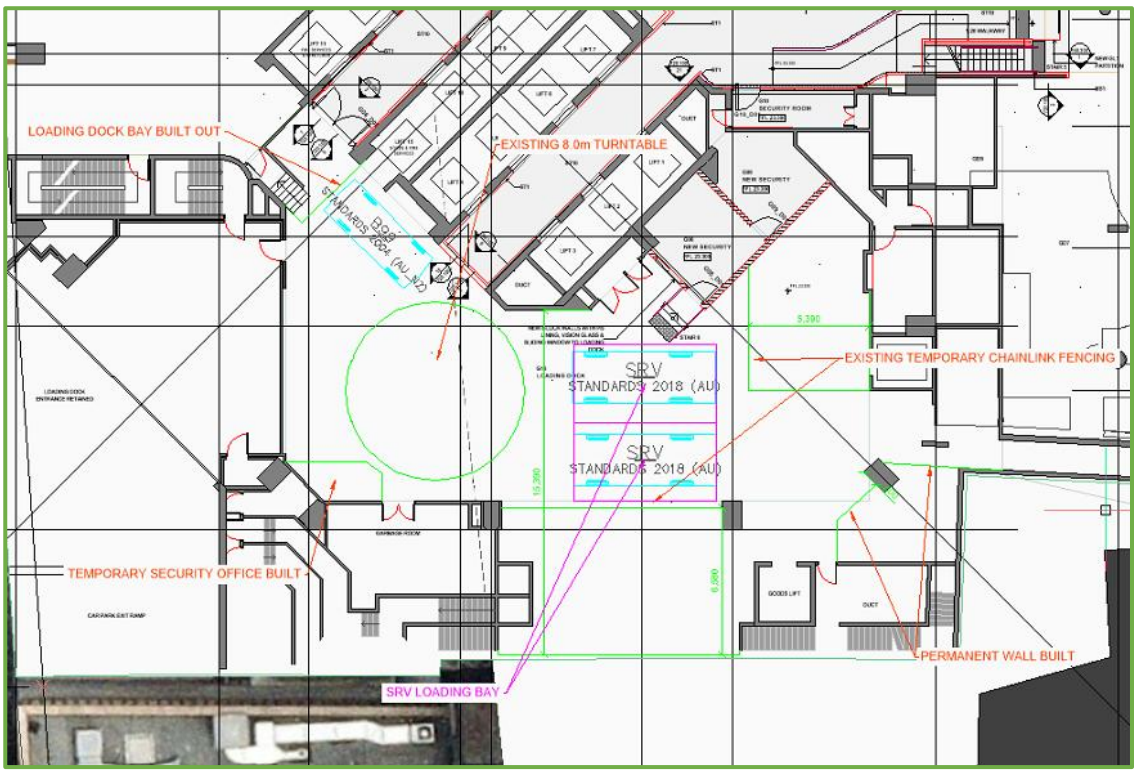


Figure 7: 2 x SRV bays accommodated onsite with no changes to existing arrangement

Reference should be made to the swept path analysis provided in **Attachment 2** showing how access to and from the loading dock and each of the loading dock spaces referred to above is achieved.

Proposed Loading Requirements

TRAFFIX understands the existing ground floor and mezzanine levels are currently occupied by a food court and medical centre. It is understood these levels are to be replaced with retail GFA and will remain essentially unchanged in terms of the quantum of GFA provided so that the servicing requirements will be consistent with the existing/approved arrangements.

It is understood the new upper podium levels will include some 7,938m^2 of additional commercial GFA. The City of Sydney Development Control Plan (2012) Schedule 7.8.1 provides the following service vehicle requirements for commercial premises:

(i) *1 space per 3,300sqm GFA, or part thereof, for the first 50,000sqm; plus*

(ii) *1 space per 6,600sqm, or part thereof, for additional floor area over 50,000sqm and under 100,000sqm; plus*

(iii) *1 space per 13,200sq or part thereof, for additional floor area over 100,000sqm.*

Based on the above, the proposed development would require the following in strict accordance with Council's DCP:

- Three (+3) additional loading bays.

It is noteworthy that the existing layout provides sufficient space to provide (3) loading bays comprising two (2) SRV bays and one (1) B99 Space which can accommodate delivery vans, small utility vehicles and the like, without any changes to existing temporary structures onsite as shown in Scenario 1 above.

In our experience working on similar commercial/retail developments, commercial developments typically require servicing using smaller delivery vehicles such as couriers, stationary suppliers and the like and preference should be given to designing for small delivery vehicles over larger delivery trucks typically associated with food and beverage suppliers.

Proposed Loading Dock Management and Scheduling

- The maximum sized truck will not exceed the size of an 8.8m MRV
- Since the loading dock height clearance is restricted to 3.2m, the maximum truck height would be restricted to 3.1m.
- The maximum duration of a parked truck will be approximately 20-minutes;

A schedule of likely servicing requirements related to the proposed additional commercial GFA is provided in **Table 1** below:

Table 1: Indicative Schedule of Regular Servicing

Type of Deliveries	No. of Suppliers	No. of Delivery Days per Week	Delivery Times	Duration
Commercial				
General and Office Supplies	6	6	Between 8:00am – 6:00pm (Mon-Sat)	20 mins
Waste				
Cardboard	1	1	Between 6:00am – 10:00am (Mon-Sat)	5 mins
General	1	2		5 mins
Recycling	2	2		10 mins

The proposed commercial office may also generate occasional long-stay service demands from tradespeople. These providers are to arrive only in a light vehicle (e.g., trade Ute or small van) that can be accommodated separately in the basement car park or within the loading dock.

Since the loading dock is also utilised by various other tenancies, a detailed loading dock management plan is expected to be provided to ensure the loading dock can service the entire development without adversely affecting other tenancies, the local road network and infrastructure.

Traffic Impacts

Based on our review of the plans and the indicative delivery schedule provided in **Table 1** above, it is anticipated that impacts to Wilmont Street and the surrounding road network would be minimal and consistent with existing conditions.

TRAFFIX has been advised the proposed development includes a reduction in the overall provision of car parking which will likely result in a reduction in vehicle trips especially considering the Sydney CBD location and having regard for Council's maximum DCP parking rates. Traffic impacts are therefore expected to be negligible with respect to impacts on Wilmont Lane and the wider road network in this regard.

Summary

The loading dock layout scenarios described above in relation to 580 George Street, Sydney should be considered having regard for mixed retail and commercial office servicing requirements and the feasibility of amending the existing dock layout to accommodate additional or larger vehicles, as required.

The existing loading dock can accommodate vehicles up to 6.4m SRV's and B99 vehicles with minor to no amendments to existing structures. 3.1m is the maximum vehicle height able to be accommodated in all scenarios based on an assessment of existing overhead structures within the loading dock.

It is envisaged that a detailed loading dock management plan will be required to manage deliveries based on loading requirements involving the proposed development as well as other existing tenancies within the building in order to minimise impacts.

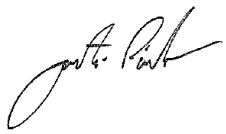
From a high-level review of the proposed development, impacts to Wilmont Street and the surrounding road network will be minimal (if any) and consistent with existing (approved) conditions and is therefore considered supportable in terms of traffic impacts, based on the information provided to date.

In summary, the proposed development is considered supportable in terms of accommodating projected servicing and traffic requirements based on the above high-level assessment and it is envisaged that all future servicing demands could be managed through the implementation of an appropriate loading dock management plan. There is also potential to optimise the loading dock layout having regard for the different scenarios discussed above, as considered appropriate.

We trust the above is of assistance and please don't hesitate to contact the undersigned should you have any queries.

Yours faithfully,

Traffix



Justin Pindar
Director

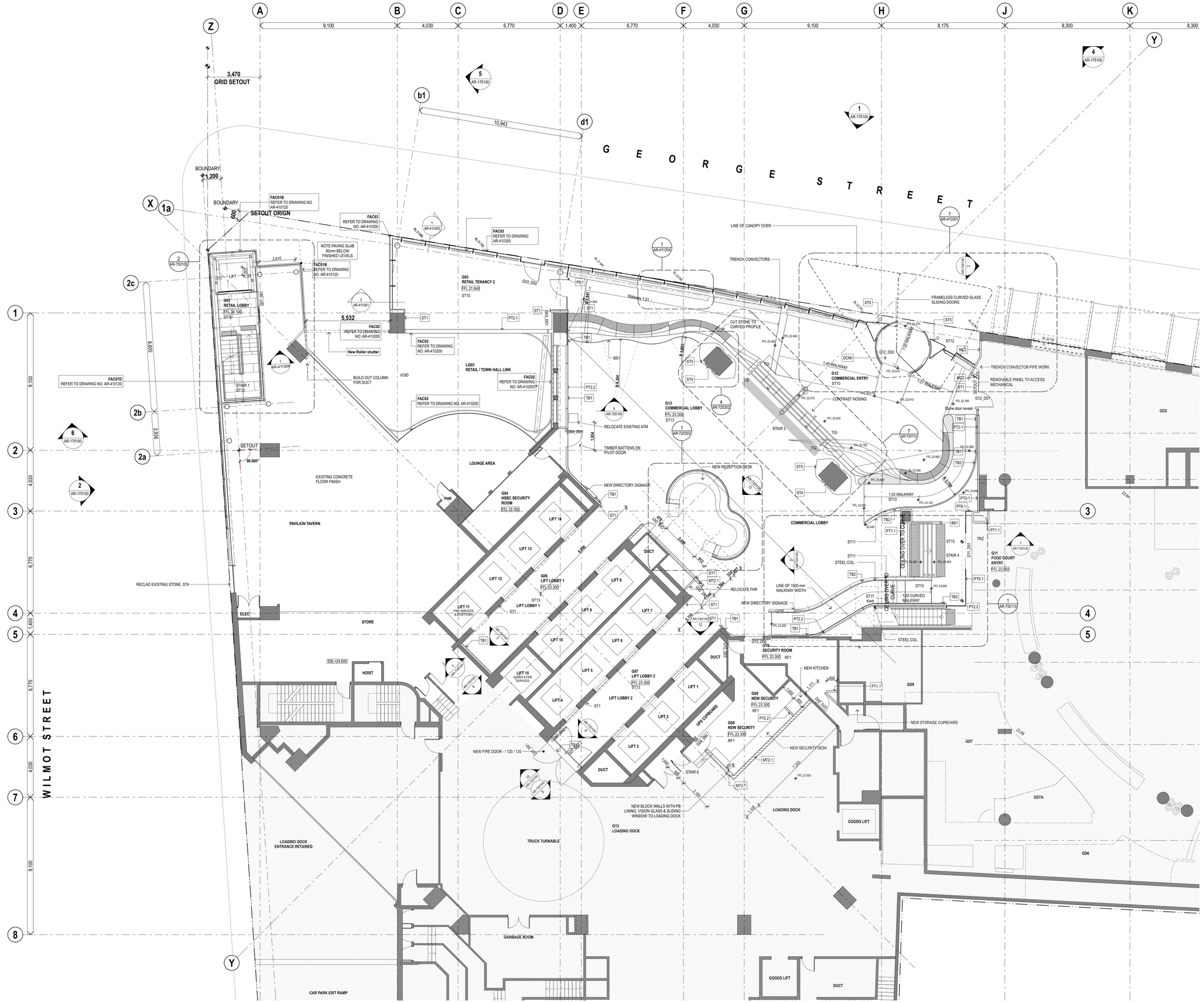
Enc:

Attachment 1: Provided Existing Loading Dock Plan
Attachment 2: Swept Path Analysis

ATTACHMENT 1

Provided Existing Loading Dock Plan

© FRANCIS-JONES MOREHEN THORP PTY LTD 2016 ABN 28 101 197 219



FOR TIMBER BATTEN AND STONE HOB SETOUT REFER : AR-720308

0 1 2 5m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

A	
ACG1	CONTINUOUS LINEAR GRILLE
B	
BS1	BALUSTRADE - TYPE 1 - FRAMELESS GLAZED
BS2	BALUSTRADE - TYPE 2 - STAINLESS STEEL
BS3	BALUSTRADE - TYPE 3 - FACADE PARAPET
BS4	BALUSTRADE - TYPE 4 - FRAMELESS GLAZED
C	
CON1	OFF FORM CONCRETE
CPT1	CARPET, TILES
D	
D1	DOOR - TYPE 1 - SOLID CORE
D2	DOOR - TYPE 2 - FIRE
DCM1	DIRT CONTROL MAT - TYPE 1
G	
GL1	GLASS - TYPE 1 - DGU WITH FRIT
GL2	GLASS - TYPE 2 - DGU CLEAR
GL3	GLASS - TYPE 3 - CLEAR
GL4	GLASS - TYPE 4 - TO MATCH EXISTING TOWER
GRV	GRAVEL
GRS	ARTIFICIAL GRASS
H	
HL	CONCRETE HOB LEVEL
L	
LM1	PLASTIC LAMINATE - TYPE 1
LV1	LOUVRE - TYPE 1
LV2	LOUVRE - TYPE 2
LV3	LOUVRE - TYPE 3
LV4	LOUVRE - TYPE 3
M	
MC1	CLADDING METAL - TYPE 1
MC2	CLADDING METAL - TYPE 2
MC3	CLADDING METAL - TYPE 3
MC4	CLADDING METAL - TYPE 4
MIR1	MIRROR - LOW IRON
MR1	METAL ROOF TYPE 1
MR1	METAL ROOF TYPE 2
N	
NC1	NO CEILING
P	
PB	PLASTERBOARD
P2	PAINT SYSTEM - TYPE 2
P3	PAINT SYSTEM - TYPE 3
R	
RF1	RESILIENT FLOOR FINISH - TYPE 1
S	
SK1	SKIRTING - TYPE 1 - STONE
SK2	SKIRTING - TYPE 2 - TIMBER
SK3	SKIRTING - TYPE 3 - RUBBER
SP	FIRE SPRINKLER
SS	STAINLESS STEEL
ST1	STONE CLADDING - TYPE 1
ST2	STONE CLADDING - TYPE 2
ST3	STONE CLADDING - TYPE 3
ST4	STONE CLADDING - TYPE 4
ST5	CLADDING - TYPE 5
ST10	STONE TILING - TYPE 10
ST11	STONE TILING - TYPE 11
ST12	STONE TILING - TYPE 12 - EXISTING COUNCIL PAVERS AND PATTERNS
ST13	STONE TILING - TYPE 13
T	
TGI	TACTILE INDICATOR
TB1	TIMBER BATTEN - TYPE 1 - SOLID
TB1A	TIMBER BATTEN TYPE 1 - ACOUSTIC
TB2	TIMBER BATTEN - TYPE 2 - OPEN
TIM1	33MM SOLID TIMBER
TRZ	TERRAZZO
W	
WPM	WATER PROOF MEMBRANE

ABBREVIATIONS

FFL	FINISHED FLOOR LEVEL
SSL	STRUCTURAL SLAB LEVEL
RL	REDUCED LEVEL

GENERAL ARRANGEMENT LEGEND

NEW EXTERNAL PAVING

NEW FLOOR FINISH

LG01_D2 DOOR NUMBER
LG01 (ROOM CODE)_D1 (DOOR NUMBER)

WALL TYPE LEGEND

PARTITION TYPE

PT1.1	- 13MM PLASTERBOARD - 38MM FURRING CHANNELS - TO EXISTING SUBSTRATE
PT2.1	- 13MM PLASTERBOARD - 92 STUD FRAME
PT2.2	- 13MM PLASTERBOARD - 92 STUD FRAME - 13MM PLASTERBOARD
PT9.1	- GLAZED PARTITION

MASONRY TYPE

MT1.1	- 90MM BLOCK WALL
MT2.1	- 140 BLOCK WALL
MT3.1	- 190 BLOCK WALL

NOTE:

UNLESS NOTED OTHERWISE ALL PARTITIONS TO EXTEND 100MM PAST THE CEILING LINE, EXCEPT FOR NEW FIRE, SMOKE AND ACOUSTIC WALLS.

REV.	DATE	DESCRIPTION	BY
07	20-07-15	AMEND - ATM LOCATION, FFL RL, STAIRS + FLOOR PROFILE,DELETE - HANDRAIL ADD ROLLER SHUTTERS	EL
06	16-07-15	NOTES & DIMS ADDED	MH
05	14-07-15	AMEND - NOTES, WALL, DOOR SWINGS + TYPES, ADD LABELS DIMENSIONS, DELETE REFERENCE	EL
04	01-07-15	SECURITY LAYOUT REVISED STONE HOBS WIDENED CONVECTOR GEOMETRY REVISED STONE CLADDING ZONE REDUCED TO 50mm ACCESS DOORS ADDED RECEPTION DESK, STONE SEAT UPDATED	MH
03	18-05-15	TIMBER BATTENS, STONE SEAT	IB
02	17-02-15	AMEND FAC01C FACADE, STAIR HANDRAILS & TGI REFERENCES, DOOR POSITION, ADD LEVELS	PM
01	19-01-15	AMENDMENTS: - NEW GRIDS TO ALIGN WITH FACADE AND COLUMNS - NEW DIMENSIONS	DK
00	17-10-14	STRUCTURAL STEEL PACKAGE - GRIDS A-D / 1-4	DK

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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT
COMMERCIAL LOBBY AND RETAIL REFURBISHMENT
580 GEORGE STREET
SYDNEY
THE GPT GROUP

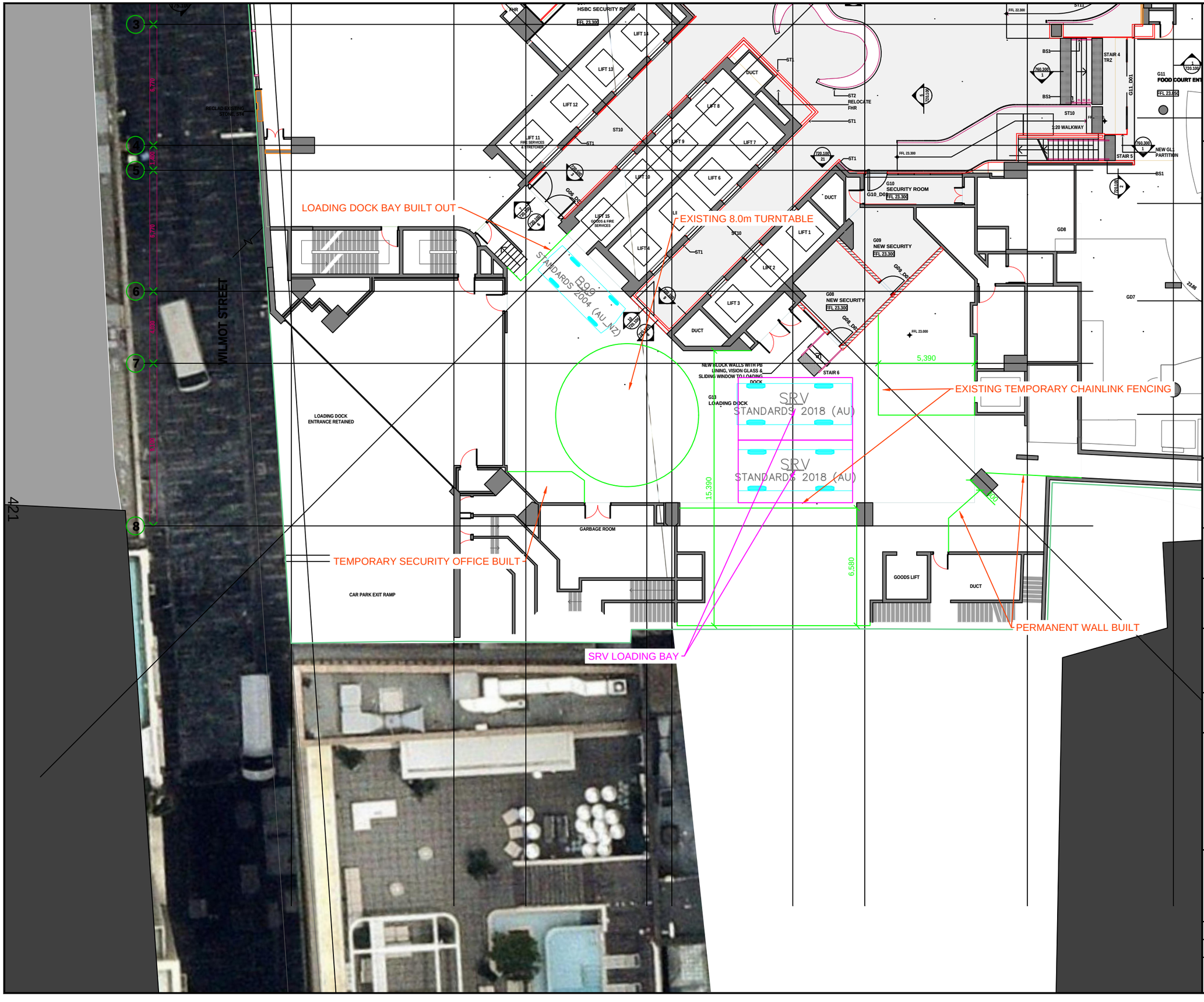
TITLE
GENERAL ARRANGEMENT
GROUND FLOOR PLAN

SCALE	1:100 @ B1	DRAWN	DK	PROJECT CODE	
DATE	16.10.2014	APPROVED	EL	GPT580	
SHEET NO.				REVISION	
AR-172200				07	

As Built

ATTACHMENT 2

Swept Path Analysis



Notes:

This drawing is prepared for information purposes only. It is not to be used for construction.

TRAFFIX is responsible for vehicle swept path diagrams and/or drawing mark-ups only. Base drawing prepared by others.

Vehicle swept path diagrams prepared using computer generated turning path software and associated CAD drawing platforms. Vehicle data based upon relevant Australian Standards (*AS/NZS 2890.1:2004 Parking facilities - Off-street car parking*, and/or *AS2890.2:2002 Parking facilities - Off-street commercial vehicle facilities*). These standards embody a degree of tolerance, however the vehicle characteristics in these standards represent a suitable design vehicle and do not account for all variations in vehicle dimensions / specifications and/or driver ability or behaviour.

Rev.	Revision Note	By.	Date
A	Swept Path Analysis	SH	15-07-25
B	Swept Path Analysis	SH	02-10-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation
0 2 4 6 8m
1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

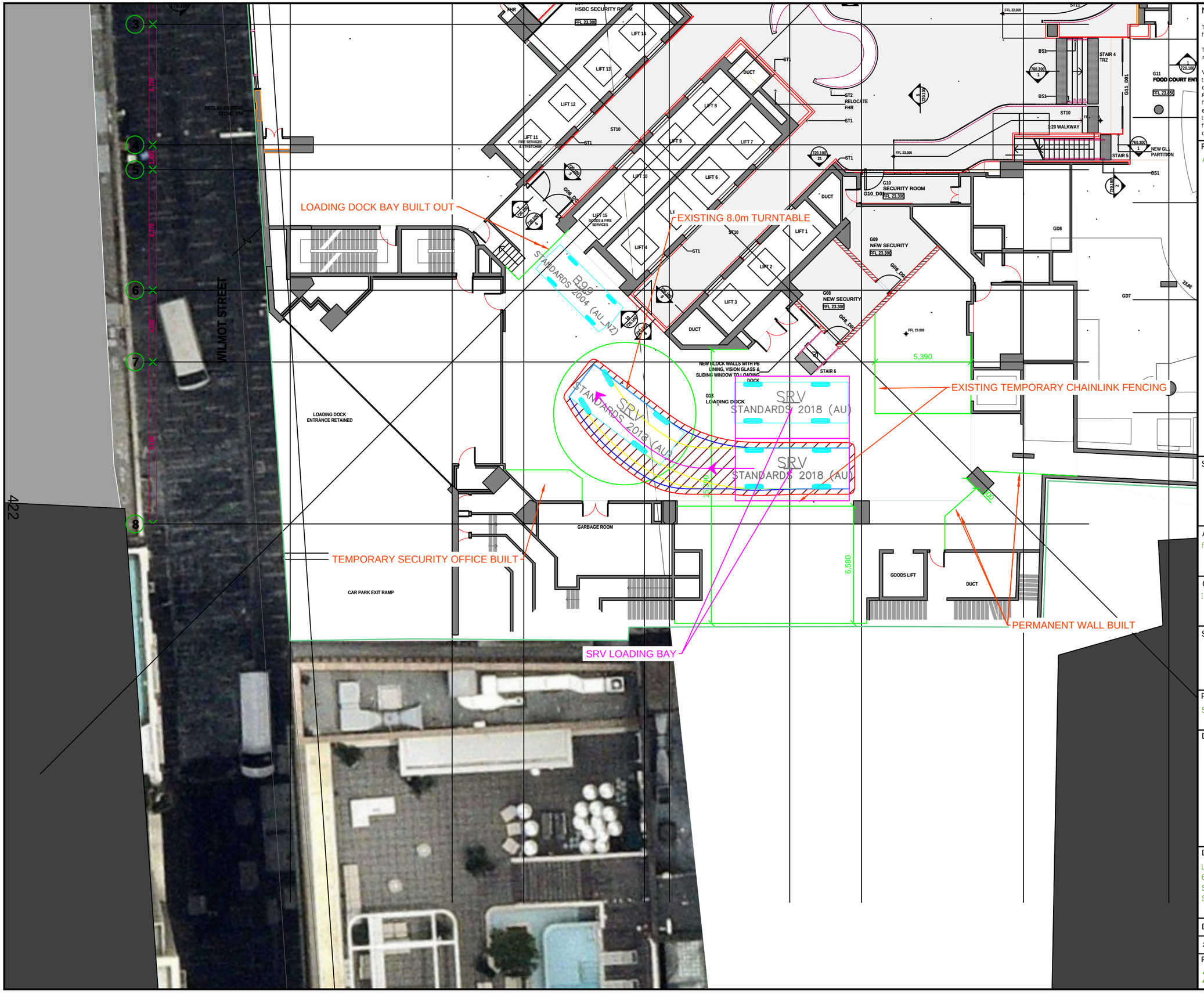
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w: www.traffix.com.au

Drawing Title
Loading Dock Swept Path
6.4m Small Rigid Vehicle
Scenario 1
SRV Bay 1 Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.12	B



Notes:

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Rev.	Revision Note	By.	Date
A	Swept Path Analysis	SH	15-07-25

Swept Path Legend

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect
francis-jones morehen thorp

Client
ICON Project Management

Scale / Plan Orientation

0 2 4 6 8m

1:200 @ A3

Project Description
580 George Street, Sydney

Drawing Prepared By

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Drawing Title
Loading Dock Swept Path
6.4m Small Rigid Vehicle
Scenario 1
SRV Bay 2 Movement

Drawn:	Checked:	Date:
SH	JP	15-07-25

25.296d02v01 TRAFFIX [240704 Plans] Design Review (Alternate Arrangement).dwg

Project No.	Drawing Phase	Drawing No.	Rev.
25.296	-	TX.13	A

Attachment A12

Public Art Plan

580 GEORGE STREET

PRELIMINARY PUBLIC ART PLAN (STAGE 2) PLANNING PROPOSAL



Proposed: *Artist's Impression of the Ground Floor Street interface (George Street looking south) Source: Curzon + Partners*

SYDNEY | **GADIGAL PEOPLE OF THE EORA NATION**

gpt

Acknowledgement of Country

Overton Creative 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 and waterways.

We pay our respects to First Nations Elders, past and present.



580 GEORGE STREET, SYDNEY

PRELIMINARY PUBLIC ART PLAN (STAGE 2) PLANNING PROPOSAL

This Preliminary Public Art Plan (Stage 2) Planning Proposal has been developed in accordance with relevant planning principles identified in the City of Sydney public art and urban planning policies and guidelines, such as the City of Sydney City Art Public Art Strategy, Public Art Policy, and Guidelines for Public Art in Private Developments.

Andrew Overton (Director)
Overton Creative
www.overtoncreative.com

Prepared for

gpt

November 2025. (Final)

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EXECUTIVE SUMMARY

GPT Group has commissioned Overton Creative to prepare this Preliminary Public Art Plan (Stage 2) in support of a Planning Proposal for 580 George Street, Sydney (the subject site).

Situated at the prominent intersection of George and Bathurst Streets, the proposal seeks to reimagine and revitalise the existing podium - a key urban interface within the city's civic and cultural spine.

The proposed development envelope provides for an enhanced and more publicly engaging podium while retaining the adjacent office tower and lower ground retail below. Together, these upgrades present an opportunity to integrate site-responsive public art that reflects the city's layered histories, celebrates its contemporary urban life, and contributes to Sydney's evolving public realm.

While the specific curatorial framework for 580 George Street, Sydney (Stage 2) will ultimately be detailed in the project's forthcoming Design Excellence Competition and acceptance of the Site Specific Development Control Plan (DCP), a preliminary framework has been structured based on the project's vision and principles.

Essentially, this Preliminary Public Art Plan (Stage 2) will serve as a guiding framework for the upcoming Design Excellence Competition. It establishes the curatorial intent, thematic directions, and initial site-specific opportunities that will inform the architectural and landscape design proposals.

It builds upon the site's 2016 major podium and lobby upgrade (Stage 1), transforming the 33-storey office tower's street presence and internal public spaces, including public art detailed in the Public Art Strategy prepared by FJC.

This plan (Stage 2) conceptually identifies potential opportunity zones for further integrated public art - including the podium, façades, lobby, and transitional spaces, terrace/plaza areas - and articulates a vision for works that are site-responsive, culturally layered, and publicly engaging.

By providing a clear, strategic brief, the Preliminary Public Art Plan (Stage 2) ensures that competing design concepts:

- Respect the site's heritage context and prominent civic setting, including existing public artworks.
- Incorporate First Nations perspectives and storytelling where appropriate.
- Enhance the public realm, pedestrian experience, and activation of George Street.
- Align with the City of Sydney's Public Art Policy and Design Excellence Framework.

In essence, this Preliminary Public Art Plan functions as both a creative and practical guide, ensuring that the Design Excellence Competition delivers proposals that integrate high-quality, contextually responsive public art as a core element of the 580 George Street (Stage 2) redevelopment.

This Preliminary Public Art Plan (Stage 2) provides a strategic and flexible framework for the selection, design, and delivery of public art, ensuring that the development contributes meaningfully to both the cultural life of the city and the identity of the George Street precinct. It proposes to deliver:

- Initial opportunities to explore within the Design Excellence Competition, ensuring public art remains a central, integrated element of the building and precinct.
- Cultural and civic activation of the podium and adjacent public realm.
- Potential opportunities for First Nations storytelling and contemporary artistic expression.
- A visible and lasting contribution to Sydney's evolving public art landscape, enriching the pedestrian experience and reinforcing the site as a vibrant urban node.

A contextual analysis of the 580 George Street site identifies:

- High pedestrian visibility along George Street, a key north-south civic spine.
- Proximity to major heritage landmarks, including the Queen Victoria Building, Sydney Town Hall, and State Theatre.
- Existing public art at the site itself, creating further complementary opportunities for site-responsive and integrated artworks.
- Multiple potential activation zones, including podium façades, lobby and transitional spaces, terrace/plaza areas.

Essentially, the curatorial rationale establishes a framework for new public art that:

- Responds to the movement, rhythm, and energy of the site.
- Reflects the layered histories of Sydney, including First Nations heritage.
- Integrates with the built form to enhance the civic and cultural identity of the precinct.
- Supports a range of media, from permanent to temporary.
- Future public art opportunities that have the potential to focus on external street-level interfaces, podium edges, and integration with the canopy/soffit language to ensure continuity with the building's existing sculptural gestures and glazing.

The Implementation Framework outlines:

- A transparent, quality-based artist selection and commissioning process, including opportunities for First Nations artists.
- Governance, roles, and responsibilities for GPT Group, Overton Creative, other design consultants, and the City of Sydney.
- Staging aligned with design and construction milestones, ensuring seamless integration of artworks.
- Maintenance planning and long-term legacy considerations.

PROPOSED STAGE 2 OVERVIEW

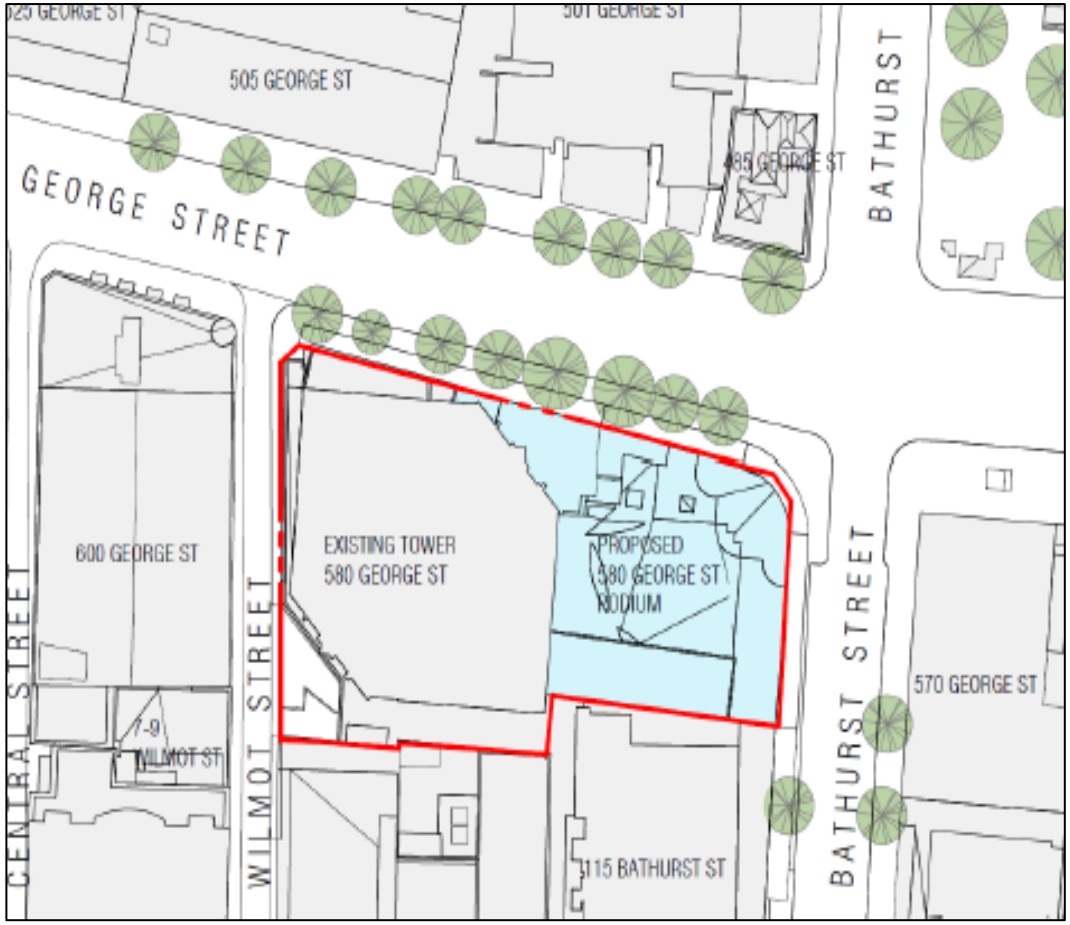
The existing precinct features a current commercial building with a 3-level basement, a 4-level podium, and a 33-level commercial tower above. The planning proposal for Stage 2 represents the redevelopment of the northern end of the precinct (the intersection of George Street and Bathurst Street), in the heart of the Sydney CBD.

Through this proposal, the GPT group seeks to revitalise this prominent site by demolishing the existing 3-level corner podium, with a new ten-storey corner tower that integrates seamlessly with the established iconic 580 George Street tower.

This will enhance the civic and cultural character of this prominent CBD location. The proposed design will introduce high-quality retail and A-grade commercial spaces while reactivating the George and Bathurst Street frontages.

The new development will breathe life into the area with an additional 8,000m2 of GFA to provide for vibrant retail spaces at the lower podium and premium commercial office spaces on the upper levels. The existing lower ground pedestrian connectivity and retail amenity will continue to provide connectivity to the wider precinct in the future.

Through its refined architectural form and material expression, the development will reinforce the site's identity as a significant urban marker and provide new opportunities for public art integration that enrich the streetscape and contribute to Sydney's evolving public realm.



Subject site: with northern portion of the podium subject to the Planning Proposal Stage 2 marked **in blue.**





Existing: *580 George Street, Sydney - View of Site from George Street and Bathurst Street Intersection*

The existing precinct features an existing commercial building with a 3-level basement, a 4-level podium, and a 33-level commercial tower above. The building includes commercial office use on Levels 1 to 33, a childcare centre on part of Level 1 and 2, a commercial lobby, a food court, and retail offerings at Ground Level.



Proposed: *Artist's Impression of the corner of George Street and Bathurst Street Source: Curzon + Partners*

The Stage 2 development proposal for 580 George Street provides for a revitalised ground plan on the corner of George Street and Bathurst Street, that can provide opportunities for cultural activation and public engagement.

SITE CONTEXT

Strategic Alignment:

Any potential new art commission for Stage 2 will align with:

- City of Sydney Public Art Policy (2022) – supporting art that is bold, connected, and authentic.
- City Centre Public Art Strategy – contributing to the ongoing cultural spine of George Street.
- GPT Reconciliation Action Plan goals – embedding opportunities for First Nations collaboration and storytelling.

Existing Public Art Context:

The 580 George Street precinct sits within one of the most art-activated corridors of the Sydney CBD. Along George Street and its adjacent laneways, a network of permanent and temporary public artworks contributes to the city's cultural identity and pedestrian experience. Notable examples include:

- Matthew Johnson's sculptural façade and fretted glass (on-site)

In the vicinity:

- *"I Stay (Ngaya ngalawa) / You Move (Nguru)" by Maddie Gibbs and Jonathan Jones* (near Town Hall Station) – reflecting Gadigal language and presence.
- *"Forgotten Songs" by Michael Thomas Hill* (Angel Place) – an elevated soundscape that reintroduces native bird calls once heard in the city.
- Town Hall Precinct artworks and memorials, celebrating civic heritage and social history.

Collectively, these works establish a continuum of artistic expression that explores identity, memory, and transformation within Sydney's urban fabric.

Site-Specific Observations:

The site benefits from:

- High visibility along George Street and Bathurst Street, as well as from adjacent transport nodes - a high level of pedestrian visibility and connectivity to Town Hall Station. Nearby public spaces and thoroughfares present opportunities for visual and physical engagement.
- Centrally located in the Sydney CBD with high pedestrian and vehicular traffic - a revitalised streetscape with widened footpaths, street furniture, and active retail frontages.
- Visual and cultural proximity to heritage landmarks such as the QVB, St Andrew's Cathedral, and Sydney Town Hall - existing context of a combination of heritage-listed and contemporary high-rise buildings. Ability to complement heritage elements while creating a contemporary and engaging civic presence.
- Varied façade treatments and street frontages provide further potential for site-responsive art integration.
- Scale transition from mid-rise heritage structures to modern towers shapes the spatial character.
- Exposure to natural light varies with building orientation; northern street frontage receives significant daylight.
- Noise and movement from George Street and the Light Rail corridor contribute to a lively urban soundscape.

Historical Context:

While 580 George Street itself may not (in the public sources) carry deep heritage listing or known indigenous or colonial era fabric, it occupies a site on a street that does. Thus, its significance is partly derived from its contextual placement in a historically rich spine.

George Street embodies layers of Sydney's development: from Indigenous pathways → colonial settlement → retail and civic super-street → modern commercial and pedestrian boulevard. It retains historical significance and contemporary cultural-economic value simultaneously.

Pre 1980s: The site was occupied by smaller scale retail/ manufacturing/showrooms (e.g., wedding gown manufacturing, shopfronts) dating to mid-20th century. The existing 33-level office tower at 580 George Street began construction in 1986 and was completed in 1988.

Current Context:

The site is located in the Midtown precinct of Central Sydney, as identified in the Central Sydney Planning Strategy (CSPS). It is a dynamic precinct featuring a blend of commercial and retail uses.

Positioned in the heart of Sydney's CBD, it lies approximately 33 metres southeast of Town Hall station, accessible via an underground walkway.

To the west, the site is adjacent to the Sydney CBD and the Southeast Light Rail. It is bounded by Bathurst, George, and Wilmot Streets, and is flanked by multi-storey buildings, including the State heritage-listed Sydney Water Head Office to the east.

The Bathurst Street frontage of the site is identified as being within the Sydney Square / Town Hall & St. Andrews Special Character Area.



Cultural Context:

With buildings like 580 George Street, the Sydney CBD is renewing older assets for modern office use, aligning with global standards of workplace design, amenity, and sustainability.

580 George Street redevelopment represents a modern phase of George Street's evolution: a vertical commercial tower, located at a major urban spine, designed and refurbished to meet 21st-century workplace, retail, and amenity expectations.

It sits within the ongoing cultural shift of George Street from purely a thoroughfare to a pedestrian, retail, office, and public space corridor.

The site is a high-density urban environment, offering opportunities for public art that reflects its location. Consideration must be given to visibility, connectivity, and architectural context across the following:

Prominent Civic and Urban Location:

The site occupies a key corner at the intersection of George Street and Bathurst Street in the heart of the Sydney CBD.

- **Civic Marker** - The new 10-storey corner tower is intended to be designed to activate this corner, becoming a key marker within the CBD. The public art must contribute to this goal, creating a highly visible and iconic gateway statement along George Street, Sydney's civic spine.
- **Public Activation** - The project aims to revitalise this prominent site and breathe life into the area by providing vibrant retail and premium office spaces. Public art can be an essential tool for activating the public domain.

Sensitive Heritage Context:

As acknowledged in the project's Heritage Report, while the site itself is not a listed heritage item, its location is highly sensitive, requiring the artwork to demonstrate contextual awareness and respect for its historic neighbours.

The site is adjacent to and in the vicinity of significant State and Local heritage-listed items, including:

- St Andrew's Cathedral
- Sydney Town Hall
- Queen Victoria Building (QVB)

Therefore, there is a design imperative to find solutions for the site, including public art, that must consider the relationship to these adjacent historic items and the site's heritage setting and broader urban context.

There is an underlying need for unified incorporation with the existing commercial structure and the city's pedestrian network. This will include:

Seamless Integration:

The objective of the new 10-storey corner form is to connect to the iconic 580 George Street tower. There is a potential opportunity for public art to create a sense of continuity between the 33-storey tower and the new podium visually.

Design Precedent:

The existing podium (Stage 1) features two distinct parts, with the southern section having a contemporary design with a transparent façade and a curved awning feature. This award-winning feature sets a precedent for high-quality, architecturally integrated sculptural design that the new public art should match or enhance.

Pedestrian Flow:

The existing lower ground pedestrian connectivity and retail amenity will continue to provide connectivity to the wider precinct in the future. Public art opportunities on the ground plane must harness this pedestrian traffic volume.

The **existing 580 George Street** tower provides a strong design and material vocabulary that the new public art must address:

- **Existing Sculptural Language:**

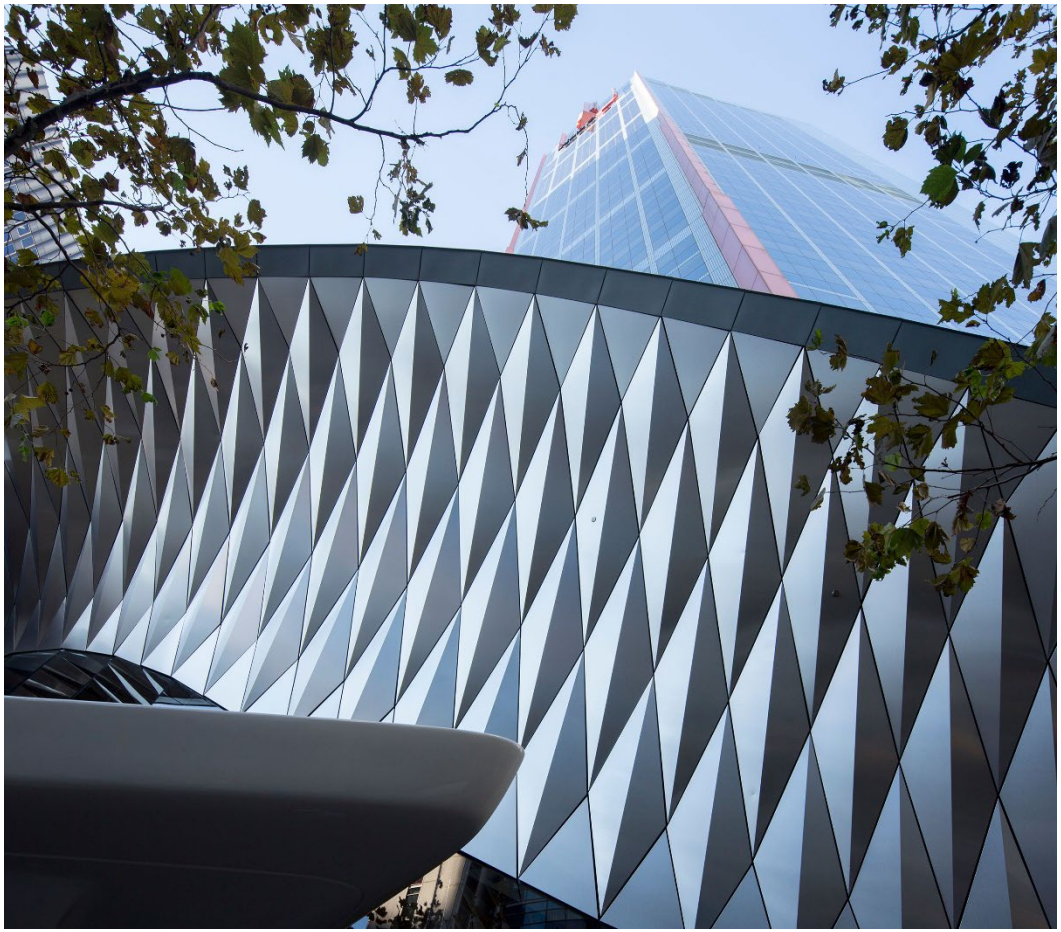
  The southern podium features a visually arresting, award-winning façade and awning composed of unique, folded aluminium diamond panels. This established a high-quality precedent for architecturally integrated sculpture and material innovation on the site.

- **Design Continuity:**

  There is an opportunity for public art in the new building to explore/ in dialogue with the existing sculptural language and accompanying façade fritted glass artwork. The new work/s could potentially achieve continuity through such elements as complementary geometric patterns, reflective materials, or dynamic light effects, while evolving the aesthetic to define the new corner.

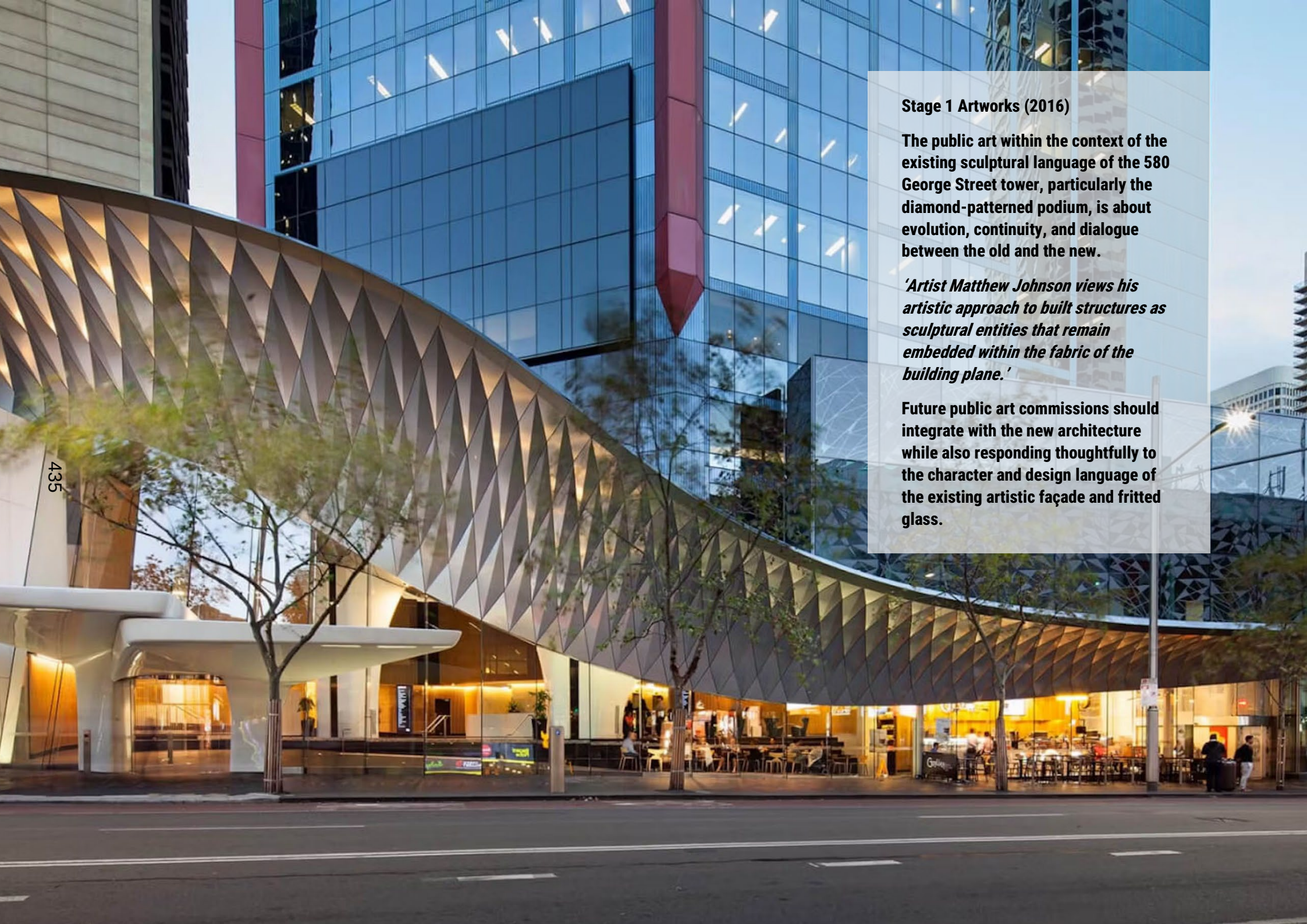
- **Functionality:**

  The art is integrated into a modern commercial and retail asset and is therefore durable, low-maintenance, and enhances the building's identity and commercial viability.



Artist: *Matthew Johnson in association with FJMT Architects (2016)*

The façade canopy is constructed of alternating diamonds of brushed aluminium, forming a continuous ribbon along the soffit, linking the structure to the north and scaling down at the southern end. The design includes welded vertical frames connected by bolted diagonal truss members, creating a three-dimensional space frame.



Stage 1 Artworks (2016)

The public art within the context of the existing sculptural language of the 580 George Street tower, particularly the diamond-patterned podium, is about evolution, continuity, and dialogue between the old and the new.

'Artist Matthew Johnson views his artistic approach to built structures as sculptural entities that remain embedded within the fabric of the building plane.'

Future public art commissions should integrate with the new architecture while also responding thoughtfully to the character and design language of the existing artistic façade and fritted glass.



Stage 1 Artworks (2016)

Johnson's fritted glass design integrates colourful, pixelated patterns that interact with light throughout the day, creating a dynamic visual experience for passersby and building occupants.

The fritted glass is engineered to respond to natural light, creating changing effects throughout the day-glowing in sunlight and softening in shade.

The panels are embedded into the building's podium and lobby-level façade, blending seamlessly with the structure while adding a bold artistic statement.

Stage 1 Artworks

The 2016 refurbishment of 580 George Street (Stage 1) introduced a distinctive, sculptural façade and canopy along George Street, characterised by its folded metallic geometry and reflective soffit panels. These artworks already contribute a strong visual and artistic identity to the building's street presence.

The proposed Stage 2 redevelopment of 580 George Street will retain the existing public art (feature canopy awning and associated lighting + façade fritted glass artworks - Stage 1).

However, it is likely that the end of the feature awning that crosses the boundary of Stage 2 works will need to be adjusted and integrated into the new Stage 2 building design. The awning is fully integrated into the existing podium form on the southern extent of the site. The built form outcome for the site enables the awning to be either integrated into the new tower or alternatively, conclude at a certain point.

This will be expressed (and resolved) as part of the proposed Design Excellence Competition brief.

A good outcome can be achieved by maintaining visual continuity and material dialogue. Conceived as an extension of this established design language, it can offer refinement, contrast, and/or further narrative depth.

It will ensure the evolution of the building's frontage aligns with its design legacy while reinforcing its contribution to the future broader civic character of George Street.

It is proposed that any proposed modifications, including the bespoke façade elements, will be investigated in consultation with the artist (or their representative) and other design professionals as necessary.

This approach ensures that the design integrity and artistic intent established through the 2016 refurbishment are respected and preserved.



Stage 2 Artworks (proposed)

The site context for additional public art at 580 George Street is critical, defining the cultural, civic, and physical parameters that must inform the final artwork commission. The art is mandated to respond to the site's unique position in the Sydney CBD, serving as a cultural narrative, a pedestrian attractor, and importantly, an architectural interface.

The public art opportunities for the Stage 2 redevelopment are numerous, given its highly prominent corner location and the project's commitment to Design Excellence and cultural recognition. These opportunities focus on integration, activation, and narrative.

Fundamentally, the Design Excellence Competition is a mandated process by the City of Sydney for major developments like 580 George Street. Public art within this context is not a separate decoration but a fundamental criterion upon which competing architectural teams are judged.

The Draft Site-Specific Development Control Plan (DCP), mentioned in the site's Planning Proposal Report, requires a Design Excellence Strategy, which necessitates a competitive design process. Competing architectural teams and their associated artists (if applicable) must demonstrate how their design integrates high-quality public art that addresses the specific site context and urban design requirements. The City of Sydney's Design Advisory Panel and the jury will score proposals based on their contribution to the public domain and cultural vitality, with public art being a key component.

Importantly, the competition demands architectural integration. This means that the winning scheme must show the public art is integral to the building's form, façade, or the definition of the public space, rather than simply being a standalone object placed after the architecture is complete.

Integrated Art:

Façade treatments and podium setbacks can inform the scale, placement, and type of artworks, and this will ultimately be informed through the forthcoming Design Excellence process.

The most significant opportunities lie in treating the new building's form as a canvas, leveraging its prominent scale and visibility at the George and Bathurst intersection. There is potential for site-responsive art that dialogues with the site/building's geometry, materials, and urban edges. These opportunities include façade integration - embedding the artwork directly into the new 10-storey podium façade. For example, this could take the form of:

- **Perforated Screens or Panels** - using patterns/designs, inspired by the Aboriginal cultural narrative or the site's original Art Deco heritage, to create a dynamic screen that changes appearance based on light and shadow.
- **Relief or Sculptural Cladding** - incorporating three-dimensional texture and form into the building's surface itself, blurring the line between architecture and sculpture, similar to the approach taken with the existing aluminium diamond-panel awning.
- **Corner Landmark Feature** - potentially commissioning a specific, permanent, and iconic installation that acts as a beacon or gateway marker at the George Street and Bathurst Street corner, creating a definitive sense of place.
- **Sculptural Core Cladding/Lift Lobbies** - provides an opportunity for a rich, textural artwork - to offer a tactile contrast to the sleek metallic exterior, reinforcing the connection to the natural Australian landscape (consistent with the existing lobby's interior art).

PUBLIC ART PRINCIPLES

The following key principles guide the Preliminary Public Art Plan (Stage 2):

1. **Recognise and reflect the enduring Aboriginal heritage and connection to the land and waterways of the Gadigal people of the Eora Nation.**

   Application:

   The artwork/s could involve dedicated First Nations commissions and draw inspiration from broader themes of Country, including journey, connection, and meeting.

2. **Deliver a high-quality, contemporary, and seamlessly integrated artistic solution that prioritises Design Excellence.**

   Application:

   The artwork/s could be conceived as a feature that is inextricably linked to the form and materials of the new building envelope. It must uphold the precedent of integrated sculptural design established by the existing, award-winning diamond-panel awning on the southern podium.

3. **Respond to the site's sensitive heritage setting and its role as a key gateway within the CBD.**

   Application:

   The artwork/s will demonstrate a considered design response to adjacent heritage items (St Andrew's Cathedral, Town Hall) and align with the City of Sydney's wider public art objectives for the revitalised George Street boulevard. The art should possess a civic quality appropriate for its high-profile location.

4. **Enhance the pedestrian experience and contribute to the vitality of the George Street streetscape.**

   Application:

   The artwork/s could be inventive and engaging, fostering community interaction and contributing to the activation of the corner through its form, materials, or lighting, making it a desired destination rather than just a point of passage.

5. **Environmental sustainability, material longevity, and responsible design.**

   Application:

   Artworks should be conceived with a whole-of-life approach - considering sourcing, fabrication, installation, and long-term maintenance. Durable, high-performance materials suitable for Sydney's urban climate will be prioritised to ensure resilience against weathering, pollution, and intensive public interaction.

CURATORIAL RATIONALE

Through thoughtful integration, public art at 580 George Street (Stage 2) will become a marker of identity and continuity within Sydney's civic spine - one that could honour First Nations heritage, celebrate urban vitality, and contribute to the City of Sydney's vision for a connected and culturally expressive public realm.

Artistic Vision:

The curatorial intent for Stage 2 is to create site-responsive public art that embodies the energy, movement, and cultural layering of Sydney's civic heart. Situated at the intersection of major pedestrian, cultural, and transport networks, the site offers a unique opportunity to reflect the city's continuous transformation - from Gadigal Country to a dynamic contemporary metropolis.

Public art within this context should act as a connector - linking past and present, interior and exterior, built form and human experience. The works can engage with themes of transition, rhythm, and flow, echoing the physical and cultural movement that defines George Street and the broader city centre.

Cultural and Historical Resonance:

As part of Gadigal Country, this site holds deep cultural significance. The curatorial framework supports First Nations-led or collaborative art opportunities, ensuring that Aboriginal perspectives are embedded from concept to delivery. Works may draw upon the Gadigal language, landscape, and patterns of connection, interpreted through contemporary materials or media.

The proximity to Sydney Town Hall, the QVB, and other civic landmarks situates the project within a historically rich setting. Artworks can respond to these layers by exploring notions of memory, continuity, and renewal - celebrating Sydney's evolution while grounding it in place.

Spatial Experience:

The proposed redevelopment of the podium, street interfaces and other associated works presents opportunities for artistic integration - from subtle material interventions and light-based works to major sculptural or digital commissions. Key experiential aims include:

- Animating the pedestrian journey along George Street and into the building.
- Framing views and thresholds between public and private space.
- Inviting pause and reflection within high-traffic civic environments.
- Amplifying identity and distinctiveness through day and night activation.

Conceptual Directions:

Potential conceptual threads that could guide artist selection and briefing include:

- **Movement and Flow** – interpreting pedestrian rhythm, transit, and the continuous pulse of the city.
- **Light and Reflection** – playing with transparency, shadow, and the shifting qualities of the glass façade and surrounding urban fabric.
- **Layers and Memory** – referencing the site's deep-time histories, from Gadigal landscape to contemporary city-making.
- **Connection and Exchange** – reflecting the site's role as a meeting place linking people, networks, and ideas.

The focus of the art commissions (Stage 2) can reference broader thematics linked to the above conceptual directions, including:

- **Country and Continuity**: reflecting waterways and songlines.
- **Exchange and Flow:** expressing movement through light, rhythm, and pattern.
- **Revelation and Reflection**: materials and illumination revealing hidden stories.

For example:

1. **'The Civic Spine'** - this narrative focuses on the site's physical location on George Street, Australia's first street, and its role in the city's modern transformation. Approaches could include:
    - **Gateway and Threshold:**

      The corner of George and Bathurst Streets remains a key threshold into the CBD. The art could tell a story of arrival and departure, acting as a "civic marker" that signals a transition between the light rail, the commercial core, and the adjacent historic precinct (Town Hall, Cathedral).

    - **Time and Layers:**

      The artwork can narrate the layers of history - from Gadigal, the colonial foundation on George Street to the current pedestrianisation and light rail transformation—placing the modern development within a continuum of urban evolution.

    - **Dynamic Urbanism:**

      The art could capture the dynamic energy of the city, reflecting the movement of pedestrians and the contrast between the high-rise modernity and the historical low-rise neighbours.

2. **' Integration and Innovation'** - this narrative centres on the architecture's self-conscious artistic expression, building upon the precedent of the existing structure.

    - **Blurring Boundaries:**

      The art tells a story where the distinction between architectural elements (façade, awning) and sculptural form is blurred. It continues the language of the existing podium's award-winning "origami"- inspired diamond cladding.

    - **Form Follows Idea:**

      The artwork should communicate an idea of design excellence and material innovation, showcasing how complex geometry and contemporary materials can be used to create an immersive, large-scale public experience.

    - **Light and Reflection:**

      Given the glass and metal materials of the existing tower, the art's narrative can focus on light, reflection, and shadow, telling a story that changes moment-to-moment with the sun's position and the artificial illumination at night.

    - **Thematic Rhyme:**

      Using geometric patterns, tessellations, or faceted forms in the new corner tower to create a "visual rhyme" with the existing diamond panels.

ARTIST PROCUREMENT & COMMISSIONING

Artist engagement for 580 George Street will follow a transparent and merit-based process consistent with the City of Sydney's Public Art Policy and best-practice commissioning standards. The procurement method will be selected to align with the scale, complexity, and intended outcome of the artwork.

Artist procurement will likely occur through the following approaches:

- **Design Collaboration or Competition Integration:**

  Where public art is to be incorporated into the design excellence competition, artists may be engaged as collaborators within architectural teams. This model supports early integration of artistic intent within the building's design and enhances cohesion between art, architecture, and urban form.

- **Limited or Invited EOI:**

  For projects requiring specific expertise, material knowledge, or site integration, a limited or invited EOI may be appropriate. Selected artists will be chosen based on demonstrated experience with complex architectural or integrated artworks.

- **Direct Commission:**

  A direct commission may be pursued where a particular artist or design team has an established relationship with an artist or where their work offers conceptual continuity, material compatibility, or strong curatorial alignment. This method is suitable for highly contextual or technically integrated works.

Procurement Governance:

All procurement processes will be managed under transparent governance, with selection panels comprising representatives from the developer, project design team, and public art consultant. Selection criteria will evaluate artistic merit, conceptual strength, relevance to the curatorial rationale, technical feasibility, and long-term maintenance considerations.

Artists will be selected according to their proven expertise and the strength of their concept proposal that are developed in response to an artist brief that will also be developed by the public art consultant in collaboration with GPT and the winning design team.

The commissioning of First Nations artists and designers for 580 George Street will be guided by principles of cultural integrity, self-determination, and respectful collaboration. Governance processes will ensure that cultural protocols are observed and that all stages of concept development, fabrication, and presentation are conducted in consultation with appropriate Aboriginal stakeholders and knowledge holders.

IMPLEMENTATION FRAMEWORK

The **Design Excellence Competition Framework** will guide the public art initially across **Stage 1:**

Competition Stage	Public Art Requirement	Outcome
Stage 1: Concept Brief	This **Preliminary Public Art Plan (Stage 2)** informs the Competition Design Brief and outlines the Public Art Principles (narratives, civic presence, integration) that all competitors must respond to in their scheme.	All design teams develop broad values and potential locations for public art.

Post DA (Development Application) will focus on the initial concept/s to final commission/s across the following Stages 2 to 4:

Stage 2: Design Concept Proposals

The winning team to refine the public art concept in consultation with a curator/arts consultant and submit to the City of Sydney's Public Art Advisory Panel.

Stage 3: Detailed Design Development & Documentation:

The refined artwork concept/s will be developed in response to feedback provided by the GPT Group, the public art consultant, design team, and key external stakeholders, as required, into a comprehensive design package, the details of which are incorporated into a Detailed Public Art Plan for submission for formal approvals, confirming the artist/s, budget, and fabrication method/s.

Stage 4: Installation

This stage, which includes fabrication, installation, and maintenance, will ensure the artwork/s is delivered to a high standard, safely installed, and supported by a clear long-term care and maintenance plan before the Occupation Certificate.

EXPERIENCE & CAPACITY

The GPT Group has featured public art projects in its office and retail developments for over two decades, including recent commissions like Melbourne Central Tower (2024),32 Smith Street, Parramatta (2022), Australia Square (2021), and Wollongong Central (2017).

GPT's approach often aligns with award-winning projects that celebrate design excellence and cultural engagement, reinforcing the role of public art as both civic amenity and legacy asset.

The GPT Group adopts a strategic, integrated, and context-sensitive approach to public art commissioning, focusing on design excellence, placemaking, and cultural engagement. Rather than standalone or purely decorative works, GPT prioritises public art integration within architectural form and the public realm, ensuring that commissioned works complement building design, activate streetscapes, and enhance the urban experience.

GPT actively incorporates Indigenous artworks and cultural consultation into relevant commissions, following ICIP protocols and collaborating with First Nations artists and advisors.

Overton Creative is an expert arts consultancy with over 30 years' experience providing innovative, practical, and viable solutions for a wide range of arts projects.

Andrew Overton (Director) has been a pioneer in the development of contemporary public art policy, programs, and projects across Australia since 1998. In 2003, Andrew was awarded a prestigious Winston Churchill Memorial Fellowship to undertake a self-directed study tour to investigate the role & integration of public art in urban design and redevelopment.

Past work includes the development of the Parramatta Public Art Plan Policy (2005), which has seen the development of over 50 public art projects in the City of Parramatta, from State Government agencies and commercial developers. This involved the steering of several public art committees for major projects, including the Parramatta Police Headquarters, the Parramatta Justice Precinct, Parramatta Square, and Sydney Water HQ.

Recent public art projects and policy include: Frankston City Council, Wollongong City Council, City of Hobart, Warrick Lane Development, Blacktown, 32 Smith Street. Parramatta, Tweed Shire, City of Launceston, and currently the City of Greater Geelong and Clarence City Council (TAS).

CONCLUSION

This Preliminary Public Art Plan/Strategy for the 580 George Street redevelopment (Stage 2) signals a strategic commitment that positions the commission/s as a fundamental component of the project's success.

By setting out guiding principles, curatorial rationale, and procurement strategies, this plan ensures that future artworks will be inclusive, sustainable, and reflective of Sydney's diverse social and cultural fabric. The plan also aligns with City of Sydney policies on design excellence and public art, providing a robust foundation for the subsequent design excellence competition and implementation phases.

The public artwork/s are therefore positioned to be a definitive component of the proposed new 10-storey commercial and retail building (redevelopment).

In essence, the public art vision for 580 George Street (Stage 2) will serve as a permanent, functional, and reflective expression of the City of Sydney's commitment to design quality and support Sydney's position as a city of cultural innovation, creativity, and cultural vitality, further transforming this landmark site.

580 GEORGE STREET

PRELIMINARY PUBLIC ART PLAN (STAGE 2) PLANNING PROPOSAL

SYDNEY

Attachment B

Draft Sydney Development Control Plan 2012
580 George Street, Sydney

CITY OF SYDNEY

Development Control Plan – 580 George Street, Sydney



Development Control Plan
December 2025

The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

Purpose of this Development Control Plan

The purpose of this Development Control Plan (DCP) is to amend *Sydney Development Control Plan 2012*, which was adopted by Council on 14 May 2012 and came into effect on 14 December 2012.

The amendment provides objectives and provisions to inform future development at 580 George Street, Sydney

This plan is to be read in conjunction with draft Planning Proposal – 580 George Street, Sydney.

Citation

This amendment may be referred to as *Sydney Development Control Plan 2012 – 580 George Street, Sydney*.

Land covered by this plan

This plan applies to that land identified as 580 George Street, Sydney – which is Lot 20 DP 835715.

Relationship of this plan to Sydney Development Control Plan 2012

This plan amends the Sydney Development Control Plan 2012 in the manner set out in Schedule 1 below.

Amendments to Sydney Development Control Plan 2012

This plan amends Sydney Development Control Plan 2012 by:

1. Amending Figure 6.1 Specific maps to include 580 George Street, Sydney
2. Inserting a new section 6.3.X 580 George Street, Sydney
3. Updating figure numbers as required.

Schedule 1 – Amendment to Sydney Development Control Plan 2012

6.3.# 580 George Street, Sydney

The following objectives and provisions apply to 580 George Street, Sydney, as shown in 'Figure 6.1 Specific sites map', where relevant site specific provisions of the Sydney Local Environmental Plan 2012 (Sydney LEP 2012) are implemented.

Clause 6.xx of Sydney LEP 2012 enables development to exceed the mapped floor space ratio, providing the entire site is developed for commercial uses.

If development at 580 George Street, Sydney, seeks to utilise additional floor space for commercial uses permitted by clause 6.xx of Sydney LEP 2012, then the provisions in this section also apply to the proposed development and override other DCP provisions where there is an inconsistency.

Objectives

a. Facilitate the development of a new building consisting of new commercial uses to achieve a high-quality built form which:
   i. is of appropriate bulk and scale for its location;
   ii. provides an appropriate height transition between adjacent taller buildings and is responsive to nearby heritage items;
   iii. is comfortably contained within the defined building envelope, protecting neighbouring residential amenity and acceptable pedestrian wind and daylight conditions;
   iv. includes sufficient architectural articulation to address to amenity issues; and
   v. excludes the existing office tower, basement, lower ground retail spaces and pedestrian connection to Town Hall station.

b. Maximises active frontages to the public domain with retail and business premises uses at ground level.

b. Achieves performance benchmarks for ecologically sustainable development.

c. Incorporate high-quality public art.

6.3.x.1 Maximum building envelope

1. Development is not to exceed the building envelope shown in:
   a. 'Figure 6.xx 580 George Street, Sydney – Planning envelope massing'; and
   b. 'Figure 6.xx 580 George Street, Sydney – Planning envelope elevations';
2. The envelopes described are the maximum extent of the build form, and final building must be appropriately massed wholly within this envelope, including lift overruns, plant equipment, photovoltaic systems, balustrades and green roof materials.

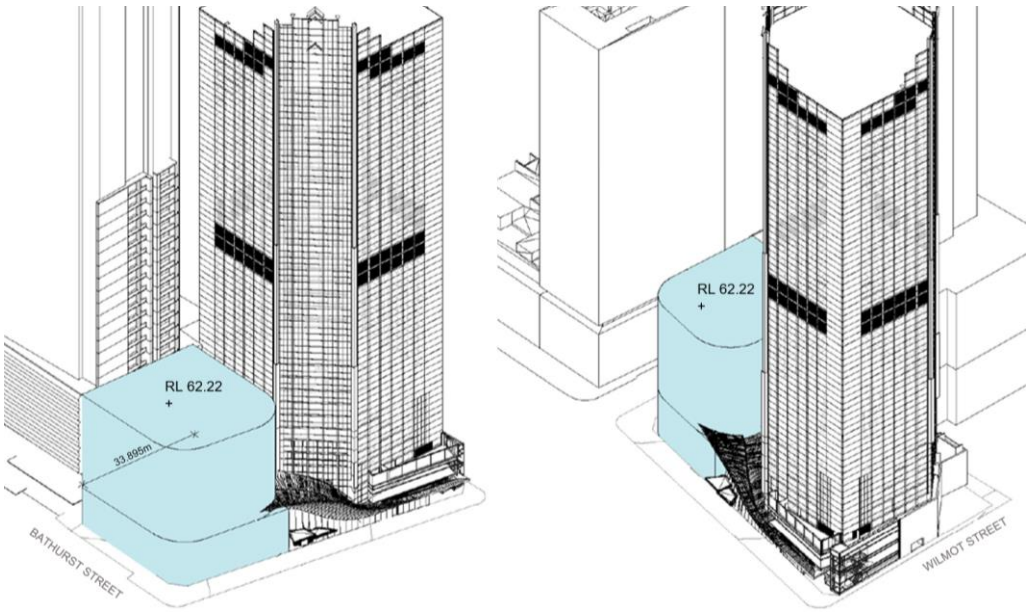


Figure 6.xx 580 George Street, Sydney – Planning envelope massing

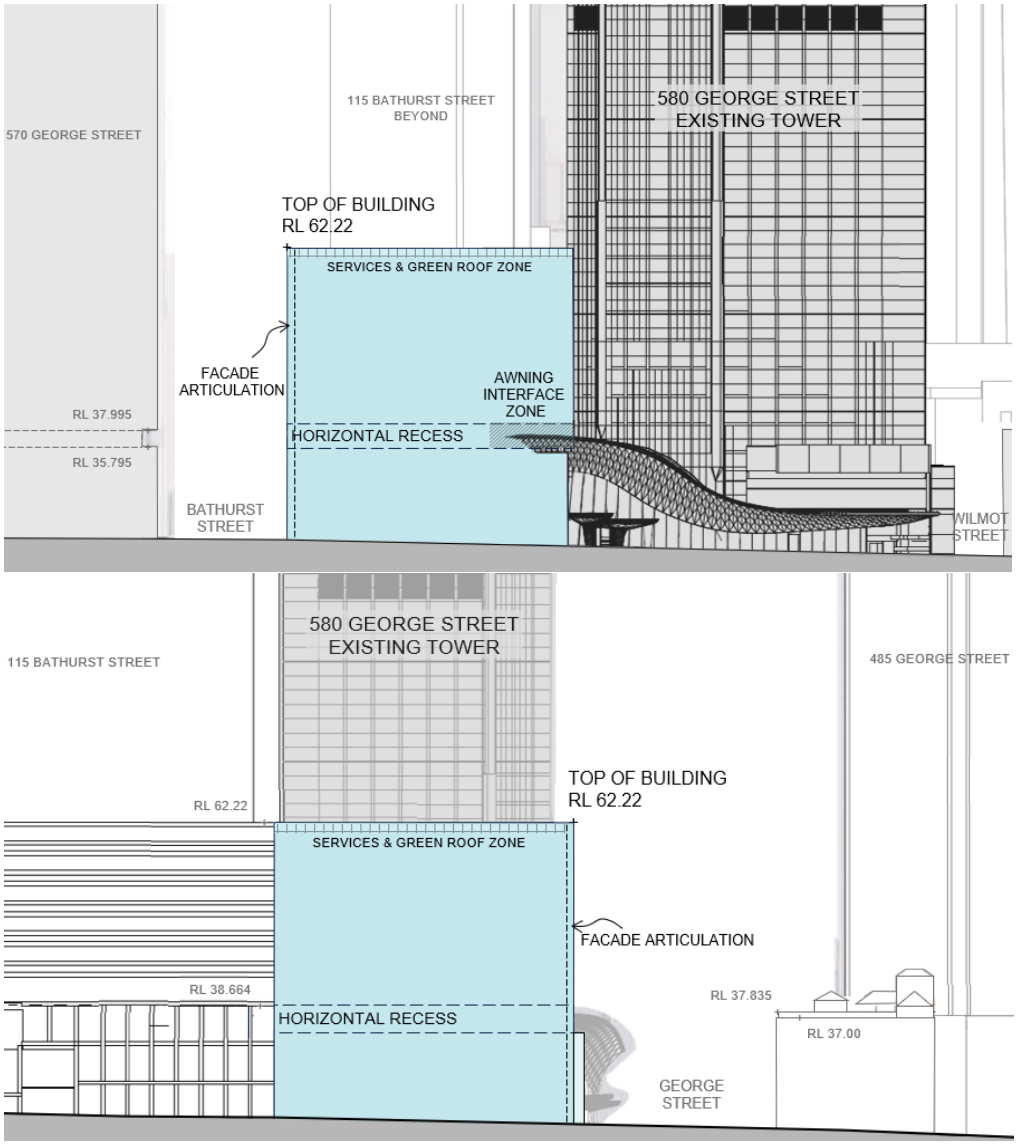


Figure 6.xx 580 George Street, Sydney – Planning envelope elevations

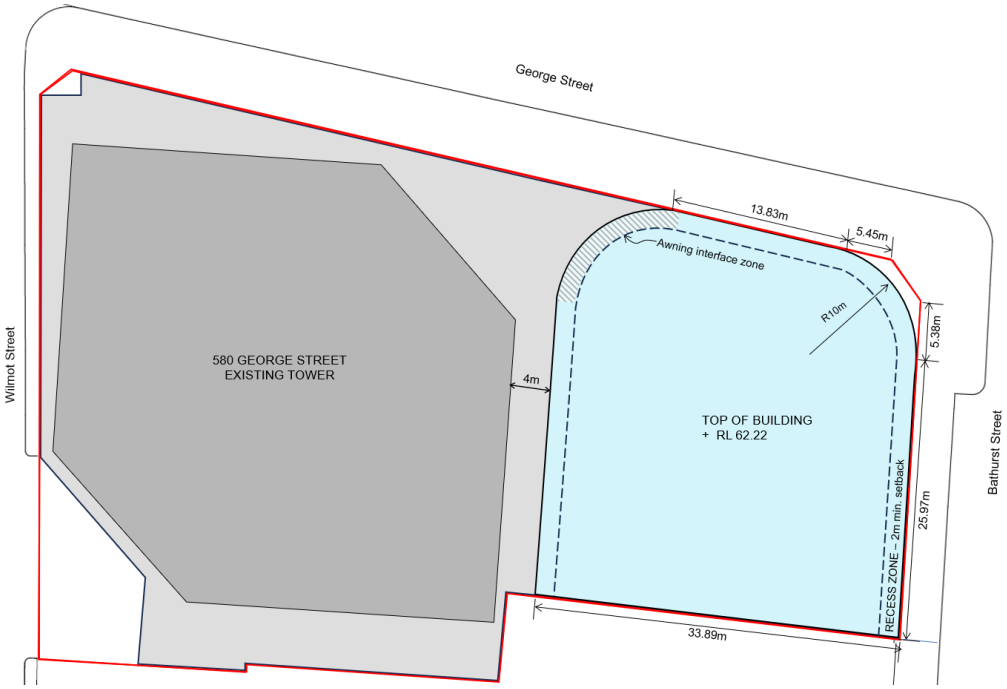


Figure 6.xx 580 George Street, Sydney – Envelope plan

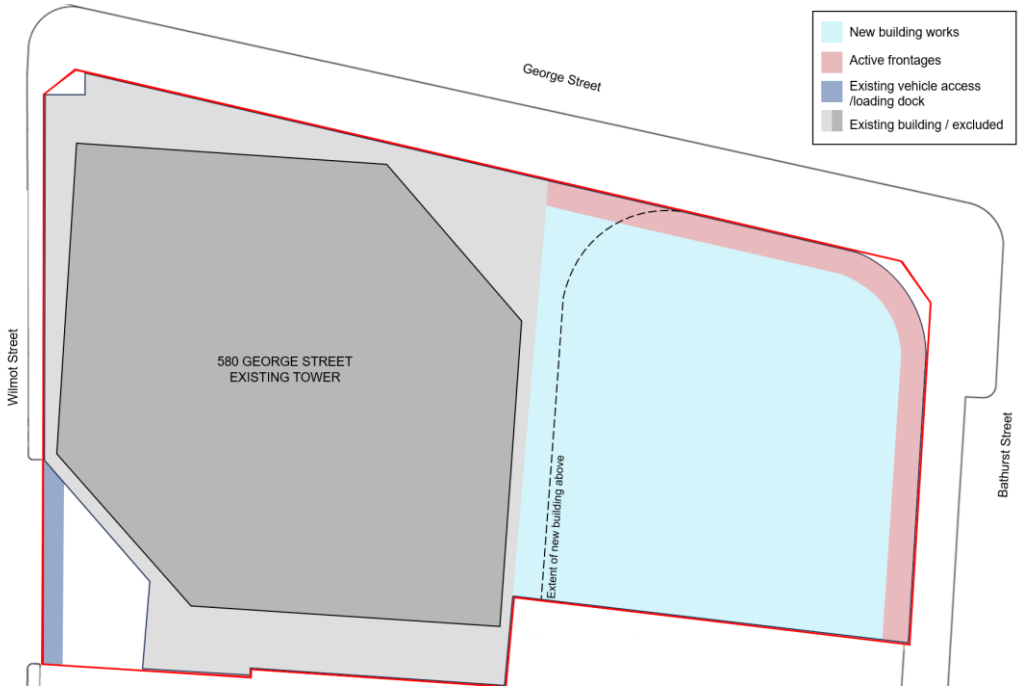


Figure 6.xx 580 George Street, Sydney – Structure plan

6.3.x.2 Built form

1. The building is to include a horizontal recess zone as shown in 'Figure 6.xx 580 George Street, Sydney – Planning envelope elevations' and 'Figure 6.xx 580 George Street, Sydney – Envelope plan', that:
   a. responds to the key datums of adjacent heritage buildings opposite to the site;
   b. achieves a defined lower podium and upper podium form;
   c. includes a minimum setback of at least 2 metres to accommodate an external terrace; and
   d. provides for the integration of the existing curved feature awning with the new building.
2. Architectural articulation zones of at least 600mm shall be included to the external street facing facades for the purposes of sun shading, modulation of massing and external walls.
3. Future development is to respond to the serrated glazed frontage of the adjacent Greenland building with an appropriate design solution.
4. Development is to respond to the existing curved feature awning in a holistic manner and provide for its integration with the new building.
5. Provide clear and legible pedestrian entry points to George and Bathurst Streets.

6.3.x.3 Development adjacent to heritage items

1. Future development, while being contemporary, must have regard to adjacent heritage items and the Sydney Square and St Andrews Special Character Area with an appropriate response to form, height, siting, facade articulation and materials, including sandstone and intricate architectural detailing.

6.3.x.5 Design excellence strategy

1. An invited architectural design competition is to be undertaken in accordance with clause 6.21D of Sydney LEP Plan 2012 and the City of Sydney Competitive Design Policy.
2. The location and extent of the competitive design process site is shown as 'New building' in 'Figure 6.xx 580 George Street, Sydney – Structure plan'.
3. The competition is to include:
   a. no less than three (3) competitors invited to participate;
   b. include a range of emerging to established architectural practices;
   c. minimum of 50% of Australian-based architects; and
   d. competitors with demonstrated heritage experience.
4. The jury is to comprise a minimum of four (4) members, comprised of:
   a. minimum of two (2) jurors nominated by the proponent;
   b. minimum of two (2) jurors nominated by the City of Sydney; and
   c. at least one (1) juror is to have heritage expertise.
5. The secretariat will be provided by the proponent. A pre-briefing is required for the competition. A mid-point review is not required.
6. No additional building height or floor space under clause 6.21D(3)(a) and (b) of Sydney LEP 2012 is to be awarded as a result of the competition.

6.3.x.4 Sustainability

1. Achieve a 5 Star Green Star Buildings rating certified by the Green Building Council of Australia, through a holistic approach to environmentally sensitive design in:
   a. Minimisation of waste from associated demolition and construction – through the Responsible Construction and Upfront Carbon Emissions credits.
   b. Reduction in peak demand for electricity, through the Energy Use credit.
   c. Metering and monitoring of energy consumption, through the Verification and Handover credit.
   d. Minimisation of the consumption of potable water through the Water Use credit.
   e. Meeting the Metering and Monitoring criteria of the Verification and Handover Minimum Expectation.
   f. Reduction is resource consumption, through the Responsible Resource Management Minimum Expectation.

6.3.x.6 Public art

1. High-quality public art is to be provided in publicly accessible locations of the new podium building in accordance with the City of Sydney *Guidelines for Public Art in Private Development* and the *Public Art Policy*.

Item 6.

Post Exhibition - Planning Proposal - Oxford Street LGBTIQA+ Heritage Items (Stage 1) - Sydney Local Environmental Plan 2012 Amendment

File No: X091578

Summary

The City's Oxford Street LGBTIQA+ Social and Cultural Place Strategy included an action to investigate heritage listing places within the Oxford Street precinct that have historic and contemporary connections to the LGBTIQA+ community.

After undertaking a heritage study, Council resolved in December 2024 to publicly exhibit a planning proposal to heritage list the following sites for their significance to the LGBTIQA+ community:

- **Universal, 85-91 Oxford Street, Darlinghurst:** The buildings are part of the important focus of LGBTIQA+ commercial and social activity in Oxford Street from the end of the 1970s onwards, having operated as a LGBTIQA+ nightclub almost continuously since 1978.

- **Palms, 124 Oxford Street, Darlinghurst (part of 124-128 Oxford Street):** Palms, in the basement of the building became a gay nightclub in the late 1970s, which it remains to the present day.

- **The Oxford Hotel, 134 Oxford Street, Darlinghurst:** The Oxford Hotel is linked to the development of Sydney's rock music scene during the second half of the 1970s and with Sydney's gay community, having traded to the gay male community continuously since 1982.

The Planning Proposal was exhibited between 1 August and 29 August 2025. We received 10 submissions, largely in favour of heritage listing the 3 properties.

Most submissions received (8 submissions or 80%) support heritage listing the 3 buildings. Respondents generally supported the recognition of the importance of these sites to the LGBTIQA+ community.

One submission opposed heritage listing of the 3 sites as the respondent felt that this was not inclusive of the broader community. The City is deeply committed to fostering an inclusive and equitable city for all. Recognising sites of significance to the LGBTIQA+ community is a vital part of this commitment. Oxford Street has long been a cultural and social hub for LGBTIQA+ people, and the proposed heritage listings reflect decades of community connection, resilience, and contribution. Far from being exclusive, this action celebrates diversity and acknowledges the lived experiences of one of Sydney's most vibrant communities, in line with Council's broader goals of inclusion, equity, and social cohesion.

Another submission expressed concern about the "museumification of the city" and the potential impact that this listing may have on housing supply or substantial changes to the sites in the future. The planning controls for Oxford Street were updated in 2022, which included additional height and density to encourage cultural and creative uses while respecting the heritage character of the street. Residential development is still permitted under the base height and floor space controls. The development control plan included guidance for developing heritage buildings along Oxford Street. The proposed listings do not remove the opportunity to sympathetically develop the sites under the controls.

No changes are proposed to the listings following the consideration of submissions. This report recommends the Central Sydney Planning Committee approve the planning proposal to list the 3 sites as heritage items. If approved, Council is designated the local plan making authority and can proceed to finalisation. The amendment to the Sydney LEP 2012 will come into effect when it is published on the NSW Legislation website.

Recommendation

It is resolved that:

(A) the Central Sydney Planning Committee note the submissions received during the public exhibition of the Planning Proposal - Oxford Street LGBTIQA+ Heritage Items (Stage 1), shown at Attachment F to the subject report;

(B) the Central Sydney Planning Committee approve the Planning Proposal - Oxford Street LGBTIQA+ Heritage Items (Stage 1), shown at Attachment A to the subject report to be made as a local environmental plan under section 3.36 of the Environmental Planning and Assessment Act 1979; and

(C) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal - Oxford Street LGBTIQA+ Heritage Items (Stage 1) shown at Attachment A to the subject report, to correct any drafting errors prior to finalisation of the local environmental plan.

Attachments

Attachment A.	Planning Proposal - Oxford Street LGBTIQA+ Heritage Items (Stage 1)
Attachment B.	Oxford Street LGBTIQA+ Heritage Assessment Report (TKD Architects)
Attachment C.	Revised Inventory Sheet - 134 Oxford Street, Darlinghurst - Oxford Hotel
Attachment D.	Revised Inventory Sheet - 124 (part of 124-128 Oxford Street) Oxford Street, Darlinghurst - Palms Hotel
Attachment E.	Revised Inventory Sheet - 85-91 Oxford Street, Darlinghurst – Universal
Attachment F.	Engagement Report - Oxford Street LGBTIQA+ Heritage Items (Stage 1)
Attachment G.	Gateway Determination
Attachment H.	Council and Central Sydney Planning Committee Resolutions

Background

1. In 2022, a review of the planning controls applying to Oxford Street was implemented to facilitate the growth of the cultural and creative sectors, protect heritage and character and support the day and night-time economies for the local community and visitors.

2. Community consultation indicated that people value the strong connection between Oxford Street and LGBTIQA+ communities and wanted to see its social and cultural heritage recognised and maintained. This led to the development of the Oxford Street LGBTIQA+ Social and Cultural Place Strategy with five priority areas. Priority 1 of this strategy focused on recognising historic LGBTIQA+ places and spaces.

3. The City of Sydney (the City) engaged TKD Architects in 2022 to complete a heritage study investigating sites within the Oxford Street precinct. Their study focussed on places with historic and contemporary connections to the LGBTIQA+ community.

4. Based on the Study, a planning proposal reported to Council and the Central Sydney Planning Committee (CSPC) in December 2024 proposed heritage listing the following sites for their significance to the LGBTIQA+ community:

    - Universal, 85-91 Oxford Street, Darlinghurst
    - Palms, 124 Oxford Street, Darlinghurst (part of 124-128 Oxford Street)
    - The Oxford Hotel, 134 Oxford Street, Darlinghurst

We consulted on a proposal to heritage list the 3 buildings

5. In December 2024, the Central Sydney Planning Committee and Council resolved to seek a Gateway Determination and exhibit the planning proposal to heritage list the 3 buildings. The background and pre-exhibition report can be found here: https://meetings.cityofsydney.nsw.gov.au/ieListDocuments.aspx?CId=133&MId=4230&Ver=4

6. City staff submitted a request for Gateway on 28 January 2025. The Department of Planning, Housing and Infrastructure approved public consultation for the planning proposal in its Gateway Determination (Attachment G), issued on 2 May 2025. It also authorised the Council to exercise the functions of the local plan-making authority.

7. The planning proposal to heritage list the 3 buildings was placed on public exhibition from 1 August and 29 August 2025. A total of 260 letters were distributed to notify the owners and occupiers. The project was included in the August editions of the Sydney Your Say e-newsletter and distributed to 9,941 subscribers. The Sydney Your Say page was visited 625 times with 104 downloads of the exhibition documents. An additional 22 stakeholders were emailed on 25 August 2025.

8. We received a total of 10 submissions via online survey (7) and email (3). Submissions were largely supportive of the proposal. The engagement report, including a summary of submissions, can be found at Attachment F.

9. Most submissions were by community members.

10. All building owners were contacted regarding the consultation and were aware the consultation was occurring. Of the building owners, only one provided a submission, through their planning consultant.

Analysis of submissions

11. We received a total of 10 submissions. Of these, 7 were in favour of the proposal, 2 expressed concerns and one was opposed to the proposal.

Seven submissions (70%) support the proposal

12. Respondents highlighted the importance of acknowledging the history and role these venues played in the social, cultural and political life of Oxford Street and equality movement, and that these places continue to be important places for the LGBTIQA+ community.

One submission expressed concern about the effect on development

13. One respondent noted that heritage listing may mean the subject sites could not be used for high density housing in the future. The respondent also noted that heritage listing may prevent the site from being transformed into something greater in the future.

14. In April 2022, Council introduced new planning controls for Oxford Street which provide an alternative set of height and floor space ratio controls as an incentive for cultural, creative and business uses. Residential development is permissible in the land use zones of the precinct and can be undertaken under the existing planning controls, without the incentive height and FSR increase. The controls enable development of heritage items and contributory buildings with specific guidance included in the development control plan. The proposed listings do not remove the opportunity to sympathetically develop the sites under the controls.

A submission sought support for a digital billboard on 134 Oxford Street

15. The submission for The Oxford Hotel at 134 Oxford Street was made by a planning consultant on behalf of the building owners. It incorporated a very brief heritage statement prepared by their planning consultant, questioning some of the conclusions of the detailed TKD Architects heritage assessment. Their heritage statement is not considered independent and the City considers that the item still meets the threshold for local heritage listing as identified in our heritage assessment.

16. Despite the heritage statement, the property owner's submission explicitly proposes support for the proposed individual heritage listing on the basis that in principle support is provided for retention of an existing sky sign (billboard) and its proposed future illumination/animation.

17. A development application was lodged for the removal of the existing static sky sign and installation of a new internally illuminated digital advertising sign in October 2025. The development application is under assessment. Approval for a previous application to convert this sign to digital was refused in 2015 and the refusal upheld in the Land and Environment Court (LEC) LEC for both heritage and traffic reasons.

18. This planning proposal to list the site as a heritage item was prepared and exhibited prior to the lodgement of the development application for the sign. The Oxford Hotel is already a contributory building in a heritage conservation area and an exhibited planning proposal is a matter for consideration.

19. Council is not the consent authority for the development application and cannot provide support for the development as requested in the submission.

One submission opposed the proposal

20. Only one submission was in opposition of the proposal.

21. The principal objection of this submission relates to the heritage listings as expressions of sexual diversity.

22. The City is deeply committed to fostering an inclusive and equitable city for all. Recognising and preserving sites of significance to the LGBTIQA+ community is a vital part of this commitment. Oxford Street has long been a cultural and social hub for LGBTIQA+ people, and the proposed heritage listings reflect decades of community connection, resilience, and contribution. Far from being exclusive, this action celebrates diversity and acknowledges the lived experiences of one of Sydney's most vibrant communities, in line with Council's broader goals of inclusion, equity, and social cohesion.

Amendments are proposed to heritage management recommendations

23. At its meeting in December 2024, Council and the CSPC resolved that the Chief Executive Officer investigate the local heritage listing of 3 additional sites of LGBTIQA+ historical significance: 273 Crown Street, Surry Hills (Former Ruby Reds), 40-42 Flinders Street, Darlinghurst (Former Taxi Club) and 207 Oxford Street, Darlinghurst (The Bookshop). Following a detailed heritage assessment by TKD Architects, a planning proposal reported to Council and the CSPC in September 2025 regarding these sites (Stage 2). Council and the CSPC resolved to approve the planning proposal for submission to the Department of Planning, Housing and Infrastructure with a request for a gateway determination, which is underway.

24. In considering the Stage 2 listings Council asked questions in relation to the impact of the listings on future development, interpretation of social significance, planning controls and development potential as well as interpretation examples of social significance. The City responded to these questions and in addition provide further information by way of a Relevant To memorandum to Council which can be accessed here:
https://meetings.cityofsydney.nsw.gov.au/documents/b16693/Information%20Relevant%20To%20Item%2010.3%20-%20Public%20Exhibition%20-%20Planning%20Proposal%20-%20Oxford%20Street%20LGBTIQA%20H.pdf?T=9

25. No amendments are proposed to the Stage 1 listings in response to public submissions however amended guidelines for the recommended management of the Stage 1 heritage listings has been incorporated into the final inventory sheet to better facilitate their ongoing management. This reflects the discussions with Council when considering the Stage 2 listings. These revised inventory sheets can be found at Attachments C, D and E.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

26. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for the sustainable development of the city to 2050. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. The proposal is aligned with the following strategic directions and objectives:

    (a) Direction 8 - A thriving cultural life - the acknowledgement of the importance of the Oxford Street precinct to the LGBTIQA+ will contribute to the City's cultural and creative life through the recognition and promotion of the area's historical significance and value to the community.

Risks

27. There is a risk some stakeholders may disagree with the proposed heritage listings. However, proceeding with the proposal is within the City's risk appetite for its reputation and image. We aim to strike a balance between achieving our strategic objectives, conserving and promoting culture and heritage, and protecting our reputation. The project aligns with our appetite to tolerate minor complaints relating to action which has long-term community benefit and aligns with agreed actions in Sustainable Sydney 2030-2050: Continuing the Vision.

28. Progressing the proposal in its current form is within the City's risk tolerance and appetite. The amended proposal strikes the right balance between achieving our strategic objectives and preserving and promoting culture and heritage.

Relevant Legislation

29. Environmental Planning and Assessment Act 1979.

Critical Dates / Time Frames

30. The Gateway Determination specified that the amendment to the Sydney LEP 2012 is to be completed by 14 November 2025. An extension to this timeframe has been requested.

31. The Gateway Determination authorises Council to exercise its delegation and liaise directly with Parliamentary Counsel to draft and make the local environmental plan. If the planning proposal is approved by the Central Sydney Planning Committee and Council, the City will commence this process. Once the process is complete and the plan is made, the amendment to the Sydney LEP 2012 will come into effect when published on the NSW Legislation website.

GRAHAM JAHN AM

Chief Planner / Executive Director Planning, Development & Transport

Matt Devine, Senior Specialist Planner Heritage

Attachment A

Planning Proposal – Oxford Street LGBTIQA+ Heritage Items

CITY OF SYDNEY

Planning Proposal – Oxford Street LGBTIQA+ Heritage Items



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1. Background

1.1. History

The Sydney Local Environmental Plan 2012 (SLEP 2012) came into effect on 14 December 2012, consolidating the Sydney, Leichhardt and South Sydney plans into one comprehensive plan in the new NSW Government's Standard Instrument format.

Continuous review is necessary to ensure the SLEP 2012 continues to deliver positive outcomes for the local economy, residents and visitors and remains consistent with the vision set out in the *City of Sydney's City Plan Local Strategic Planning Statement and Sustainable Sydney 2030-2050 Continuing the Vision.*

Since the SLEP 2012 has been in force, the City of Sydney has made heritage-related amendments and additions to improve its operation, accuracy and ensure its diverse history is adequately acknowledged.

In 2022, a review of the planning controls applying to Oxford Street was implemented to facilitate the growth of the cultural and creative sectors, protect heritage and character and support the day and night-time economies for the local community and visitors.

Community consultation indicated that people value the strong connection between Oxford Street and LGBTIQA+ communities and wanted to see its social and cultural heritage recognised and maintained. This led to the development of the Oxford Street LGBTIQA+ Social and Cultural Place Strategy with five priority areas. The first priority (Priority 1) focused on recognising historic LGBTIQA+ places and spaces.

In response, the City of Sydney engaged TKD Architects in 2022 to complete a heritage study investigating sites within the Oxford Street precinct. Their study focussed on places with historic and contemporary connections to the LGBTIQA+ community.

Recommendations made by TKD Architects included the revision of heritage inventory sheets for 14 existing heritage items and the Oxford Street Heritage Conservation Area to include relevant information about this community; this has been completed.

The study also recommended the inclusion of five additional sites within Schedule 5, Part 1 of the SLEP 2012. Two of these items were outside the study area. However, the remaining three, which constitute the subject of this planning proposal, are being recommended for listing.

The additions in this Planning Proposal will ensure the City's planning control framework is up to date and reflects current planning strategies.

1.2. Introduction

This Planning Proposal – Sydney Local Environment Plan – Oxford Street LGBTIQA+ Heritage Items (planning proposal) explains the intent of, and justification for, proposed amendments to the SLEP 2012. It has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the Act) and relevant Department of Planning guidelines.

The planning proposal identifies the following three buildings for inclusion as individual heritage items under Schedule 5 (Environmental heritage), Part 1 (Heritage items), of the LEP:

- 134 Oxford Street, Darlinghurst – Oxford Hotel
- 124 (part of 124-128 Oxford Street) Oxford Street, Darlinghurst – Palms
- 85-91 Oxford Street, Darlinghurst - Universal

1.3. Background

Site identification

This planning proposal relates to the following land and structures:

- 134 Oxford Street, Darlinghurst, Lot 1 DP 107573
- 124 (part of 124-128 Oxford Street) Oxford Street, Darlinghurst, Lot 1 DP 900900
- 85-91 Oxford Street, Darlinghurst, Lot 1 DP 816233

The relevant structures, Lot and DP boundaries subject to this planning proposal are outlined in red in Figure 1.

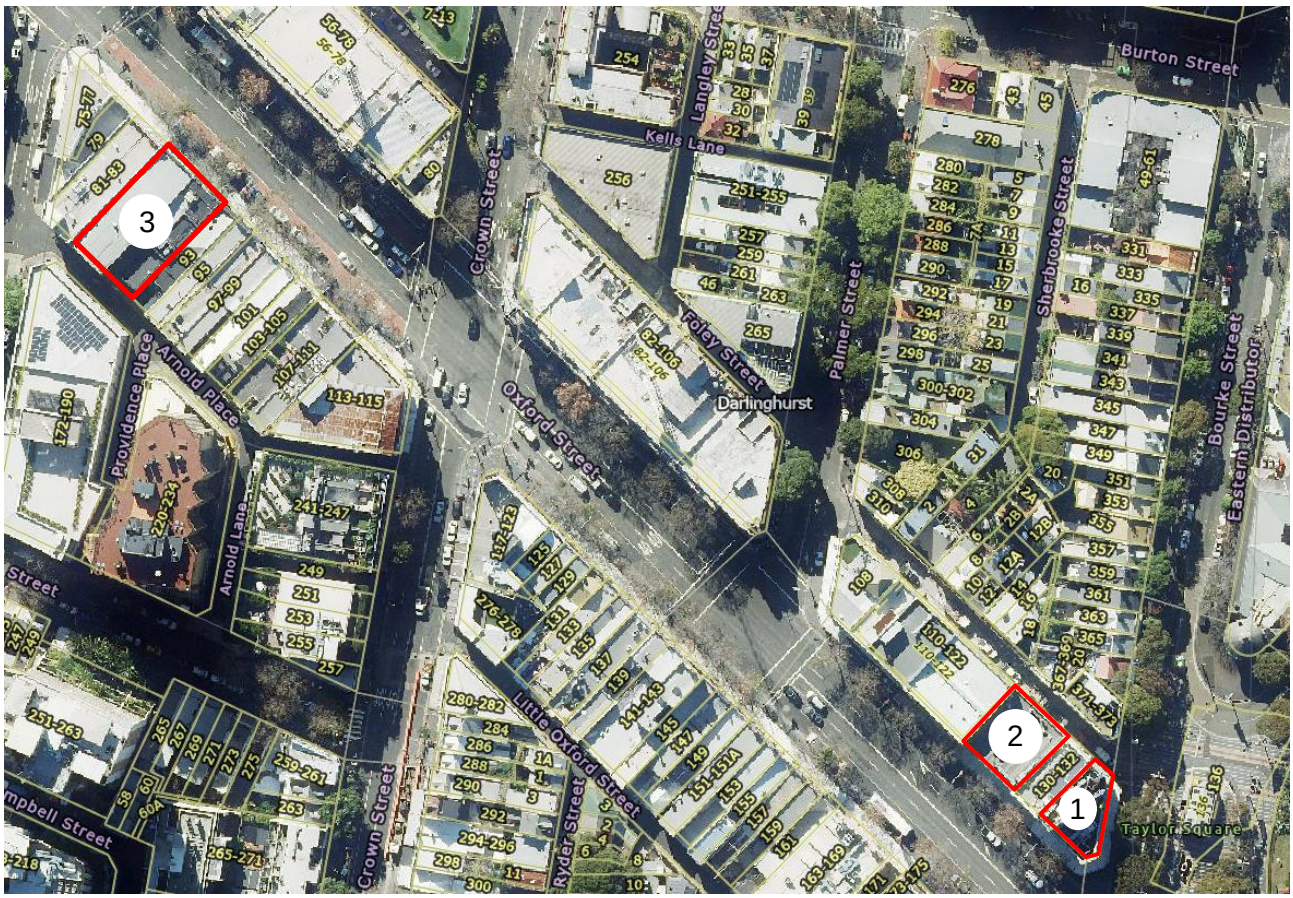


Figure 1. Structures relevant to this planning proposal: (1) 134 Oxford Street, Darlinghurst, (2) 124 (part of 124-128 Oxford Street) Oxford Street, Darlinghurst and (3) 85-91 Oxford Street, Darlinghurst.

134 Oxford Street, Darlinghurst – Oxford Hotel

The building at 134 Oxford Street, Darlinghurst is a substantial three storey building with a basement level occupying a prominent corner site. Its exterior demonstrates the influence of the Federation Free Style with Classical details. Its site and the sites in its immediate vicinity have been continually licensed for hotel purposes since the late 1850s. It is amongst the earliest sites on Oxford Street to have a continuous association with the liquor trade. The Oxford Hotel has some historic associations with the development of Sydney's rock music scene during the second half of the 1970s and historic associations with Sydney's gay community, having traded to the gay male community continuously since 1982. It is amongst Sydney's longest operating LGBTIQA+ venues.



Figure 2. Oxford Hotel at 134 Oxford Street, Darlinghurst

124 Oxford Street, Darlinghurst – Palms

The building at 124 (part of 124-128 Oxford Street) Oxford Street is a simply detailed, flat-roofed brick commercial building, originally built in 1913 but substantially modified in 1975. It is comprised of two storeys with basement level. The face brickwork on the front façade is now painted in a rainbow colour scheme (and has been since around 2013), with brickwork unpainted to the rear. The building has historic significance as a component of the streetscape shaped by the Municipal Council of Sydney's resumption and widening of Oxford Street in the early twentieth century. The basement of the building became a gay nightclub in the late 1970s, which it remains to the present day. The significance of the place lies chiefly in its consistent usage as a commercial building, and as an important social and entertainment space for the LGBTIQA+ community.



Figure 3. Palms at 124 Oxford Street, Darlinghurst.

85-91 Oxford Street, Darlinghurst – Universal

The building at 85-87 Oxford Street is a two-storey commercial building that has been extensively modified internally and externally. It was designed in the Inter War Free Classical style, which was prevalent during the 1920s. The building at 89-91 Oxford Street was designed as a building containing two shops with flats above and was designed in the Federation Free Style. For both buildings, the first-floor sections its Oxford Street façades are substantially intact.

The buildings at 85-91 Oxford Street provide evidence for Oxford Street's consolidation and development in the years before and after World War I, marking the shift to a more commercial and business-orientation. The buildings are also evidence of the development of Oxford Street as an important focus of LGBTIQA+ commercial and social activity from the end of the 1970s onwards.

Universal (85-91 Oxford Street) is a rare example of a LGBT nightclub that has operated almost continuously since 1978.



Figure 4. Universal at 85-91 Oxford Street, Darlinghurst.

1.4. Planning context

Land Zoning

The three proposed heritage items occupy land zoned E1, Local Centre.

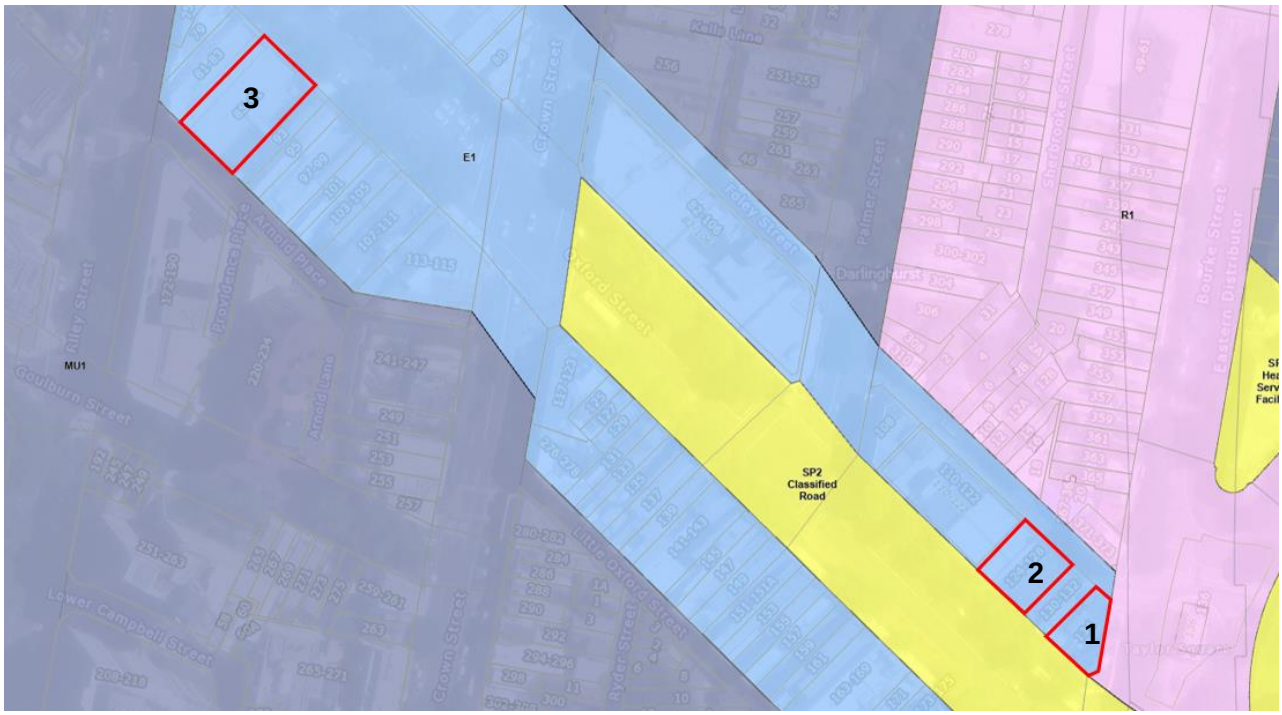


Figure 5. Extract from Zoning map in the SLEP 2012 showing zoning controls: (1) 134 Oxford Street, Darlinghurst, (2) 124 (part of 124-128 Oxford Street) Oxford Street, Darlinghurst and (3) 85-91 Oxford Street, Darlinghurst.

Heritage context

The three proposed heritage items are located in the Ryder Street Heritage Conservation Area. They are also in the vicinity of several individually items listed on the SLEP 2012:

134 Oxford Street, Darlinghurst – Oxford Hotel

The site is in close proximity to the following heritage items:

- *Former Electrical substation (No.6) including interior* on Oxford Street (I400)
- *Underground lavatory including interior* on Oxford Street (I401)
- *Court House Hotel including interior* on Oxford Street (I415)
- *Commercial building including interior* on Oxford Street (I414)

124 Oxford Steet, Darlinghurst – Palms

The site is adjacent to the *Commercial building group (112-122 Oxford Street) including interior* on Oxford Street (I397). It is also in close proximity to the following heritage items:

- *Commercial building (110 Oxford Street) including interior* on Oxford Street (I396)
- *Former CBC Bank including interior* on Oxford Street (I413)
- *Commercial building "Fraser & Hughes" including interior* on Oxford Street (I412)
- *Commercial building including interior* on Oxford Street (I411)
- *Commercial building facade including interior* on Oxford Street (I410)

85-91 Oxford Street, Darlinghurst – Universal

The site is in close proximity to the following heritage items:

- *Brighton Hotel including interior* on Oxford Street (I390)
- *Commercial building "Oxford House" including interior* on Oxford Street (I393)
- *Commercial building (58–60 Oxford Street) including interior* on Oxford Street (I385)
- *Commercial building (62–66 Oxford Street) including interior* on Oxford Street (I386)
- *Commercial building "Daniel's" (68–70 Oxford Street) including interior* on Oxford Street (I387)

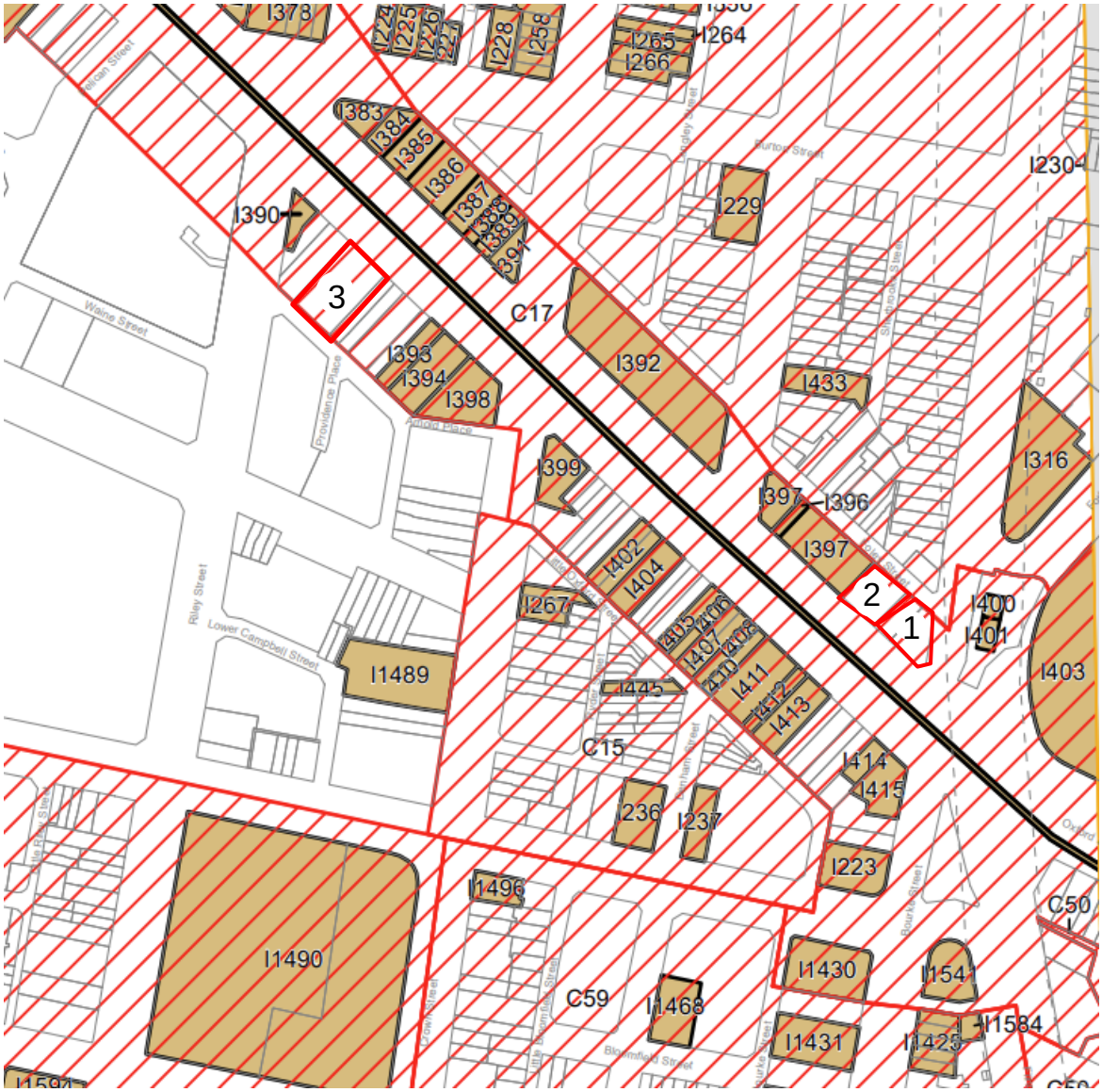


Figure 6. Extract from the SLEP 2012 Heritage Map (HER_15) showing heritage items adjacent to: (1) 134 Oxford Street, Darlinghurst, (2) 124 (part of 124-128 Oxford Street) Oxford Street, Darlinghurst and (3) 85-91 Oxford Street, Darlinghurst.

1.5. Heritage assessment

In 2022, as part of a coordinated response to the Oxford Street LGBTIQA+ social and cultural place strategy, the City of Sydney engaged TKD Architects to complete a heritage study investigating sites within the Oxford Street precinct with historic and contemporary connections to the LGBTIQA+ community. Their study recommended that the inventory sheets for 14 existing heritage items and the Oxford Street Heritage Conservation Area be revised to include relevant information about this community; this has been completed.

The study also recommended the inclusion of five additional sites within Schedule 5, Part 1 of the SLEP 2012. Two of these items were outside the study area. However, the remaining three, which constitute the subject of this planning proposal, are being recommended for listing. The findings of each heritage assessment are presented below.

The heritage study prepared by TKD Architects is included in **Appendix B1**. Draft inventory sheets for each building, also prepared by TKD Architects, are included in **Appendix B2, Appendix B3** and **Appendix B4**.

Heritage assessment findings

<u>134 Oxford Street, Darlinghurst – Oxford Hotel</u>
The heritage assessment concluded that the Oxford Hotel meets the threshold for local significance in terms of:

- Criterion (a) Historic significance: The site and its surroundings have been continuously occupied by a hotel, linked by continuity of licensing, since the late 1850s. Additionally, the Oxford Hotel has had some historic associations with the development of Sydney's rock music scene and historic associations with Sydney's gay community.
- Criterion (b) Historical association: The building has strong associations with architect Ernest Lindsay Thompson, a prominent and prolific designer of hotels in metropolitan Sydney during the first third of the twentieth century
- Criterion (c): Aesthetic / creative / technical achievement: Although modified, the exterior of the building demonstrates characteristics of the Federation Free Style and is distinctive in character. The Oxford Hotel is a prominent element in the streetscape that makes an important contribution to the Taylor Square townscape, notwithstanding modifications to its exterior.
- Criterion (d) Social, cultural and spiritual: The Oxford Hotel is significant because of its associations with Sydney's gay community for over forty years. It has been a popular venue for the community and has provided a range of facilities. It may also have social significance because of its associations with Sydney's rock music scene during the second half of the 1970s
- Criterion (g) Representative: The Oxford Hotel, although it has been modified externally and internally, is a representative Federation era hotel. Its exterior is representative of the Federation Free Style.

The heritage study concluded that the building at 134 Oxford Street, Darlinghurst meets the threshold for local heritage significance for its historic, associative, aesthetic, social and representative values and warrants potential listing as a heritage item on the SLEP 2012.

124 (part of 124-128 Oxford Street) Oxford Street, Darlinghurst – Palms

The heritage assessment concluded that the Palms meets the threshold for local significance in terms of:

- Criterion (a) Historic significance: The building is evidence of the demolition, widening and reconstruction of the built form along the north side of Oxford Street from 1909 to 1914 by the Municipal Council of Sydney. The building became a gay nightclub in the late 1970s which it remains to the present day and is important evidence of the development of Oxford Street as an important focus of LGBTIQA+ commercial and social activity from the end of the 1970s.
- Criterion (d) Historical association: The building has been associated with Sydney's LGBTIQA+ community, particularly the gay male section, since the opening of Palms Nightclub circa 1977.
- Criterion (f) Rare: The site is a rare example of a LGBT nightclub that has operated almost continuously since the late 1970s.

The heritage study concluded that the building at 124 (part of 124-128 Oxford Street) Oxford Street, Darlinghurst meets the threshold for local heritage significance for its historic, associative and rare values and warrants potential listing as a heritage item on the SLEP 2012.

85-91 Oxford Street, Darlinghurst – Universal

The heritage assessment concluded that Universal meets the threshold for local significance in terms of:

- Criterion (a) Historic significance: 85-91 Oxford Street, particularly the first floor sections of their facades, provide evidence of the consolidation and development of the street in the years before and after World War I. As Tropicana, Club 85, then Midnight Shift and now Universal, the buildings are important evidence of the development of Oxford Street as an important focus of LGBTIQA+ commercial and social activity from the end of the 1970s onwards.
- Criterion (b) Historical association: The site is associated with prominent architectural firm of Morrow & De Putron, prominent jeweller and shoe maker, William Berkman and architect A W Warden.
- Criterion (c) Aesthetic / creative / technical achievement: The first floor section of 89-91 Oxford Street's facade has aesthetic significance as an example of Federation Free Style commercial architecture while the first floor section of 85-87 Oxford Street's façade is a distinctive example of Inter War Free Classical commercial architecture.
- Criterion (d) Social, cultural, and spiritual: The buildings at 85-91 Oxford Street have been associated with Sydney's LGBTIQA+ community, particularly the gay male section, since the opening of Tropicana in 1978.
- Criterion (f) Rare: The buildings are a rare example of a LGBT nightclub that has operated almost continuously since 1980.
- Criterion (g) Representative: The upper sections of the facades of 85-91 Oxford Street are representative of suburban commercial architecture constructed during the second and third decades of the twentieth century in Sydney.

The heritage study concluded that the building at 85-91 Oxford Street, Darlinghurst meets the threshold for local heritage significance for its historic, associative, aesthetic, social and rare values and warrants potential listing as a heritage item on the SLEP 2012.

Based on these conclusions, progressing local heritage listing for each proposed heritage item will ensure the significance of each building is appropriately recognised, considered and managed in the context of any future plans or redevelopment at each site.

2. Objectives and intended outcomes

The objectives of this planning proposal are to recognise the significance of the three buildings in Darlinghurst by listing them as individual heritage items under Schedule 5, Part 1 of SLEP 2012.

3. Explanation of provisions

To achieve the proposed outcomes, this planning proposal includes amendments to the SLEP 2012.

3.1. SLEP 2012 Heritage Schedule Amendments

The planning proposal seeks to amend the SLEP 2012, Schedule 5, Part 1 by inserting the following items as shown below in **Table 2.** Text to insert is shown as **bold underline**.

Table 2: Proposed amendments to Schedule 5, Environmental heritage, Part 1, heritage items.

Locality	Item Name	Address	Property Description	Significance	Item no.
Darlinghurst	**Oxford Hotel**	**134 Oxford Street**	**Lot 1 DP 107573**	**Local**	**I2328**
Darlinghurst	**Palms**	**124 (part of 124-128 Oxford Street)**	**Lot 1 DP 900900**	**Local**	**I2329**
Darlinghurst	**Universal**	**85-91 Oxford Street**	**Lot 1 DP 816233**	**Local**	**I2330**

The name of each heritage item has been developed in accordance with the directions contained in the *Standard Instrument (Local Environmental Plans) Order 2006*, which require that an item name briefly describe those things that are part of its heritage significance.

The items are described further in the supporting information contained in the heritage assessment included at **Appendix B1**. Draft inventory sheets for each building are included at **Appendix B2, Appendix B3** and **Appendix B4**. The non-statutory heritage inventory sheets can continue to be updated as new information becomes available.

4. Justification

Section A – Need for the planning proposal

Q.1 Is the planning proposal a result of any strategic study or report?

Yes. The planning proposal is a result of a heritage assessment of each building completed as part of a broader heritage study for the Oxford Street precinct focussed on its historic and contemporary connections to the LGBTIQA+ community. The heritage study was prepared by TKD Architects in 2022.

Preparation of the report was an action driven by the Oxford Street LGBTIQA+ Social and Cultural Place Strategy. The Strategy was implemented to facilitate growth of the cultural and creative sectors, protect heritage and character, and support the day and night-time economies for the local community and visitors. Community consultation carried out to inform the Strategy indicated that people value the strong connection between Oxford Street and LGBTIQA+ communities and wanted to see its social and cultural heritage recognised and maintained.

Priority 1 of the Strategy focused on recognising historic LGBTIQA+ places and spaces.

The proposed items identified in this planning proposal were recommended for listing in the TKD Architects heritage assessments as they met one or more of the NSW Heritage Council's (2023) criteria for local significance. A summary of each building's significance as assessed by TKD Architects are presented below:

134 Oxford Street, Darlinghurst – Oxford Hotel

Criteria (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by TKD Architects notes:

> *The site and its immediate environs have been continuously occupied by a hotel, linked by continuity of licensing, since the late 1850s. Although other sites on Oxford Street, such as that of the Burdekin Hotel, have a longer history of continuous licensing, the site of the Oxford Hotel is still amongst the earliest to have a continuous association with the liquor trade.*
>
> *The Oxford Hotel is associated with the resumption and widening of Oxford Street by the City of Sydney during the second decade of the twentieth century.*
>
> *The Oxford Hotel has some historic associations with the development of Sydney's rock music scene during the second half of the 1970s, when Radio Birdman and other bands performed there.*
>
> *The Oxford Hotel has historic associations with Sydney's gay community, having been a gay male hotel continuously since 1982. It is amongst Sydney's longest operating gay venues.*

The site meets this threshold at a local level.

Criterion (b) – An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by TKD Architects notes that:

The Oxford Hotel has a brief association with Trautwein family, which was prominent as hotel licensees and owners during the late nineteenth and first half of the twentieth centuries.

The building has strong associations with architect Ernest Lindsay Thompson, a prominent and prolific designer of hotels in metropolitan Sydney during the first third of the twentieth century. He was commissioned by members of the Trautwein family, designing the building for its licensee William Trautwein.

The site meets this threshold at a local level.

Criterion (c) – An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The heritage assessment prepared by TKD Architects notes:

Although modified, the exterior of the building demonstrates characteristics of the Federation Free Style and is distinctive in character.

The Oxford Hotel is a prominent element in the streetscape that makes an important contribution to the Taylor Square townscape, notwithstanding modifications to its exterior.

The site meets this threshold at a local level.

Criterion (d) – An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

The heritage assessment prepared by TKD Architects notes:

The Oxford Hotel may have social significance because of its associations with Sydney's rock music scene during the second half of the 1970s.

The Oxford Hotel is significance because of its associations with Sydney's gay community for over forty years. In this time it has been a popular venue for the community and has provided a range of facilities.

The site meets this threshold at a local level.

Criterion (g) – An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The heritage assessment prepared by TKD Architects notes:

The Oxford Hotel, although it has been modified externally and internally, is a representative Federation era hotel. Its exterior is representative of the Federation Free Style.

The site meets this threshold at a local level.

124 (part of 124-128 Oxford Street) Oxford Street, Darlinghurst – Palms Hotel

Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by TKD Architects notes:

124 Oxford Street is of historical significance as evidence of the demolition, widening and reconstruction of the built form along the north side of Oxford Street from 1909 to 1914 by the Municipal Council of Sydney. It forms part of a streetscape on the northern side of the street with consistent setbacks and a similar scale of built form, illustrating the substantial city planning reorganisation and unification that took place within the period.

The site also demonstrates the long-established commercial nature of the street, beginning with retail and commerce in the nineteenth century, evolving into retail and entertainment offerings to the present day. The site has been occupied by two prominent grocery stores, Kidman's and McIlraths, before becoming a gay nightclub in the late 1970s which it remains to the present day. For its role as Palms and Scooters, the building is important evidence of the development of Oxford Street as an important focus of LGBTIQA+ commercial and social activity from the end of the 1970s.

The site meets this threshold at a local level.

Criterion (d) – An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

The heritage assessment prepared by TKD Architects notes:

124 Oxford Street has been associated with Sydney's LGBTIQA+ community, particularly the gay male section, since the opening of Palms Nightclub circa 1977. The place is most well-known for its initial operation as Palms (c1977-c1988) which was revived in 2000 and continues to the present day, though it remained a gay venue in the intervening period as Scooters Bar and Restaurant in the 1980s-1990s.

The site meets this threshold at a local level.

Criterion (f) – An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

The heritage assessment prepared by TKD Architects notes:

The building at 124 Oxford Street does not have particular rarity value as it is one of many extensively modified, layered buildings in the Sydney Metropolitan area.

However, the site of 124 Oxford Street is a rare example of a LGBT nightclub that has operated almost continuously since the late 1970s.

The site meets this threshold at a local level.

85-91 Oxford Street, Darlinghurst – Universal

Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by TKD Architects notes:

85-91 Oxford Street, particularly the first floor sections of their facades, provide evidence of the consolidation and development of the street in the years before and after World War I. The use of the sites for retailing and commercial activity reflects the shift in activity in Oxford Street following resumption and widening during the 1910s from a street of small businesses with residences above to a more commercial and business-oriented street.

As Tropicana, Club 85, then Midnight Shift and now Universal, the buildings are important evidence of the development of Oxford Street as an important focus of LGBTIQA+ commercial and social activity from the end of the 1970s onwards.

The site meets this threshold at a local level.

Criterion (b) – An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by TKD Architects notes:

85-87 Oxford Street is associated with the prominent architectural firm of Morrow & De Putron Morrow & De Putron (later Morrow & Gordon) were responsible for most of the building works on Grace Brothers Broadway, As Morrow and Gordon the firm is known for the Grace Building in York Street (1930).

85-87 Oxford Street is associated with William Berkman , a jeweller and shoe maker who was prominent within the Jewish community at Newtown and who commissioned Morrow & De Putron to design the building.

89-91 Oxford Street is associated with architect A W Warden, a little-known Sydney architect in practice between 1895 and 1948.

The site meets this threshold at a local level.

Criterion (c) – An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The heritage assessment prepared by TKD Architects notes:

The buildings at 85-91 Oxford Street have been extensively modified internally and externally. However, the first floor section of 89-91 Oxford Street's facade has aesthetic significance as an example of Federation Free Style commercial architecture while the first floor section of 85-87 Oxford Street's façade is a distinctive example of Inter War Free Classical commercial architecture. These parts of the buildings make a positive contribution to the visual character of Oxford Street.

The site meets this threshold at a local level.

Criterion (d) – An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

The heritage assessment prepared by TKD Architects notes:

The buildings at 85-91 Oxford Street have been associated with Sydney's LGBTIQA+ community, particularly the gay male section, since the opening of Tropicana in 1978. The place achieved greater prominence when it re-opened as the Midnight Shift, which traded from circa 1980 to 2017. After a short hiatus it reopened as Universal in 2018 and continues to trade under that name.

The site meets this threshold at a local level.

Criterion (f) – An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

The heritage assessment prepared by TKD Architects notes:

85-91 Oxford Street are not rare examples commercial buildings erected during the second and third decades of the twentieth century.

The pair of buildings at 85-91 Oxford Street is a rare example of a LGBT nightclub that has operated almost continuously since 1980.

The site meets this threshold at a local level.

Criterion (g) – An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The heritage assessment prepared by TKD Architects notes:

> *The upper sections of the facades of 85-91 Oxford Street are representative of suburban commercial architecture constructed during the second and third decades of the twentieth century in Sydney.*

The site meets this threshold at a local level.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. Appropriate heritage protection is best achieved through the identification of each building proposed for listing as local heritage items in an environmental planning instrument. The buildings proposed for heritage listing in each amendment currently have no statutory protection as individually listed heritage items on the SLEP 2012 or under the *NSW Heritage Act 1977*.

Progressing local heritage listings for each proposed heritage item will ensure that their local heritage significance is appropriately recognised and managed into the future. It will also ensure formal consultation with landowners and broader community prior to any future change or development to the items. These outcomes are only achieved in the longer term through protection under Schedule 5, Part 1 of the SLEP 2012.

Section B – Relationship to strategic planning framework

Q3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

Yes. See comments below

Greater Sydney Region Plan: A Metropolis of Three Cities

The Greater Sydney Region Plan, completed in March 2018, is the Greater Sydney Commission's vision for a Greater Sydney of three cities where most residents live within 30 minutes of their jobs and services. City of Sydney is situated within the Eastern Harbour City.

This plan sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. This sets out how the State Government's 10 directions for a Greater Sydney are to be implemented through integrated planning. These 10 directions, with 40 supporting objectives, address infrastructure, liveability, productivity and sustainability. This planning proposal is consistent with these high level directions and objectives. In particular it addresses the liveability great places direction objective:

Objective 13: Environmental heritage is identified conserved and enhanced

By listing each building on the SLEP 2012, this planning proposal will fulfill this objective.

Eastern City District Plan

The Eastern City District Plan completed by the Greater Sydney Commission in March 2018 is a 20-year plan to manage growth in the context of economic, social and environmental matters. The district plan identifies 22 planning priorities and associated actions that support a liveable, productive and sustainable future for the district. This planning proposal gives effect to the following key planning priority and actions:

Liveability Planning Priority E6 – Creating and renewing great places and local centres, and respecting the District's heritage Action 26 - Identify, conserve and enhance environmental heritage by:

> *(a) engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place*

(b) applying adaptive re-use and interpreting heritage to foster distinctive local places

(c) managing and monitoring the cumulative impact of development on the heritage values and character of places.

This priority seeks to enhance the district's liveability by identifying, conserving and enhancing the heritage of local centres and neighbourhoods. It notes that built heritage contributes to an area's sense of place, its distinctive character and diversity of built form and uses and brings people together.

By consulting with the community to consider amending and listing these items as having local heritage significance, this planning proposal will address the district plan by respecting the City of Sydney's diverse heritage and fostering great places to bring people together.

The retention, conservation and revised acknowledgement of each building will enhance the character and distinct sense of place on Oxford Street, Darlinghurst.

Q4. Is the planning proposal consistent with council's local strategy or other local strategic plan?

Yes.

Sustainable Sydney 2030 – 2050 Community Strategic Plan

The City of Sydney's Sustainable Sydney 2030 Strategic Plan is the vision for the sustainable development of the City to 2050 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This planning proposal is consistent with the key directions of Sustainable Sydney 2030 – 2050, particularly Direction 4 'Design excellence and sustainable development.'

Local strategic planning statement

The City Plan 2036 Local Strategic Planning Statement was completed in March 2020. This statement is the 20-year vision for land use planning in the city. It aims to link the NSW State Government's strategic plans and the community strategic plans with the city's planning controls. This plan highlights that the unique heritage character of Sydney is a strong focus for local communities.

The planning proposal identifies the following buildings as heritage items, thereby facilitating their conservation and allowing future generations to understand Darlinghurst's historical development. The heritage listing will ensure future development considers and maintains the heritage significance of each building.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

This planning proposal is consistent with applicable State Environmental Planning Policies (SEPPs) as summarised in Table 4 and detailed in the following section. In this table, consistent means that the planning proposal does not contradict of hinder the application of the relevant state environmental planning policy.

Table 4: Consistency with State Environmental Planning Policies.

State Environmental Planning Policy	Comment
SEPP (Biodiversity and Conservation) 2021	Consistent - amendments in this planning proposal will continue to support the biodiversity and conservation in the local government area
SEPP (Building Sustainability Index: BASIX) 2004	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Housing) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Industry and Employment) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Planning Systems) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Precincts–Central River City) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Precincts–Eastern Harbour City) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Precincts–Regional) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Precincts–Western Parkland City) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Primary Production) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Resilience and Hazards) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Resources and Energy) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP No 65 - Design Quality of Residential Flat Development	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Transport and Infrastructure) 2021	Consistent - no amendments in this proposal will hinder the application of this SEPP.
SEPP (Housing) Amendment (Transport Oriented Development) 2024	Consistent - no amendments in this proposal will hinder the application of this SEPP.

Q6. Is the planning proposal consistent with applicable ministerial directions?

This planning proposal is consistent with all Ministerial Directions issued under section 9.1 of the *Environmental Planning and Assessment Act 1979*, as summarised in Table 5.

Table 5: Consistency of the planning proposal with ministerial directions**.**

Ministerial Direction	Comment
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	Consistent. No amendments in this proposal will hinder the implementation of Regional Plans
1.2 Development of Aboriginal Land Council land	Not applicable
1.3 Approval and Referral Requirements	Consistent. No amendment includes concurrence, consultation or referral provisions or identify any designated development.
1.4 Site Specific Provisions	Consistent – see discussion below.
1.4A Exclusion of Development Standards from Variation	Consistent. This planning proposal does not propose to exclude a development standard from variation under clause 4.6
Focus area 1: Planning Systems – Place-based	
1.6 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
1.7 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
1.8 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.9 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.10 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable
1.11 Implementation of the Western Sydney Aerotropolis Plan	Not applicable
1.12 Implementation of Bayside West Precincts 2036 Plan	Not applicable
1.13 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable
1.14 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable
1.15 Implementation of Greater Macarthur 2040	Not applicable
1.16 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable
1.17 North West Rail Link Corridor Strategy	Not applicable
Focus area 2: Design and Place	No directions in place
Focus area 3: Biodiversity and Conservation	

Ministerial Direction	Comment
3.1 Conservation Zones	Consistent. Amendments in this planning proposal will continue to support the protection and conservation of environmentally sensitive areas in the local government area
3.2 Heritage Conservation	Consistent. Amendments in this planning proposal will support the conservation of items, areas, objects and places of environmental heritage significance in the local government area
3.3 Sydney Drinking Water Catchments	Not applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable
3.5 Recreation Vehicle Areas	Not applicable
Focus area 4: Resilience and Hazards	
4.1 Flooding	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
4.2 Coastal Management	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
4.3 Planning for Bushfire Protection	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
4.4 Remediation of Contaminated Land	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
4.5 Acid Sulfate Soils	Consistent. Amendments in this planning proposal are proposed for land classified as Class 5 and will not hinder the implementation of this local planning direction
4.6 Mine Subsidence and Unstable Land	Not applicable
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
5.2 Reserving Land for Public Purposes	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
5.3 Development Near Regulated Airports and Defence Airfields	Not applicable

Ministerial Direction	Comment
5.4 Shooting Ranges	Not applicable
Focus area 6: Housing	
6.1 Residential Zones	Consistent. This planning proposal supports and aligns with this local planning direction, particularly objectives (a) and (b).
6.2 Caravan Parks and Manufactured Home Estates	Not applicable
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	Consistent. No amendments in this proposal will hinder the implementation of this local planning direction
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable
Focus area 9: Primary Production	
9.1 Rural Zones	Not applicable
9.2 Rural Lands	Not applicable
9.3 Oyster Aquaculture	Not applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable

Section C – Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The planning proposal will not adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. It is unlikely that the proposed amendments to Schedule 5, Part 1 of SLEP 2012 will result in development creating any environmental effects that cannot be readily controlled.

Q9. How has the planning proposal adequately addressed any social and economic effects?

Identification and recognition of each heritage item and its significance will facilitate retention of physical, social, cultural and historic values that may have significance to the community. No changes to current zoning controls are proposed. The merit-based heritage provisions provide capacity for Council and any proponent to take into account these matters when development is proposed.

Section D – State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

Yes. The SLEP 2012 amendment will not generate demand for infrastructure.

Q11. What are the views of State and Commonwealth public authorities consulted in the gateway determination?

If required by the Gateway Determination, the Heritage Council of NSW will be consulted during the public exhibition period. The identification of this heritage item, based on a comprehensive heritage assessment, is consistent with Heritage Council of NSW standards.

5. Mapping

The Heritage Map tile HER_15 will be updated to shade in brown the location of the three new heritage items. The heritage map extract at **Figure 7** shows the boundary for each proposed heritage item.



Figure 7. Proposed heritage boundary for each item (outlined in red and shaded brown), Heritage Map tile HER_15.

6. Community consultation

5.1 Public Exhibition

This planning proposal shall be exhibited in accordance with the requirements of gateway determination once issued by the Department of Planning, Housing and Infrastructure.

It is anticipated that public exhibition will be for a period of at least 20 working days, which is consistent with the *Environmental Planning and Assessment Act 1979* and the *Local Environmental Plan Making Guideline* prepared by the Department dated August 2023.

The public exhibition of the documents will be on the City of Sydney website and carried out in accordance with the City's Community Participation Plan.

Consultation with the necessary NSW agencies, authorities and other relevant organisations will be undertaken as required by the conditions contained within the gateway determination.

7. Project timeline

The anticipated timeline for the completion of the planning proposal is as follows:

Stage	Timeframe
Gateway request	December 2024
Public exhibition & government agency consultation	April 2025
Consideration of submissions	June 2025
Post exhibition consideration of proposal	August 2025
Draft and finalise LEP	October 2025

Appendices

Appendix B1 – Oxford Street LGBTIQA+ Heritage Assessment Report

Appendix B2 – Draft Inventory Sheet - 134 Oxford Street - Darlinghurst, Oxford Hotel

Appendix B3 – Draft Inventory Sheet - 124 (part of 124-128 Oxford Street) Oxford Street, Darlinghurst - Palms

Appendix B4 – Draft Inventory Sheet - 85-91 Oxford Street, Darlinghurst – Universal



Attachment B

Oxford Street LGBTIQA+ Heritage Assessment Report (TKD Architects)

Oxford Street LGBTIQA+ Heritage Study

City of Sydney Local Government Area, NSW



TKDArchitects
Tanner Kibble Denton

Cover
The 1998 Mardi Gras on Oxford Street.
Source: City of Sydney Archives, Unique ID A-00070131

Image credits
All photographs were taken by Tanner Kibble Denton Architects in 2022 unless otherwise noted.

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Matthew Devine and David Fitzpatrick, City of Sydney.

Document issue

Issue	Date	Purpose	Written	Reviewed
P1	15 December 2022	Preliminary draft issue	OT/RL	GP
P2	9 January 2023	Revised draft issue for review	OT/RL	GP
A	26 April 2023	Final issue	OT/RL	
B	2 December 2024	Revised final issue	OT/RL	

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Executive summary

This report surveys the social history of the Lesbian, Gay, Bisexual, Transgender, Queer, Intersex and Asexual (LGBTIQA+) community on Oxford Street, within the City of Sydney Local Government Area. It summarises this history to contextualise the identification of sites of significance to the LGBTIQA+ community in the area.

This report identifies 32 sites of significance to the LGBTIQA+ community within the study area (or in close proximity to it). Most sites are located in a heritage conservation area (Oxford Street C17 or Paddington Urban C50).

18 of these sites are already listed as heritage items on Schedule 5 of the Sydney Local Environmental Plan 2012, with some items also included on the State Heritage Register. Revisions are recommended to the existing heritage inventories of 14 of these sites, provided within the tabulated analysis of sites.

5 new sites are recommended for listing on Schedule 5 of the Sydney Local Environmental Plan 2012 based on their associations with the LGBTIQA+ community. These sites are:

- Club 85/Midnight Shift/Universal, 85-91 Oxford Street, Darlinghurst
- Palms, 124 Oxford Street, Darlinghurst
- Oxford Hotel, 134 Oxford Street, Darlinghurst
- Ruby Reds, 273 Crown Street, Surry Hills (outside study area)
- Taxi Club, 40-42 Flinders Street, Darlinghurst (outside study area)

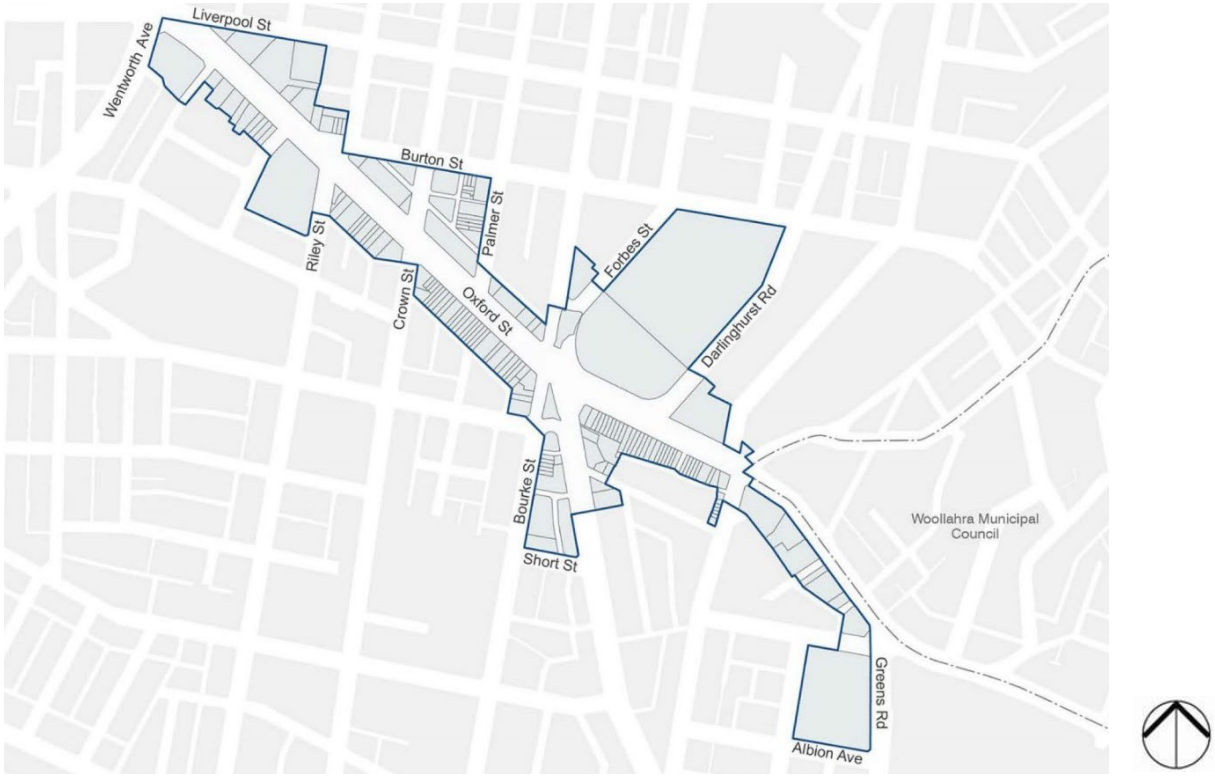
1 Introduction

1.1 Background and purpose of the report

This Heritage Assessment has been prepared for the City of Sydney, which is preparing a Strategy to support LGBTIQA+ places and communities on Oxford Street. Priority 1 of the Draft Oxford Street LGBTIQA+ Social and Cultural Place Strategy focuses on the recognition of the historic and contemporary connections of the LGBTIQA+ community to Oxford Street.

1.2 Study area

The study area is described in the following diagram. Nearby sites which are outside of the study area but were identified as being of significance to the LGBTIQA+ community, have also been included in the assessment. This study only examines sites within the City of Sydney Local Government Area. Significant sites within the Woollahra Local Government area that should be investigated due to their associations with the LGBTIQA+ community include the Albury Hotel (6-8 Oxford St Paddington) and Unicorn Hotel (106 Oxford Street Paddington).



1 Study area, not to scale.
Source: City of Sydney.

1.3 Abbreviations

AIDS	Acquired Immunodeficiency Syndrome
ANU	Australian National University
CAMP	Campaign Against Moral Persecution
HIV	Human immunodeficiency virus
LGBTIQA+	Lesbian, Gay, Bisexual, Trans, Intersex, Queer, Asexual. The '+' represents minority gender identities and sexualities not explicitly included in the term.[1]
LEP	Local Environmental Plan
NLA	National Library of Australia
R&R	Rest and recreation
SLNSW	State Library of NSW.

1 https://www.uts.edu.au/partners-and-community/initiatives/social-justice-uts/equity-and-diversity-uts/gender-sexuality-5, accessed 22 November 2022.

2 Historical background

The thoroughfare now known as Oxford Street follows an Aboriginal track ('muru') which led to the southern headland of Sydney Harbour. The Gadigal people have lived in the area around Sydney Cove and used this route for many thousands of years prior to European settlement and the formalisation of the track as a road.[2] From the Gadigal people's track used by Europeans to the signal station at South Head, then a road constructed under the direction of Governor Macquarie during the 1810s, what was to become Oxford Street has occupied an extraordinary place in the history of Sydney.

Driving along the South Head Road, as the track was named and developed by Europeans, quickly "became firmly established as one of the rituals of colonial public life".[3] It furnished a marvellous recreational opportunity to savour wonderful vistas and for those undertaking the journey to see others and be seen by them. Driving along the road also provided healthful relief from the rigours of life in the town itself: "… the pleasure experienced, during an evening drive, enjoying the cool air from the Pacific after the heat and dust of Sydney, may be conceived but cannot be described."[4] At a more prosaic level, the first public house on the South Head Road had been established by the mid-1830s, if not earlier.



2
The Old South Head Road looking towards Paddington, circa 1842. Source: SLNSW V/22, attributed to Frederick Garling.

During the 1840s sections of the South Head Road started to become integrated into the fabric of urban Sydney. This was precipitated by the opening of Darlinghurst Gaol in 1841, the completion of Darlinghurst Courthouse the following year and the completion of Victoria Barracks in 1848. The population of the village of Paddington grew rapidly during the 1840s, while churches began to appear during the 1850s – the first of these was the Roman Catholic Church of the Sacred Heart at the intersection of the South Head Road and Darlinghurst Road, consecrated in June 1852.[5] Inevitably the South Head Road became the major commercial venue for the communities that consolidated around it during the 1850s and 1860s. This was a period of rapid growth in Sydney, in the wake of the gold rushes of the early 1850s. Many of those who settled in Surry Hills and Woolloomooloo were working and middle class people, served by retailers and small businesses occupying premises on the South Head Road.

The lower section of the road, between Liverpool and Dowling Streets, was renamed Oxford Street in October 1873, referring to the prestigious Oxford Street in London. The name change was formally gazetted in November 1875.[6] Eventually the name was applied to easterly sections of the Old South Head Road as far as Bondi Junction.

2 City of Sydney, 'Oxford Street: a history from track to high street,'(2022). Accessible online at: https://news.cityofsydney.nsw.gov.au/photos/oxford-street-darlinghurst-a-history-from-track-to-high-street
3 Clive Faro and Garry Wotherspoon, *Street Seen: a history of Oxford Street*, p.42.
4 "South Head Road", *The Colonist*, 18 February 1836, p.4.
5 Faro and Wotherspoon, pp.80-83.
6 Petitions from 112 residents along South Head Road appealing for the change of name to Oxford Street were presented to the Sydney Municipal Council in September 1873 ("City Council, This Day", Evening News, 23 September 1873, p.2); "Sydney Municipal Council", *Sydney Morning Herald*, 13 October 1873, p.3.

From the early 1870s to the late 1880s Oxford Street became ”one of the most vigorous commercial precincts in Sydney.”[7] This was accompanied by rapid population growth in the neighbourhoods flanking the street and by the development of public transport, initially horse buses then steam trams from 1879. Growth was reflected by an increase in the density of businesses along the street - for instance, there were 20 hotels between Hyde Park and the eastern city boundary at the end of the 1870s and by the end of the 1880s there were five banks and two mortgage companies in the lower section of the street. In addition to this, department stores were opened at the Hyde Park end of the street during the 1880s.[8] Oxford Street also became a place where different ethnic groups rubbed shoulders. By the beginning of the twentieth century many small business owners were migrants from Ireland, Southern Europe, Scandinavia and China. The Jewish community was also represented.[9]

As time passed Oxford Street became more and more congested. During the first decade of the twentieth century proposals were put forward for its widening and a 1904 proposal by architect John Barlow proved influential. Lord Mayor Allen Taylor strongly supported widening and lobbied for increased Council powers of resumption, which was granted by the NSW government in 1905. The first stage of widening occurred in 1907 with the demolition of the Bourke Hotel at the intersection of Bourke, Flinders and Oxford Street and the formation of a civic space. This was named Taylor Square in honour of the Lord Mayor. Following a Council delegation to the government in February 1908, a Royal Commission for the Improvement of Sydney and its Suburbs was appointed the following May. The widening of Oxford Street from Liverpool Street to Paddington Town Hall was included in its recommendations.[10]

The process of resuming the northern side of Oxford Street between Hyde Park and Taylor Square, which had been completed in 1908, began in January 1909. Demolition and construction of buildings, several of which were designed by the Council’s architectural staff, began in 1910 and was largely complete by 1914. Footpath widening and removal of verandahs on the southern side of the street followed shortly after.

7 Faro and Wotherspoon, p.91; “Alteration in Names of the Streets in the City of Sydney”, *New South Wales Government Gazette*, 19 November 1875, p.3790.
8 Faro and Wotherspoon, pp.92-93.
9 Faro and Wotherspoon pp.97-98.
10 Faro and Wotherspoon, pp.116-123; National Library of Australia MAP G8974.S9G45 1909 - Plan No. 48



3
Looking east along Oxford Street in 1911, prior to resumption and widening on the northern side of the street (above) and in 1922 after rebuilding on the northern side of the street had taken place (below).
Source: City of Sydney Archives Unique ID A-00028669 and Unique ID A-00058107.

One result of the widening was a change in the social make-up of Oxford Street. The nineteenth century pattern of largely small family-operated stores with residential accommodation on the first floor, where storekeepers and their families lived, made way to ground floor retailing spaces with commercial chambers over. This obviously changed the character of the street, as small holdings gave way to larger commercial and institutional owners and leaseholders.[11]

Oxford Street was a major commercial precinct and thoroughfare during the interwar period, particularly the 1920s. The growth of Sydney's population was matched by growth in commercial activity, marked on Oxford Street by the presence of department stores at the Hyde Park end of the street, clothing manufacturers and associated trades, medical professionals, specialist retailers, cafes, restaurants and delicatessens.

11 Faro and Wotherspoon, pp.133-134.

The street continued to serve the local population. One manifestation of this was the pubs on either side of the street.

Entries in *Sands directory* indicate that the section of Oxford Street within the study area was well provided with pubs over the years, with numbers peaking during the 1880s. In the study area, in 1857 there were three on the north side of the street and six on its south side. In 1887 there were four on the north side and seven on the south side while in 1909, just prior to resumption and demolition there were five on the north side and four on the south side. In 1932 there were five pubs on the north side and three on the south side.[12] The Depression affected businesses along Oxford Street, although "for many of the business interests on the street, the Depression was a short-lived experience."[13] However, inner city suburbs along Oxford Street were undergoing decline. The majority of houses were not owner-occupied and the economic status of their occupants had diminished. The "steady downward spiral in the material well-being and status of the inner-city localities was only heightened by the Depression and then World War II."[14] This was accompanied by the rise of a criminal presence in the areas around Oxford Street. Its apex became the Darlinghurst Police Station, which became notorious as the centre of police corruption, a role it served well into the 1970s.[15]

During the 1950s the southern end of the street and its environs were notably in decline, a victim of the growth of suburban Sydney and suburbanisation of retailing, the prominence of Central Sydney as a shopping venue from the 1930s onwards, and burgeoning car ownership. Tram services, so long a feature of public transport on the street, ceased on 28 February 1960.



4
Oxford Street at Taylor Square, January 1950 – the street was a major transport thoroughfare from Central Sydney to the Eastern Suburbs. The presence of trams and buses at this time is notable. Source: SLNSW ON 388/Box 044/Item 230.

12 *Sands Sydney and suburban directory* 1858, 1888, 1910 and 1932/33 editions.
13 Faro and Wotherspoon, p.182.
14 Faro and Wotherspoon, p.186.
15 Faro and Wotherspoon, p.188. See also Michael Duffy and Nick Hordern, *Sydney Noir: the golden years* (Newsouth Publishing, 2017.

However, as members of the working class were moving to suburbia, migrants were moving into the area to take their place. Here they found affordable housing and an urban fabric resembling the places they had left. Services along the street changed to meet the requirements of various nationalities. On their heels came waves of young and affluent people who were rediscovering the charms of inner city living. Both groups were amply assisted by the low property values in the area during the 1950s and 1960s. The gentrification of Oxford Street, particularly in Paddington, proceeded apace. In the section between Hyde Park and South Dowling Street "gentrification" took a different turn. In the early 1970s it became an important incubator for Oz-rock bands in venues such as the former wine bar known as French's Tavern at 86 Oxford Street and later the Oxford Hotel at 134 Oxford Street (dubbed the Funhouse by the band Radio Birdman[16]), amongst others. It was around this time that Sydney's gay and lesbian community began to congregate in this part of Oxford Street.

2.1 Emergence of venues in Sydney

Inevitably European homosexual behaviour in Sydney has a long history extending back to the original settlement at the end of the eighteenth century.[17] Equally, over much of this period homo-sex between men has been heavily proscribed by the religious, the law (which for several decades allowed for the death penalty as punishment) and the prejudice of a large part of the heterosexual community. Proscriptions against lesbians did not extend to criminalisation and there was a veil of "silence" on female same-sex desire for many years.[18] However, a definition of homosexuality did not emerge for several decades.

The first legislative attempt to outlaw sexual activity between men in NSW took place in 1862, some years before what is claimed to be the earliest recorded use of the terms homosexual and heterosexual. They apparently appeared in correspondence dated 6 May 1868 by itinerant Austrian-born writer Karl Maria Kertbeny.[19] The proposed Criminal Law Consolidation Bill of 1862, which included the death penalty for certain acts, did not get past the draft state. "Unnatural acts" and "crimes" were correlated with male homosexuality as a specific sexual genus by the end of the 1860s. Legislation outlawing male homosexual activity was finally enacted in 1883. It did not include the death penalty.[20]

It has been suggested that "an important corollary of the existence of the homosexual as a separate social group was the development by the 1880s of a homosexual subculture to meet the needs, social and sexual, of male homosexuals." Boarding houses may well have been a part of this subculture. So too were beats, one of which was Sydney's Hyde Park.[21]

16 Faro and Wotherspoon, p.222.
17 Paul Knobel, *A Gay History of Australia, third edition corrected and amended* (Burke and Wills, 2019), no pagination. Separately published chapter rom Paul Knobel, A Gay History of the World/Human Male Homosexuality: a world history (Burke and Wills, 2015-2020).
18 Rebecca Jennings, *Unnamed Desires: a Sydney lesbian history*, pp.xvi-xviii, p.4.
19 "150 years ago, the word 'homosexual' was coined in a secret correspondence" at https://medium.com/@gvgktang/150-years-ago-the-word-homosexual-was-coined-in-a-secret-correspondence-1803ff9a79bc, accessed 12 December 2022.
20 Walter J Fogarty, "'Certain Habits': The Development of a Concept of the Male Homosexual in New South Wales Law, 1788-1900" in *Gay Perspectives: essays in Australian gay culture*, pp.65-66
21 Fogarty, pp.71-73.

Apart from pubs, Turkish baths may have been early venues for gay men to meet. The first in Sydney was established in Spring Street, by Dr Le Gay Brereton. The establishment proved so popular that he replaced it with a purpose-designed building in Bligh Street, opened in March 1861.[22] Towards the end of the nineteenth century there is the possibility that tangible gay associations with Oxford Street emerged after a Turkish Bath appeared on the street. Hairdresser and wigmaker Charles Edward Wigzell, who is credited with being the driving force behind the name change from South Head Road to Oxford Street, established a Turkish bath in the 1880s. Wigzell's hairdressing and wig-making business occupied premises at 143 Oxford Street (then South Head Road) from 1867. In 1880 he added ladies and gentlemen's bathrooms to his premises and then augmented them in 1883 by the construction of Turkish baths at 139 Oxford Street.[23] Wigzell was bankrupted in 1900[24] and the Turkish baths closed not long afterwards. The buildings occupied by Wigzell on Oxford Street are still standing.



5
The facilities at Wigzell's hairdressers, baths and Turkish Baths at 139-143 Oxford Street.
Source: http://www.victorianturkishbath.org/ reproduced from a hand-coloured print originally published as a black and white engraving in the *Illustrated Sydney News*, 29 September 1883, p.16.

During the mid-1890s at least one local journal reflected the prevailing English attitude that male homosexuality was an aristocratic vice that corrupted lower-class youths, at the same time suggesting where venues frequented by gay men were situated in Sydney:

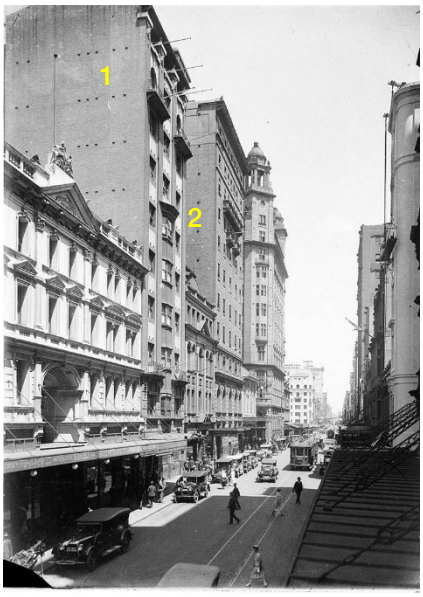
> … The state of things in London as regards this horrible vice is also the condition of affairs in Sydney … many of the leading hotels and billiard saloons are haunted by these characters, whose presence is advertised by an effeminate style of speech, and the adoption of the names of celebrated actresses. America has sent over many of this class, in the person of so-called variety artists. A haunt is said to exist in Bourke-street, Surry Hills, and that part of College-street from Boomerang-street to park-street is a parade for them. …[25]

22 "Social", Empire, 12 November 1859, p.4; "The New Turkish Bath", *Sydney Morning Herald*, 21 March 1861, p.6.
23 "Charles E Wigzell's Hairdressing Saloons and Turkish Baths, Oxford-street, Sydney", *Australian Town and Country Journal*, 17 January 1891, p.32.
24 "A Bankrupt Hairdresser", *Evening News*, 1 August 1900, p.3.
25 "The Oscar Wilde's of Sydney", *The Scorpion*, 24 April1895, p.2.

Because of the stigma attached to homosexuality during the first decades of the twentieth century there is little evidence concerning the social activity of lesbians and gay men in Sydney until the interwar period. According to historian Garry Wotherspoon,

> … homosexual subcultures were well established in all of Australia's major cities by the late 1930s. In inner Sydney itself there was a flourishing subculture, focussed on a range of venues where male homosexuals could meet discretely. Friendship networks provided both a vital social milieu and a support system, this latter so necessary for their members in the face of society's hostility. In certain suburbs, such as Darlinghurst and Kings Cross, homosexual behaviour was far more widely tolerated. Institutions such as theatres and several churches in the city were known to have a homosexual ambience. Also several major public events – like the Artists' Ball or the more notorious 'drag and drain' balls – were opportunities for the more daring homosexuals to flaunt their difference in public.[26]

During the interwar period inner city hotels provided relatively safe havens for gay men to congregate. Women would have been unlikely to have frequented these venues because of negative social attitudes towards women drinking in hotels at this time and because they were highly likely to have been refused service by the licensee unless confined to a ladies' lounge.[27] One notable inner-city establishment was the Australia Hotel, fronting Martin Place and Castlereagh Street. It also fronted Rowe Street, where one could discretely enter its Sportsmans Bar at the rear of the building, also known as the Long Bar. The Long Bar was part of additions undertaken to the Australia Hotel in the early 1920s and "had a wide reputation in the homosexual world for being a congenial pick-up place", although "it had a snobbish atmosphere and suits and ties were required to be worn."[28] Other inner-city meeting places included the Carlton Hotel and Usher's Metropolitan Hotel, both on Castlereagh Street between Martin Place and King Street, and Pfahlert's Hotel in Margaret Street.[29] All have disappeared, although the building that housed Usher's still stands.



5
The Carlton Hotel (1) and Usher's Metropolitan Hotel (2) on Castlereagh Street, photographed circa 1927. Source: SLNSW Home and Away – 35032, Hall & Co photograph.

26 Garry Wotherspoon, "The flight of the 'exiles of the spirit'" in Shirley Fitzgerald and Garry Wotherspoon (editors), *Minorities: cultural diversity in Sydney*, p.127. In the 1940s (if not earlier), "drain" was a slang term for wine or more generally any drink (https://queerarchives.org.au/posts/history-bites/1961-at-the-cross/, accessed 7 December 2022).

27 "Woman Complains to ULVA. Was refused drink in public bar", *The ULVA Review*, 15 January 1937, p.7. Not all pubs were equipped with a ladies' lounge.

28 "The flight of the 'exiles of the spirit'", p.129; Gary Wotherspoon, *Gay Sydney: a history*, p.42; Knobel, no pagination.

29 "The flight of the 'exiles of the spirit'", p.129; *Gay Sydney: a history*, p.42;



6
The Long Bar at the Hotel Australia
Source: *Sunday Herald*, 13 March 1949 – Magazine Section, p.1, Roy Dalgarno drawing.

Gay people are also known to have congregated in less salubrious pubs, such as the Belfields Hotel at 396-400 George Street, which according to historian Garry Wotherspoon was "a workers' pub, often frequented by navy personnel."[30] The building still stands though the hotel ceased trading in July 1957. Hotels were not the only meeting places. Other venues in Central Sydney known to have been frequented by gay people during the interwar period included the Latin Café in the now-demolished Royal Arcade, and cafes and coffee shops such as Repin's, Cahill's and Mockbell's.[31] Historian Garry Wotherspoon also mentions clubs like Black Ada's (more respectfully known as the Academy School of Dancing) in Wentworth Avenue, an illegal underground gay club. It was closed down by the Vice Squad in the early part of World War II because it was considered "too dangerous and corrupting to the young military personnel who flocked there."[32]

Other, less safe locations were the long-standing beats in Hyde Park, particularly the Archibald Fountain (completed in 1932). According to one source, "there were sometimes as many as two or three-hundred [sic] gay men standing or sitting around the fountain, or parading around the walks through the parks."[33] As time passed Hyde Park was superseded by nearby Boomerang Street because of increased police presence and physical assaults. Along with the onset of the Cold War in the late 1940s, attitudes towards homosexuality in NSW hardened. "Witchhunts …developed in Australia, and homosexuals, like communists, were soon targeted by the authorities, since they were seen as a threat to the stability of the type of Australian society that was

30 *Gay Sydney: a history*, pp.42 and 83.
31 *Gay Sydney: a history*, pp.43-44. Kabel Mockbell opened a coffee salon in Sydney during the 1890s. By 1930 there were eight Mockbell's scattered across Central Sydney. The first Repin Coffee Shop opened in 1931 and by 1949 there was a chain of seven coffee shops. Teresa and Reg Cahill opened the Italian Coffee Shop, Castlereagh Street in 1933. The Cahill siblings visited the US regularly, introducing American style and service to their expanding café chain. By 1960 the Cahills empire included 25 themed cafes and restaurants.
32 *Gay Sydney: a history*, pp.83-84.
33 Robert Connell, "The Way it Was", *Oxford Weekender News*, Issue 75, 13-26 October, 1983, p.18.

being planned in the postwar reconstruction." This is reflected in changes to legislation, which in 1951 "tightened up existing laws" and in 1955 enforced new categories of homosexual crime.[34]

In the 1950s there were few venues where lesbians and gay men could be wholly comfortable. 6 o'clock closing meant that men would have an evening meal in restaurants following the cessation of hotel trading to get to know each other and socialise.[35] It has been suggested that the advent of 10 o'clock closing in February 1955 was an important event that led to the decline of beats and "provided the groundwork for more gay people to get together."[36] It certainly provided greater opportunity for meeting other people in pubs. The Australia Hotel, Carlton and Usher's continued to enjoy gay custom; the Carlton became the Carlton Rex and boasted the basement Dugout Bar which became a popular gay male meeting place.[37] Hotels outside of Central Sydney also attracted gay male custom, while the Sussex Hotel at 68 Liverpool Street (since demolished) was popular with lesbians, who began frequenting the establishment around 1960 – "Friday night was the girls' night."[38]

2.2 Kings Cross

In the 1930s Kings Cross and its environs "had a wary openness to homosexuality where the rest of the nation thought it disgusting and depraved."[39] A large number of creative individuals lived in the locality at various times, among them homosexuals such as artists Adrian Feint, who lived at Elizabeth Bay, and William Dobell, a resident from 1939 to 1944 who occupied an apartment at 34-36 Darlinghurst Road.[40]

During the 1950s Kings Cross, parts of Elizabeth Bay and Potts Point became an increasingly important location for commercial venues frequented by gay people, aided and abetted by later hotel trading hours:

> Before the time of ten o'clock closing in the pubs, there were at least four coffee shops where gay people used to gather. While there was, at that time, no really distinct beat in Kings Cross, it was possible anywhere around the Cross to meet other people and this could lead to casual sexual encounters or something much more.[41]

The Rex Hotel at 50-58 Macleay Street, Elizabeth Bay, which opened in 1953, was a significant commercial venue and for a time was the major hotel frequented by gay people in Sydney:

34 "The flight of the 'exiles of the spirit'", pp.132-134.
35 Robert Connell, "The Way It Was", *Oxford Weekender News*, 13-26 October 1983, p.18
36 "The Way it Was", p.19.
37 "The Way It Was", p.18.
38 Garry Wotherspoon, *Gay Sydney: a history*, p.159; "Les Girls" at https://dictionaryofsydney.org/organisation/les_girls, accessed 23 November 2022; 32 Darlinghurst Road was designed by prominent Modernist architect Neville Gruzman in 1961 as a three storey commercial development containing shops, a restaurant on the first floor and office space on the second floor (City of Sydney Archives Building Application 1694/61). It has since been modified and is now the Empire Hotel. Rebecca Jennings and Sandra Mackay, Out and About: Sydney's lesbian social scene 1960s-1980s, p.7.
39 Louis Nowra, *Kings Cross: a biography* (NewSouth Publishing, 2013), p.202.
40 Jill Dimond and Peter Kirkpatrick, *Literary Sydney: a walking guide*, p.111-112. Here he painted his famous Archibald prize-winning portrait of Joshua Smith and moved out of Kings Cross in the wake of the controversy surrounding it,
41 Robert Connell, "Up the Cross", *Oxford Weekender News*, 27 October – 9 November 1983, p.10.

> There was a very 'high camp' feeling about the Rex in those days and strong feelings of camaraderie began to arise and, although there was some bitchiness, there was also a great deal of friendliness. Parties started from the Rex each Friday and Saturday and at the beginning the invitations were open to everyone. Around half an hour before closing time, an address would pass around the bar, then afterwards people would pile into cars and taxis and depart to distant suburbs and parties which would often rage until dawn.[42]

The back bar at the Rex Hotel known as the Bottoms Up Bar was an enduring institution, only closing in August 1994 after 37 years of trading. Fitzroy Gardens assumed a new significance after the Rex opened - "When ten o'clock closing became law, it assumed a special significance, because it was just along the road from the Rex Hotel, which had become the major gay hotel in Sydney."[43]

The presence of the Rex Hotel, combined with later drinking hours, may possibly have been a catalyst for an emerging gay (male) community awareness:

> … those who frequented the bars in the city were somewhat surprised at the people who seemed to appear from nowhere Some had had the impression that gay people only came from one class of society – those who worked in the office or display departments of various stores, or in the radio industry. Night trading showed otherwise, with gay people emerging from the Western suburbs and a working class background. In a sense, it was an exciting period and may really have been the first coming-together of the various classes of gay society. Although we realised we were still a minority, we did come to the realisation that gay (or homosexual) people permeated every class and stratum of society

The Rex remained a popular venue for many years. Another significant establishment not far from the Rex was the public bar known as the Quarter Deck Bar in the Chevron Hotel at 81-83 Macleay Street, Potts Point – "the best draft beer in the most congenial atmosphere in Sydney"[44] – which opened in September 1960. For a time it stole clientele from the Rex, "which rapidly went downmarket."[45]

42 "Up The Cross", p.11. The Rex also had connections to prostitution and Sydney's underworld, in the 1960s if not before. Refer to Michael Duffy and Nick Hordern, *Sydney Noir: the golden years*, pp.22-23.
43 "Up the Cross", p.11.
44 Chevron Hotel advertisement, *Royal Australian Navy News*, 29 April 1966, p.5.
45 "Up The Cross", p.12; Nowra, p.315

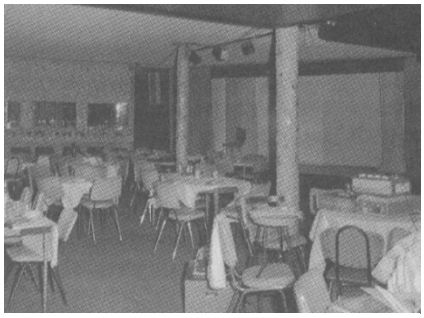


7
Gathering of patrons outside the Rex Hotel in Macleay Street, Potts Point, 1964 (above); interior of the Quarter Deck Bar in the Chevron Hilton at the time the hotel opened from business in 1960 (below).
Sources: National Library of Australia PIC Online access #PIC/14971/10, Robin Smith photograph; *Australian Women's Weekly*, 12 October 1960 p.9, Keith Barlow photograph.

Kings Cross was also home to drag show clubs:

> Most of America's middle-sized cities had gay bars by the '50s and Sydney's first discreet camp spaces opened in the early '60s. They had tiny dance floors; basic stets, lights and sound systems; and drag shows.[46]

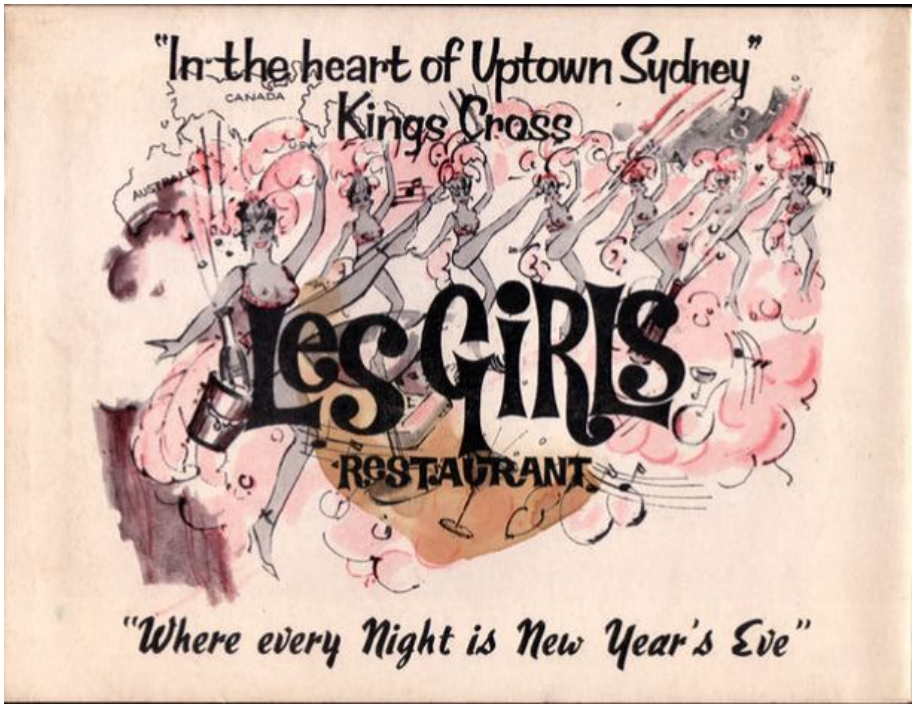
The first, the Jewel Box at 41 Darlinghurst Road, opened late in 1961 and closed two years later. The iconic drag queen Carlotta remembered it as "a sleazy place, with a long narrow stage and a Hessian backdrop covered in sequins and a small dance floor. The columns were covered in a mosaic of coloured pieces of glass."[47] The premises is now occupied by Show Girls strip club. The Jewel Box was followed by Les Girls at 32 Darlinghurst Road, which opened in 1963. The celebrated drag queen Carlotta quickly became its star and show compere. Les Girls remained a venue for drag performances until 1994. It was also known as the Carousel Club, located in a purpose-designed building by significant Modernist architect Neville Gruzman built by underworld figure Abe Saffron to house the show.[48] Drag clubs opened in other suburban locations during



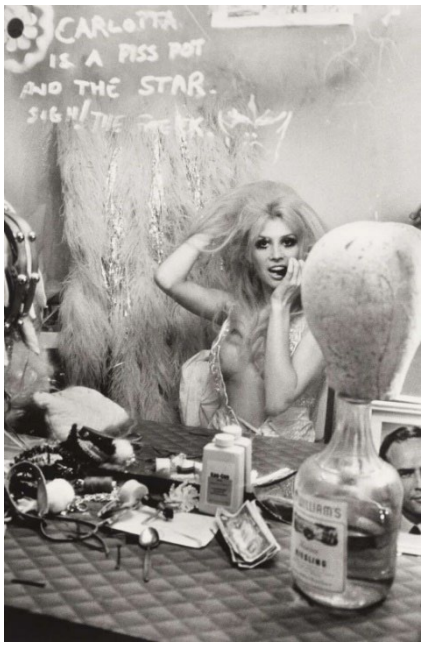
8
The Jewel Box.
Source: City of Sydney Archives, reproduced in *Camp Nites.*

46 Gavin Harris and John Witte, *Camp Nites: Sydney's emerging drag scene in the '60s*, p.5.
47 *Camp Nites*, p.9.
48 Garry Wotherspoon, *Gay Sydney: a history*, p.159; "Les Girls" at https://dictionaryofsydney.org/organisation/les_girls, accessed 23 November 2022. 32

the first half of the 1960s. Perhaps the most noteworthy was the Purple Onion at 83 Anzac Parade, Kensington, which opened in mid-1962[49] and remained a performance venue for a decade.



9
Poster promoting Les Girls. Date not known.
Source: Bloomfield and George via Flickr, downloaded 2009.



10
Carlotta, photographed by Rennie Ellis, 1970-1971.
Source: NLA PIC/11403/22 LOC Drawer PIC/11403.

Drag queens were a well-established part of the gay male subculture prior to the appearance of these clubs. Male and female cross dressing in Sydney was recorded in colonial times. At the end of the nineteenth century, "homosexuality, at that time equated with effeminacy, was seen as undermining the manhood of the nation, and effeminate men, especially those who cross-dressed, were deemed worthy of public rebuke."[50] Cross dressing continued to be the subject of disdain and scorn during the first four decades of the twentieth century; the term "drag queen" has been traced to homosexual subcultures in the 1930s, denoting a gay male dressing as a woman primarily to entertain others.[51] The situation regarding men in drag appears to have softened to some extent during World War II:

> Although there were laws against men appearing in women's clothing, it was usually condoned if confined to the theatre. As in Britain, the 'Dame' role in pantomime was often played by men, and in the more mainstream theatre young males had, certainly since Shakespeare's time, played female roles. This was an avenue for cross-dressers to explore, and in the early years of World War II nightclubs sometimes

Darlinghurst Road was designed in 1961 as a three storey commercial development containing shops, a restaurant on the first floor and office space on the second floor (City of Sydney Archives Building Application 1694/61). It has since been modified and is now the Empire Hotel.

49 Following the closure of the Purple Onion, 83 Anzac Parade was renovated and became Kens Karate Klub, which opened in 1972 and closed in 2012. Ken's first owner was Ken "Kandy" Johnson, a drag queen from the Purple Onion who also owned the Park Inn Hotel. Johnson opened Ken's Baths in a gym at 97 Belmore Rd, Randwick in 1971, before relocating to the old Purple Onion building (Andrew M Potts, "Kens at Kensington to Close", *Star Observer*, 30 April 2012 at https://www.starobserver.com.au/news/national-news/new-south-wales-news/kens-at-kensington-to-close/76482, accessed 12 December 2022).

50 Garry Wotherspoon, "Drag and cross dressing" at https://dictionaryofsydney.org/entry/drag_and_cross_dressing, accessed 21 December 2022.

51 Kerryn Drysdale, *Intimate Investments in Drag King Cultures: the rise and fall of a lesbian social scene*, p.25.

featured local 'stars' such as 'Lea Sonia'. S/he appeared regularly in drag at the Diamond Horseshoe Club in Oxford Street, Woollahra.[52]



11
Benjamin O'Reilly, stage name Lea Sonia, and friend, photographed in July 1941. O'Reilly died after being struck by a tram in January 1942
Source: SLNSW ON 388/Box 035/Item 245, Ray Olson photograph.

One event on Sydney's social calendar that provided an opportunity for male drag was the Artist's Ball, the first one of which was held in 1881. The Balls became an annual event up to World War I then resumed during the 1920s. The most notorious was the 1924 Ball, held at Sydney Town Hall. It descended into chaos and rapidly became infamous because of "disgraceful scenes of drunken riot and licentiousness." In the 1950s and early 1960s, they were held at the Trocadero ballroom at 513-515 George Street in Sydney. The balls there attracted artists and their models and much of Sydney's bohemia, including many cross-dressers. One famous incident involved drag queens arriving in giant removalist vans because their frocks and hairstyles were too large to be transported any other way.[53]



12
Cover of the *Souvenir* of the 1924 Artists' Ball.
Source: State Library of NSW Q793.3809944/1.

In the postwar era the situation became somewhat more relaxed:

> The war had made many men aware that they were not alone in their dissident sexualities, and after the war what was termed 'camp life' boomed, albeit discreetly. … Newspapers were not shy in reporting … the Sydney parties where men dressed as women, with names borrowed from the movie stars of the era. And they had the photos to prove it. Sydney was titillated, rather than shocked. … Gradually, a series of clubs which featured drag shows as their drawcard began to appear.[54]

Drag shows have remained a consistent and integral part of gay male recreation ever since, staged in pubs and in night clubs. By contrast, it is understood that a lesbian equivalent to the clubs featuring drag shows apparently did not emerge until the 1990s, although women would participate in a "mixed drag scene" during the early 1970s, if

52 "Drag and cross dressing". The Diamond Horseshoe was located at 80 Oxford Street, Woollahra. It was also known as the Maxine Hall and is understood to date to the early 1920s. The building still stands, in a semi derelict state.
53 Deborah Beck, "Scandalous nights - Sydney's artists' balls" at https://dictionaryofsydney.org/entry/scandalous_nights_sydneys_artists_balls, accessed 21 December 2022; "The Artists' Ball", Sydney Morning Herald, 19 September 1924, p.11.
54 "Drag and cross dressing".

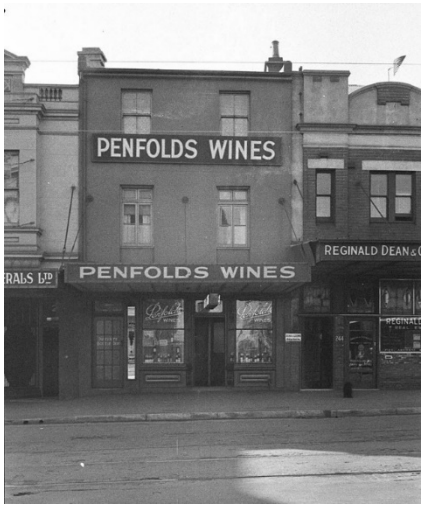
not later.[55] The drag king scene proliferated during the 1990s and early 2000s with performance nights in various venues. One of the first drag king events took place at the Lava Lounge at The Burdekin Hotel at 2 Oxford Street. A distinctive drag king culture consolidated with a series of competition nights held at ARQ in Flinders Street during 1999 and 2000. It became associated with Newtown rather than Darlinghurst. The Sly Fox Hotel (Enmore Hotel, 199 Enmore Road, Enmore) became the place to go for performances.[56]

2.3 The emergence of Oxford Street

While Oxford Street is well known as a pivotal location in Sydney, it took several years for it to achieve its per-eminence. Kings Cross retained its importance well into the 1970s. During the 1960s gay commercial venues started opening in various parts of Oxford Street and its environs. Initially located in Paddington and Bondi Junction, by the end of the 1960s they began to consolidate within the study area, which was already the locale for several nightclubs catering to various migrant groups. Most of these new venues were associated with the gay male community.

The Grosvenor (Taxi) Club has been claimed as Sydney's oldest LGBTQ venue.[57] It relocated from premises just off Oxford Street at 35 Flinders Street, which it had occupied since 1949, to 40-42 Flinders Street during 1956, where it operated until closing in May 2012. It is understood that during the 1960s performers from Les Girls came to the Club after their shows had finished, attracting a gay clientelle. It appears to have been regarded as a safe and accepting place for members of the transgender community. [58]

In the second half of the 1960s two wine bars catering specifically to gay men opened on Oxford Street, although not in Darlinghurst. One was Enzo's at 242 Oxford Street, Paddington, opposite the Paddington Town Hall. In the 1930s the building housed a Penfolds Wine Bar. By 1963 it was occupied by The Elatos, home of Finocchios restaurant revue, which featured drag performers,[59] and subsequently became known as Enzo's. In the first quarter of 1977 it became the Traffic Light and its gay clientele subsequently diminished.[60] The other was Chez Ivy's, understood to have been at 101-105 Oxford Street Bondi Junction (since demolished).[61] Ivy Richter (1927-2013) was a prominent venue owner who turned a wine bar that she ran in Bondi Junction into Chez Ivy's in 1962, assisted by her husband and gay friends. Here camp men and women were served drinks by drag queens in bunny girl outfits and were entertained with live music.[62] She sold Chez Ivy's in 1967 and opened Ivy's Birdcage at 191-195 Oxford



13
242 Oxford Street, Paddington photographed in 1939 while a Penfolds Wine Bar and well before it became The Elatos/Finocchio's and then Enzo's. Source: SLNSW Home and Away – 9731, Sam Hood photograph.

55 Jennings and Mackay, p.25.
56 Drysdale, pp.33-36.
57 "Taxi Club Forced to Vacate", Star Observer, 7 May 2012 at https://www.starobserver.com.au/news/national-news/new-south-wales-news/taxi-club-forced-to-close-doors/77002, accessed 6 December 2012.
58 At https://www.smh.com.au/entertainment/now-thats-a-drag--lights-dim-for-the-taxi-club-20111104-1mzyn.html, accessed 20 December 2022.
59 The term finocchio is Italian for fennel but is or was used as a negative term for homosexual men. Finocchio's was a long-established San Francisco nightclub (1936-1999) that attracted a gay crowd and staged drag shows
60 "New Gay Spots", *Campaign*, March 1977, p.27. Another new gay spot was the Royal George Hotel on the north-western corner of King and Sussex Streets, Sydney. The circa 1903 building continues in use as a hotel.
61 Advertisement for Ivy's Wine Bar in *Campaign*, Issue 8, April 1976, p.39.
62 Jennings and Mackay, p.5. According to Jennings and Mackay, Ivy decided on the change after meeting a drag queen known as Claudia at a party. Claudia took charge of the refit of the establishment.

Street, Darlinghurst.[63] The Birdcage, originally over two levels, staged drag shows on the top level. Both Chez Ivy's and Ivy's Birdcage were well patronised by lesbians and gay men:

> *… lesbians were … beginning to join a much longer-standing gay male bar culture in significant numbers, reflecting a broader social acceptance of women and public drinking in the wake of reforms to the licensing laws in the late 1950s. Male narrators recall seeing lesbian on the commercial scene for the first time in the early 1960s, and lesbian narrators began to discuss their participation in the bar scene from the 1960s onwards. Lesbians socialised alongside homosexual men and drag queens in venues such as Chez Ivy wine bar in Bondi Junction and the Purple Onion coffee shop on Anzac Parade …*[64]



14 Ivy Richter (left); show at Ivy's Birdcage (right).
Source: https://www.pridehistory.org.au/100-voices-by-author/richter-ivy; https://www.sbs.com.au/topics/pride/agenda/article/2018/05/03/big-city-gaybourhoods-where-they-come-and-why-they-still-matter - Sydney Pride History Group.

According to historian Rebecca Jennings, lesbians in Sydney only started appearing in significant numbers on the commercial scene during the early 1960s, when they frequented venues alongside gay men. Evidence suggests that prior to this a unique scene existed in Sydney that was

> *… centred on private networks meeting at house parties and later in social groups. The predominance of private rather than public patterns of socialising in the immediate postwar decades had a lasting impact on the development of lesbian social practices and subcultural identities throughout the period [from the 1940s to the 1970s] …*[65]

Other venues that were popular with lesbians in the 1960s and early 1970s were the Sussex Hotel at 68 Liverpool Street, Sydney (demolished), and the Park Inn (now Centennial Hotel) at 88-90 Oxford Street, Woollahra, which opened as a camp venue in 1970. So too was the Trolley Car Bar in Chippendale. The Trolley Car opened in 1966.



63 Development application DA 263/1/68 for the use of 193-195 Oxford Street for a licensed restaurant and nightclub was lodged on 20 November 1968.
64 Rebecca Jennings, *Unnamed Desires: a Sydney lesbian history* (Monash University Publishing, 2015), p.58
65 Jennings, p.51. Social groups included the Chameleons (founded in 1962), Boomerangs, Kuringals the Pollynesian Social Club (also known as Polly's, founded 1967) and the lesbian only Clover (founded in 1972). Refer to Jennings and Mackay, pp.15-24.

It was a mixed bar owned by Dawn O'Donnell,[66] a prominent lesbian businesswoman who was destined to play a major role in the development of a commercial scene in gay Sydney. One of her earliest ventures was Karen's Castle, which opened in 1965 in a converted shop in Cleveland Street, Redfern. Drag shows were staged there on weekends. Dawn sold it in 1967.[67]

In 1967, a group of friends that included Dawn O'Donnell established Sydney's first gay bathhouse, the Bondi Junction Steam Baths.[68] It was located on Oxford Street at Bondi Junction, and close to Chez Ivy's.[69] Gay bathhouses would appear to be significant institutions for gay men; the first to appear in the study area was the 253 Sauna at 253 Oxford Street, which closed in 1988. According to Jason Prior, Professor of Planning, Health and Environment at the Institute for Sustainable Futures at UTS,

> *The gay bathhouse played a central role in the battle for gay liberation in Sydney during the latter part of the twentieth century. The evolving public domain of Sydney's gay bathhouses fostered the experiences of gay men and contributed to the development of a vibrant, validated homosexual culture within the city. The dynamic nature of these spaces allowed gay men an unprecedented opportunity to develop, experience and express, individual and collective sexual identities and practices*[70]

15
Dawn O'Donnell, photographed by Greg Barrett in 1993.
Source: National Library of Australia http://nla.gov.au/nla.obj-142843715.

While the Bondi Junction Steam Baths endured into the 1970s, The Birdcage was short-lived. It closed later in 1969 after a second fire and the performers and the shows moved to Dawn O'Donnell's Capriccios at 163-169 Oxford Street, Darlinghurst, which opened shortly after.[71] O'Donnell, is often credited with turning Oxford Street into the gay capital of the southern hemisphere and Sydney into one of the most open gay cities in the world. With the opening of Capriccio's Oxford Street and its environs increasingly drew LGBTQ people away from Kings Cross, although this did not happen overnight.

There have been several reasons suggested as to why the focus of the LGBTQ scene shifted from Kings Cross to Darlinghurst. From October 1967 to December 1971 Sydney was a rest and recreation (R&R) destination for American military servicemen active in Vietnam. Inevitably, Kings Cross was an important location for them. R&R has been blamed for negative impacts on Kings Cross and Australian society, although it has been suggested that its impacts, particularly in regard to drugs, have been overstated.[72] The obvious presence of drugs and heterosexual prostitution in Kings

66 Jennings, p.60
67 Jennings and Mackay, p.8.
68 Jason Prior, "Experiences beyond the threshold: Sydney's gay bathhouses" in *Australian Cultural History*
Vol. 27, No. 1, April 2009, p.64, accessed at https://www.academia.edu/2243232/Experiences_beyond_the_threshold_Sydneys_gay_bathhouses.
69 Gay Sydney: a history, p.163.
70 Prior, p.61. From 1972 to 1977 the following gay steam baths opened: Ken's Karate Klub at Kensington (1972); No. 253 at 253 Oxford Street, Darlinghurst (1973); King Steam in King Street, Sydney, later relocated to Oxford Street; Silhouette American Health Centre; Colt 107 Recreation Centre; Barefoot Boy; and Roman Bath, which opened during 1977 in the basement of the National Building at 250 Pitt Street, Sydney and later relocated to Oxford Street.
71 "Richter, Ivy" at https://www.pridehistory.org.au/100-voices-by-author/richter-ivy, accessed 13 December 2022.
72 Duffy and Hordern, pp.245-247. The authors suggest there were only about 1,500 American servicemen on leave in Sydney at any one time, their presence "crammed into a few blocks around Kings Cross in a score or so of nightclubs and bars" (Duffy and Hordern quoting Richard Hall, *Disorganised Crime*, University of Queensland Press, 1986, p.44.

Cross has also been suggested.[73] Perhaps an equally valid reason was that rents were cheaper as Kings Cross real estate became more expensive and affordable large empty spaces were readily available around Oxford Street.

In this period of transition Darlinghurst Road fulfilled an important role:

> *It was Capriccio's which was to become the landmark of the new gay era which began to unfold in Oxford Street in the late sixties. To some it might have seemed too long a distance from the major meeting places of the established scene in the Cross to this new venue in Oxford Street. However, this was not really so, as the old beat at Green Park (affectionately referred to as the Wailing Wall) was on the route between the Cross and Oxford Street. In fact, many promenaders preferred to cruise along this route after the pubs had closed.*
>
> *If you think of Green Park as having been then like it is today [1983], you'll have to think again. There were very few commercial boys out on the beat at that time and it was often something of a social occasion where many would go just for the company. There were sometimes hundreds out at any one time.*
>
> *The walk along Darlinghurst Road from the Cross allowed time to sober up just a little and take in some of the views on the streets in the evening. Along this route one eventually came to the Maccabean Hall on the corner of Burton Street and Darlinghurst Road. This was often the site of gay dances. The most consistent were those put on by a group called the Aquarius Club, which really wasn't a club at all, but a personal charity for one enterprising individual who realised what the gay world needed.*[74]

2.4 Political action

At the same time as commercial venues were starting to appear on Oxford Street, political action for gay rights was starting to emerge. Campaign Against Moral Persecution (CAMP) was founded by public servant Christabel Poll (c.1939-2023) and psychology student John Ware (1939-2011) and their partners, who became its convenors and spokespeople, in 1970:

> *In February 1971, Sydney's first lesbian and gay political organisation, the Campaign Against Moral Persecution (CAMP Inc), was founded in St John's Church Hall, Balmain. The organisation was established by John Ware, Christabel Poll and their partners in July 1970 with the aim of educating the general public about homosexuality and alleviating the isolation and low self-esteem experienced by many LGBTIQ people during this time. The new group found clubrooms at 393 Darling Street, Balmain, where they held meetings and parties. They also produced a lesbian and gay rights magazine called CAMP Ink as a means of communicating with supporters across the country and to build momentum behind their political organising activities.*[75]



16
Photograph of John Ware and Christabel Poll that accompanied an article published in *The Bulletin*, 13 March 1971.

73 Faro and Wotherspoon, p.223.
74 Robert Connell, "The Birth of Gay Oxford Street", *Oxford Weekender News*, 10 – 23 November 1983, p.13.
75 "Camp Ink" at https://www.pridehistory.org.au/camp-ink, accessed 12 December 2022; the CAMP Inc meeting took place on 6 February 1971 and was the first public gathering of

By the end of the year branches of CAMP had been established in all capital cities and on most university campuses. On 8 October 1971, some 70 people demonstrated outside the Sydney headquarters of the Liberal Party supporting the pre-selection of Tom Hughes, then Federal Attorney-General. It marked an important milestone in the history of gay liberation and according to *CAMP Ink* "October was the month when we came of age, politically."

During 1971 the more radical politics and ideas of the Gay Liberation Front in the United States were percolating into Australia. A group calling itself Sydney Gay Liberation (SGL) broke away from CAMP Inc in January 1972. The first major demonstration organised by SGL, in July 1972, was outside the ABC offices in Sydney and was notable also for the first arrest at a gay political demonstration in Australia. Seventeen people were arrested at a march in Martin Place. It was a foretaste of similar confrontations to come, the most spectacular of which was to occur at the first Gay Mardi Gras in 1978 (refer to Section 2.7). The SGL staged fund raising dances at Paddington Town Hall, which was the scene of numerous dances for the gay and lesbian community during the 1970s and 1980s. Gay Pride Week celebrations were held in Sydney in September 1973. However, by 1974 practical achievements were limited. At least one public group, which acted as a focus for activity, had been established in the larger cities as had counselling services. But these groups were small and they failed to attract the larger membership from the broader gay community centred on the bar culture.



17
Poster for a SGL fund raising dance at Paddington Town Hall, 1973.
Source: SLNSW POSTERS/HOMOSEXUALITY/1

Women had been equal and enthusiastic partners in the early workings of both CAMP and Gay Liberation but by early 1973, many women were having increasing difficulty coping with the sexist attitudes of many gay men. At the same time, lesbians were attempting to work out their place in a feminist movement that was sometimes hostile to them. Many turned their energies and involvement to feminist or lesbian separatist organisations or drifted away from a gay movement which they felt held little for them. This trend was only reversed in the late 1980s.[76]

2.5 Oxford Street consolidates

It took some time for the commercial gay scene on Oxford Street to achieve its pre-eminence:

> *When Gore Vidal trawled along Oxford Street in 1973, he quipped that they could have been in New York twenty years earlier. Five years later, The Australian had discovered the pink dollar. But there were still only three gay watering holes between Taylor Square and Hyde Park although Ruby Reds, Sydney's only lesbian bar, was just around the corner. There were some gay-friendly restaurants and coffee shops as well as back-rooms and a sauna, but there were no gay pubs. The Cricketer's Arms was in Surry Hill, The Unicorn was in Paddington and the Bottom's Up Bar was in Kings Cross. In fact Kings Cross was still the centre of Sydney's night life and had some camp-gay spaces including The Barrel Inn; the Bunk House, Castellos, the Chevron Hotel, the Rex Hotel, Ida's Disco and Les Girls.*

homosexual men and women in Sydney (Robert French, "Australia's queer history" at https://www.ogmagazine.org.au/20/4-20/australias-queer-history/, accessed 12 December 2022.

76 "Fifty Years of Visibility" at https://www.pridehistory.org.au/newsletter/50-years-of-visibility, accessed 14 December 2022.

> *The big money didn't roll into Oxford Street until 1979. However, CAMP felt that a lot of men were already drifting away from its outreach services and heading for the bars and discos.*[77]

In 1978 academic, author and gay rights activist Dennis Altman shared his less-than-enthusiastic observations on the nature of the emerging Oxford Street in an article on gay life in Australia:

> *Meanwhile the commercial scene continued to proliferate, especially in Sydney – Oxford St [sic] has become a tawdry antipodean Amsterdam, at least in the eyes of those outside Sydney. This proliferation has been almost exclusively aimed at men; it is perhaps significant, and it is certainly sad, that the one lesbian bar in Sydney is manned by men who look like strip-club bouncers. The women, therefore, have had more reason to search for alternatives to the commercial scene, probably a major reason for their greater militancy.*[78]

Kings Cross and its environs did not just fade away as venues on Oxford Street proliferated. Established venues such as the Barrell Inn at in Challis Avenue, Potts Point traded throughout the 1970s. New gay venues kept opening in Kings Cross during the 1970s. They included:

- The Barrell Inn, Challis Avenue, Potts Point, which was established circa 1971.
- The upstairs bar in the Australian Heritage Hotel, 79 Bayswater Road.
- The Palace Disco in Darlinghurst Road, Kings Cross.
- The Venus Room, 6 Orwell Street, Kings Cross.
- Club Castello, 2A Kellett Street, Kings Cross.
- Colt 107 Sauna, 107 Darlinghurst Road, Kings Cross.
- The Bunkhouse, 2 Kellett Street, Kings Cross.[79]

Between 1973 and the early 1980s several gay men's' venues opened on Oxford Street and nearby localities. Not all of them lasted for very long. Perhaps the first was the Cricketers Arms Hotel at 106-108 Fitzroy Street, Surry Hills - some distance to the south of Oxford Street (1973; Sydney LEP item I1540). It was mainly frequented by lesbians but also served male patrons.[80] The Cricketers Arms was followed by the Apollo Bar at the Imperial Hotel, 25 Oxford Street, Paddington (opened circa April 1976) and Patch's at 33 Oxford Street, Darlinghurst (April 1976). Venues that followed included:



18
Advertisement for Patch's published in the Sydney Star during 1979. Source: https://kxacf.org.au/1-what-was-gay-and-lesbian-sydney-like-in-1978/.

- Palms at 124 Oxford Street (c.1977)
- Tropicana at 85 Oxford Street and Flo's Palace at 97 Oxford Street (both 1978)
- the Unicorn Hotel at 106 Oxford Street, Paddington (1978)
- the Beresford Hotel at 354 Bourke Street, Surry Hills (1979)
- the Albury Hotel at 2A Oxford Street, Paddington (1980)
- Exchange Hotel, 34-36 Oxford Street (1980)
- Club 85 at 85 Oxford Street (1980), which became Midnight Shift in 1982
- Flinders Hotel, 63-65 Flinders Street (1980)

77 Gavin Harris and John Witte, "Kings Cross Arts & Cultural Festival Inc: 1. What was gay and lesbian Sydney like in 1978?" at https://kxacf.org.au/1-what-was-gay-and-lesbian-sydney-like-in-1978/, accessed 1 December 2022.
78 Dennis Altman, "Oz Movement 1971-1978", *Campaign*, No 36, September 1978, p.17).
79 List based on articles and advertisements in *Campaign*, September 1975 to September 1978.
80 Jennings and Mackay, p.27.

- The Green Park Diner, 219-221 Oxford Street (1981)
- the Oxford Hotel at 134 Oxford Street (1982)
- Butts Bar, 45 Oxford Street.

A leather bar/club called The Ox opened in 80 Oxford Street in the last years of the 1970s. The Ox fell victim to fire during 1981,[81] a fate shared by many gay venues in the late 1970s and early 1980s. Another leather bar opening at this time was The Barracks at 7-9 Flinders Street, which subsequently relocated to 1-5 Flinders Street. By way of contrast The Bookshop opened its doors at 207 Oxford Street in 1985 and remains a valuable LGBTIQA+ cultural institution within the street.

The 253 sauna was joined by the Roman Bath at 38-42 Oxford Street in 1986. Three years later the premises became King Stream (now Sydney Sauna). In 1991 Bodyline Sauna opened at 10 Taylor Street.





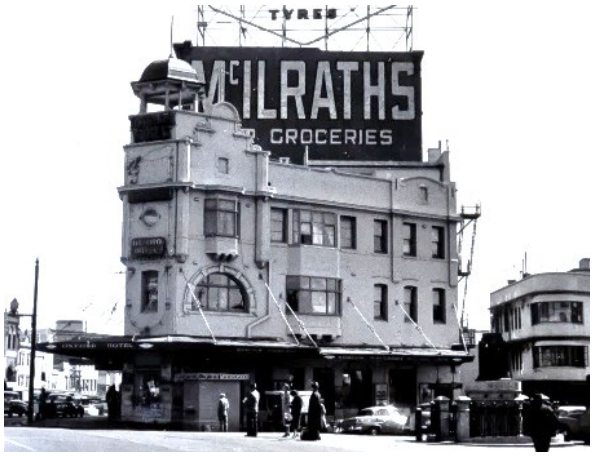
19 The Cricketers Arms Hotel in Surry Hills shortly after completion in 1922, some fifty years before it became a popular gay venue (left); the Unicorn Hotel at 106 Oxford Street, Paddington, completed around 1942 (right).
Source Museum of Applied Arts and Sciences, Object no 86/3384-13/1. Photographer not known; *Building*, 24 June 1942, p.31.





20 The Albury Hotel in Paddington shortly after completion, 1940 (left); the Beresford Hotel in Surry Hills, which was subjected to extensive alterations and additions circa 1925 (right).
Source: ANU Noel Butlin Archives at https://openresearch-repository.anu.edu.au/handle/1885/95259 and https://openresearch-repository.anu.edu.au/handle/1885/96432

81 Faro and Wotherspoon, p.248.





21 Portion of a c.1934 photograph showing the Oxford Hotel in Darlinghurst (left); Exchange Hotel in Darlinghurst, photographed in 1930.
Sources: ANU Noel Butlin Archives at https://openresearch-repository.anu.edu.au/handle/1885/ 102274 and https://openresearch-repository.anu.edu.au/handle/1885/ 733712883

The commercial scene for lesbians during the 1970s and the following decades was not situated on Oxford Street. Rather, it consisted of venues in several locations, as was the case in the 1960s with hotels like the Trolley Bar in Chippendale and the Sussex Hotel in Central Sydney. In 1973 Dawn O'Donnell and her business partner, gay millionaire restauranteur Roger-Claude Tesseydre, took over the restaurant known as Jools at 121 Crown Street, East Sydney (since demolished). The name was retained but the restaurant became a cabaret venue and supper club, opening around the beginning of December 1973.[82] It was "… far more glamorous than a lot of the other lesbian venues with chandeliers, a bar on the mezzanine level and opulent red plush velvet wallpaper and many artists performed here, including the lesbian icon Lana Cantrell."[83] It was destroyed by fire in January 1977.[84]



22
Dawn O'Donnell and Roger-Claude Tesseydre at Jools not long after it opened.
Source: *Now*, 4 December 1973, p.2.

Pubs utilised by heterosexual or gay male patrons would have women's nights. For instance, in 1978 the Back Bar of the Oriental Hotel, at the intersection of Crown and Campbell Streets, Surry Hills, was advertised as a women's only venue from Thursday to Saturday between the hours of 7 and 10 pm.[85] Ruby Reds at 273 Crown Street to the south of Oxford Street, on the other hand, was an exclusively women's venue. Opening during 1979, it was a nightclub and women's bar and was owned by Dawn O'Donnell. It sported all the paraphernalia of the early disco era including strobe lighting, mirror balls and dance floors that changed colours. The bar catered to women only; men were only admitted as guests of female patrons (or worked behind the bar).[86] The venue was advertised as a restaurant in later years.[87] It is credited as Australia's first lesbian bar and club.[88]



23
The bar at Ruby Reds, 273 Crown Street, photographed in April 1984.
Source: Australian Lesbian and Gay Archives, Cayte Latta papers and photograph.

The circa 1903 Royal George Hotel on the north-western corner of King and Sussex Streets, Sydney, opened as a "new gay spot" in the first quarter of 1977.[89] For some

82 "Juanita's World", *Now*, 4 December 1973, p.2.
83 Jennings and Mackay, p.27. Other joint ventures between O'Donnell and Tesseydre, as was Ruby Reds included Le Cabanon, Patches, the Exchange Hotel and King Steam.
84 *Campaign*, No. 17 February 1977, p.6.
85 Advertisement, *Campaign*, April 1978, p.20.
86 Jennings, p.72.
87 *Oxford Weekender News*, 11-17 August 1983
88 https://www.sushi-rider.com/friends-of-dorothy/first-lesbian-bar-clubs-worldwide.html, accessed 21 December 2022.
89 "New Gay Spots", *Campaign*, March 1977, p.27.

years a favourite pub of the Sydney Push, it attracted a part-time lesbian clientele into the early 1990s. At this time venues favoured by lesbians were located away from Oxford Street, with the building formerly occupied by Ruby Reds, now containing a venue known as Pastels, the closest venue to it.

The 1907 Belmore Park Hotel at 47 Reservoir Streets, Surry Hills, opened as a lesbian venue in August 1983.[90] According to the *Oxford Weekender News* it was the first full-time pub in Sydney for women. Halfway between two major women's venues, it was a pub that women would patronise before moving on to other venues[91] It is understood to have closed for business in 1985.





24
The brick and sandstone Belmore Park Hotel at 47 Reservoir Street, Surry Hills, photographed in 1930. It has since been painted externally and the verandah replaced by a suspended awning (left); stylish advertisement for the Royal George Hotel published in *Lesbians on the Loose*, September 1990, p.3 (right).
Sources: Australian National University Noel Butlin Archives at https://openresearch-repository.anu.edu.au/handle/1885/96392.

2.6 1980s and after

1980 Lex Watson and Craig Johnston[92] assisted in setting up the Gay Rights Lobby to lobby for decriminalisation of male homosexual acts. Concerted campaigning began during 1981 and eventually led to the introduction of the Crimes (Amendment) Act decriminalising homosexual acts in NSW by Labor Premier Neville Wran on 10 May 1984. It was seconded by the leader of the Liberal Party, Nick Greiner, passed about 12 days later and assented to the following month.

In the meantime, the first case of HIV/AIDS in Sydney was diagnosed in November 1982. The disease was first identified in America during 1981. The general reaction to the disease was paranoid and marked by extensive homophobic scare mongering in the media. Sydney's gay community responded with the provision of vital support services. The AIDS Council of NSW (ACON), established in mid-1983, was followed in 1985 by Ankali, an organisation that trained volunteers to provide emotional and social support for victims, the Community Support Network, to care for affected people in their homes and the Bobby Goldsmith Foundation, to provide financial, housing and employment support. According to Garry Wotherspoon, "if ever there had been a debate as to whether or not the Oxford Street gay scene could be said to constitute a community, the response to the AIDS epidemic certainly saw a clear resolve to the issue."[93] Many were treated and died in Ward 17 South at St Vincent's Hospital but the

90 *Oxford Weekender News*, 11-17 August 1983, p.9.
91 "Femmes In-formation", *Oxford Weekend News*, Issue 70, 18 August 1983 p.14
92 Craig Johnston was a Labor then Independent Alderman on the then Sydney City Council from April 1984 to March 1987.
93 Faro and Wotherspoon, p.257.

numbers requiring hospitalisation became too great and in 1986 a new ward was opened at Prince Henry Hospital at Little Bay.[94]

The International AIDS Candlelight Memorial was established in 1983. Oxford Street became an important part of Sydney's AIDS Candlelight Vigils, the first of which took place in October 1985. The vigils started at Green Park then moved down Oxford Street to Hyde Park.

In the first half of the 1980s an alternative centre of gay commercial activity in metropolitan Sydney emerged. Venues opened in suburban Sydney during the 1970s, such as Yolanta's Bar at 9 Pittwater Road, Manly claimed to be the north shore's first gay bar, which started trading as a gay venue in the Manly Wine Tavern at the end of 1976, and what was claimed to be the first gay bar and bistro in Sydney's inner west, Charlie's Place in Homer Street, Earlwood, which opened in the middle of 1978.[95] Neither traded for many years although Yolantas survived into the early 1980s. Venues opening in Newtown and Erskineville proved rather more enduring, mirroring the consolidation of an active and vibrant inner west gay community and perhaps reflecting a broader acceptance of the LGBTIQA+ community by the general public. Pub licensee Barry Cecchini acquired the Milton and Newtown Hotels on King Street, Newtown, in 1982. While the Milton, renamed Cecchini's, only traded as a gay venue for a few years, the Newtown lasted until 2008, although in its present guise it is patronised by members of the LGBTIQA+ community. In 1983 Dawn O'Donnell acquired the Imperial Hotel in Erskineville. It has become a highly significant venue, patronised by gay men, lesbians and other members of the LGBTIQA+ community. She also acquired the Newtown Hotel's licence during the same period

Gilligan's Island on the southern side of Taylor Square was the setting for a political demonstration on 14 February 1995 when Taylor Square Perverts Against Sexual Hypocrisy: Out Now (PASHON) staged a "kiss in" there. The demonstration was intended to "draw attention to positive sexuality, the need for legal recognition for gay and lesbian relationships and an equal age of consent for everyone."[96] The following June South Sydney Council's Local Environment Plan, which aimed amongst other things to reinforce Oxford Street's gay and lesbian identity, was presented to the Council's gay and lesbian community consultation committee. Several days later The PRIDE Sydney Lesbian and Gay Community Centre at 26 Hutchinson Street, Surry Hills was opened by Federal MP Peter Baldwin and the State MP Clover Moore.[97]



25
1995 Candlelight Vigil at the intersection of Oxford and College Streets
Source: City of Sydney Archives
Unique ID A- 00068659

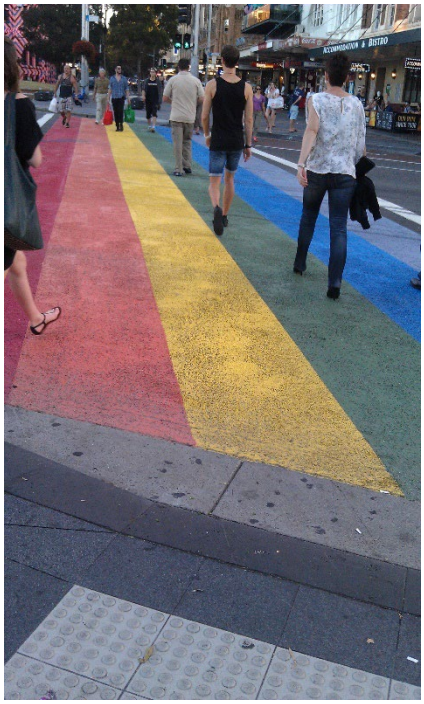
94 Gay Sydney: a history, pp.226-227.
95 Yolanta's Bar in the Manly Wine Tavern was advertised in the *Manly Daily*, 7 February 1974 and appeared in the gay journal *Campaign* Issue 15, December 1976, p.3; *Campaign* No 33, June 1978, p.46.
96 ` Pride History Group, *Decades of Pride: 1995* at https://www.pridehistory.org.au/decades-of-pride, accessed 23 January 2023.
97 *Decades of Pride: 1995*, accessed 23 January 2023.



26
The PASH ON kiss-in in Taylor Square (1995).
Source: City of Sydney Archives, A- 00068652

What proved to be a temporary rainbow crossing was installed at Taylor Square in 2013:

> *West Hollywood saw a rainbow crossing installed on Santa Monica Boulevard as part of the 2012 Gay Pride Month in the US. The crossing was such a success it was allowed to remain a permanent feature.*
>
> *Cities including San Francisco, Atlanta and Vancouver soon followed with their own colourful crossings.*
>
> *A … rainbow crossing at Taylor Square installed in 2013 proved to be a hit. Its installation was timed with the Mardi Gras Festival and appeared in countless photos across social media. The crossing was removed by the former NSW Roads Minister.*
>
> *Following the crossing's removal, the City raised a rainbow flag at Taylor Square in 2014.*[98]



27
The temporary rainbow crossing at Taylor Square, 2013.
Source: https://dictionaryofsydney.org/blog/sydneys_rainbow_crossing - Megan Hicks photograph

The flag was joined in 2019 by a permanent rainbow crossing at the junction of Bourke and Campbell Streets. It was installed at the beginning of 2019. A rainbow path was installed in Prince Alfred Park, Surry Hills, about three years later, along with a rainbow path at Coogee Beach in 2021.

From 2014, lockout laws introduced by the NSW government that year impacted on many venues, causing them to close. Among them were the Flinders and Exchange Hotels and the Midnight Shift. The laws were repealed about seven years later, leading to the re-opening of several venues.

98 "Crossing the rainbow at Taylor Square" at https://news.cityofsydney.nsw.gov.au/articles/crossing-the-rainbow-on-taylor-square, accessed 23 January 2023.

2.7 Mardi Gras

According to the State Heritage Register nomination for the Sydney Mardi Gras Parade Route,

> *The Sydney Mardi Gras Parade Route along lower Oxford Street, Flinders Street and Anzac Parade within Moore Park has potential state heritage significance for its historic, associative, research, representative and rarity values, as the focus and the evolving site of Sydney's Mardi Gras parades from their beginning in 1978.These streets represent a window into alternative Sydney subcultures, a landscape where political protests, cultural festivals, shops, services and celebration of diversity have been made the most public, over decades. The Mardi Gras Parades build on a longer history of major public parades along Oxford Street, formerly South Head and Old South Head Road.*
>
> *The corridor of space along these streets leading from Hyde Park South to Moore Park and the Hordern Pavilion and Hall of Industries where post-Mardi Gras-parade dance parties have been held since 1982 is known beyond Australia as the face of Queer Sydney and Australia, a beacon of tolerance, resilience, political activist and gradual community acceptance and celebration. As a public platform for reclaiming public space by formerly oppressed minorities, this trio of roads takes on a different meaning and purpose at least once a year, as the site of the Mardi Gras Parades.*
>
> *Sydney Gay and Lesbian Mardi Gras is one of Australia's most famous and well-loved events, bringing tens of thousands of visitors to Sydney to join in celebrations.*

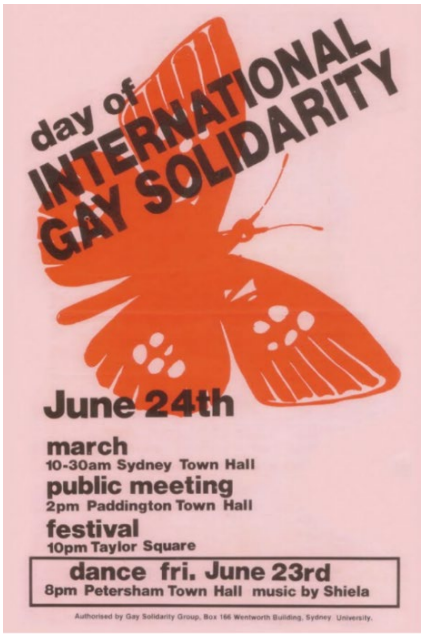
The Parade Route, with all of its LGBTIQA+ associations, is an outcome of events that took place in August 1978. The following summary history is based on information held at https://www.mardigras.org.au/history-of-sydney-mardi-gras/.

The pivotal event in the battle to achieve equal rights and recognition for gay people took place on the evening of Saturday, 24 June 1978. The original plan was for a procession along Oxford Street, commencing at Taylor Square, towards Hyde Park. It had been organised in response to a request from the San Francisco Freedom Day Committee for an international commemoration of the 1969 Stonewall riots in New York, by a small group of activities who had formed the Gay Solidarity Group. The parade followed a day of political protest and a forum staged at Paddington Town Hall. Transgender and Aboriginal people and people from migrant backgrounds all took part. The parade was shut down when it reached College Street but the participants them progressed up William Street. A riot took place on Darlinghurst Road when police tried to break up the parade and 53 people were arrested. They were incarcerated in Darlinghurst Police Station and subjected to brutal treatment.[99] The aftermath of the parade echoed events associated with the Stonewall riot in New York in 1969.

99 *Street Seen*, p.p.233-234; https://theconversation.com/friday-essay-on-the-sydney-mardi-gras-march-of-1978-54337, accessed 6 December 2022; https://kxacf.org.au/1-what-was-gay-and-lesbian-sydney-like-in-1978/

Darlinghurst Police Station was subsequently closed in March 1987. The closure was celebrated by a ceremony led by the Sisters of Perpetual Indulgence, where the The demon of homophobia was exorcised from the building.





28 The riot in Darlinghurst Road at the end of the Mardi Gras parade on the night of 24 June 1978 (left) and Poster promoting the day of International Gay Solidarity on 24 June 1978.
Sources:
https://www.sbs.com.au/topics/pride/mardigras/article/2018/03/02/we-found-every-sydney-gay-and-lesbian-mardi-gras-poster-1978;https://www.crossart.com.au/exhibition-archive/113-2018-exhibitions-projects/339-riot-candles-in-the-cross-the-first-mardi-gras-40-years-on, Branco Gaica photographer.

On 26 June 1978, 300 protested outside the closed court in Liverpool St and seven people were arrested. At a gay rights march staged on 15 July 1978, 2,000 people took part, making it the largest ever gay rights march. More people were arrested. Further arrests took place during the march down Oxford Street for the 4th National Homosexual Conference on 27 August 1978. Most though not all of the charges against those arrested were eventually dropped.

Up to 3,000 people marched in an incident-free event in 1979. That year the Mardi Gras expanded to encompass a week of festival opening with a fund-raising dance party. In 1980 a new element was introduced in the form of a post-parade party. In the early 1980s there was disagreement as to whether Mardi Gras was a political demonstration or a celebration of coming out.

In 1981 a crowd of 5,000 attended the parade. Changes at this time that were to determine the future direction of Mardi Gras included the shifting the parade from winter to summer, establishing an independent and elected organising body and enlisting non-activist groups. The following year First Nations people were represented, with an Aboriginal flag appearing in the Parade. By 1987 it had become Australia's biggest night time parade, attended by100,000 people. The highly popular Dykes on Bikes (members of the Vixens motorcycle club) appeared for the first time in the 1988 Parade.

By now Lesbians represented 25 per cent of the Mardi Gras membership and the name of the Mardi Gras was changed accordingly to include “Lesbian”. The 1988 Parade also saw the inaugural First Nations float, with dancer and activist Malcolm Cole dressed as Captain Cook accompanied by a First Nations Joseph Banks and two sailors standing in a long boat pulled by a European man. In 2005 the Parade was led by a First Nations float.



29
Malcolm Cole as Captain Cook, accompanied by a First Nations Joseph Banks in the 1988 Mardi Gras Parade. Source: National Library of Australia PIC88063 LOC Cold store Pic Yan – William Yang photograph.

The event began to enjoy extensive media coverage from the mid-1980s onwards and the crowds continued to swell, from 200,000 in 1989 to over 500,000 in 1993. Large numbers of interstate and international travellers had started flying in for the event as well, generating an estimated $38 million for the NSW economy. NSW MPs marched in the parade for the first time in 1992 followed by members of the NSW Police Force in 1998. A record crowd of 500,000 attended the Parade in 1993.[100]

Oxford Street also played a pivotal role in the Gay Games V, held in Sydney between 2 and 9 November 2002. The Games attracted about 13,000 athletes over 32 different sports and were accompanied by an arts and cultural festival.

> *The hub of the Games energy was rainbow mostly in the Hyde Park-Oxford Street area, which sported colorful street banners, food stalls, free musical performances and a huge painted rainbow on the street in Taylor Square in front of the most popular bar The Oxford Hotel. Cafes and bars along Oxford Street were energized and swollen with drinkers and diners day and night.*
>
> *It all melded into a resplendent downtown ambience of cheerful volunteers, good food, buoyant athletes, dedicated artists and ebullient visitors from 75 countries around the world.*

The sports venues, however, were spread out across the suburbs so many native Sydneysiders didn’t see much of the Games live. Nor did they see much in the newspapers as the coverage was minimal.[101]

100 https://www.mardigras.org.au/history-of-sydney-mardi-gras/, accessed 22 December 2022.
101 Richard Ammon, “Australia – Gay Games VI 2002” at https://www.globalgayz.com/australia-gay-games-vi-2002/744/, accessed 19 December 2022.

2.8 Chronological summary of venues

The following table summarises the chronological appearance of gay and lesbian venues on and near Oxford Street. The pink shading indicates when a LGBTIQA+ venue first opened at that address.

Address	Venue	Opened	Closed (if known)	Status
40-42 Flinders Street, Darlinghurst	Grosvenor Club/Taxi Club	1960s	2012	Not a gay venue
191-195 Oxford Street, Darlinghurst	Ivy's Birdcage	1969	1969	Closed
163-169 Oxford Street, Darlinghurst	Capriccios	1969	1982	
	Klub Kakadu	1987		
	Mars Club	1990s		
	Nevermind Nightclub			
	Heaven	2007?		
	Noir			
33 Oxford Street, Darlinghurst	Soul 33	c.1974		
	Patch's	1976		
	Fantasyland			
	DCM		c.2010	No longer a gay venue
85-91 Oxford Street, Darlinghurst	Tropicana	1978	1980	
	Club 85	1980	1980	
	Midnight Shift	1980	2017	
	Universal	c.2018		Gay venue
80 Oxford Street, Darlinghurst	The Ox	c.1978	1981	
	Footballers Club sauna	1981		
	Pete's Beat	1982	1985	
	Handlebar	1985	c.1987	Not a gay venue
253 Oxford Street, Darlinghurst	253 Sauna	1973	1988	Not a gay venue
124 Oxford Street, Darlinghurst	Palms	c.1977		
	Scooters	c.1988	1994	
	Palms	2000		Gay venue
1-5/7-9 Flinders Street, Darlinghurst	The Barracks	1978	2008	Not a gay venue
85 Oxford Street, Darlinghurst	Tropicana	1978		Not a gay venue
97 Oxford Street, Darlinghurst	Flo's Palace	1978	1983	
	The Den	1990s		Gay venue
273 Crown Street, Surry Hills	Ruby Reds	1979	1986	
	Querelle	1986		
	Boogie Room	1988		
	B's	1990		
	Pastels			
	Ruby's	1991		
	Headquarters			
	Trade	2021		Operating
63-65 Flinders Street, Darlinghurst	Flinders Hotel	1980	2015	Not a gay venue
34-36 Oxford Street, Darlinghurst	Exchange Hotel	1980		
	Saddletramp	1981		
219-221 Oxford Street, Darlinghurst	Green Park Diner	1981		Not a gay venue
134 Oxford Street, Darlinghurst	Oxford Hotel	1982		Gay venue
45 Oxford Street, Darlinghurst	Butts Bar	1983		Not a gay venue
383 Bourke St, Darlinghurst	Kinselas	c 1983		Gay venue
207 Oxford Street, Darlinghurst	The Bookshop	1985		Gay venue
38-42 Oxford Street, Darlinghurst	Roman Bath	1986	c.1989	
	King Steam/Sydney Sauna	1989		Gay venue
10 Taylor Street, Darlinghurst	Bodyline Sauna	1991	2021	
		2022		Gay venue
Burdekin Hotel, 2 Oxford Street Darlinghurst	Lava Lounge	c.1995		

Address	Venue	Opened	Closed (if known)	Status
	Baby Bear Bar	2017		
10-24 Flinders Street, Darlinghurst	ARQ	1999	2020	Gay venue
		2022		Gay venue
117-125 Oxford Street, Darlinghurst	Colombian	c.2001		Gay venue
41 Oxford Street, Darlinghurst	Slide Cabaret and Bar	2004	2022	Closed

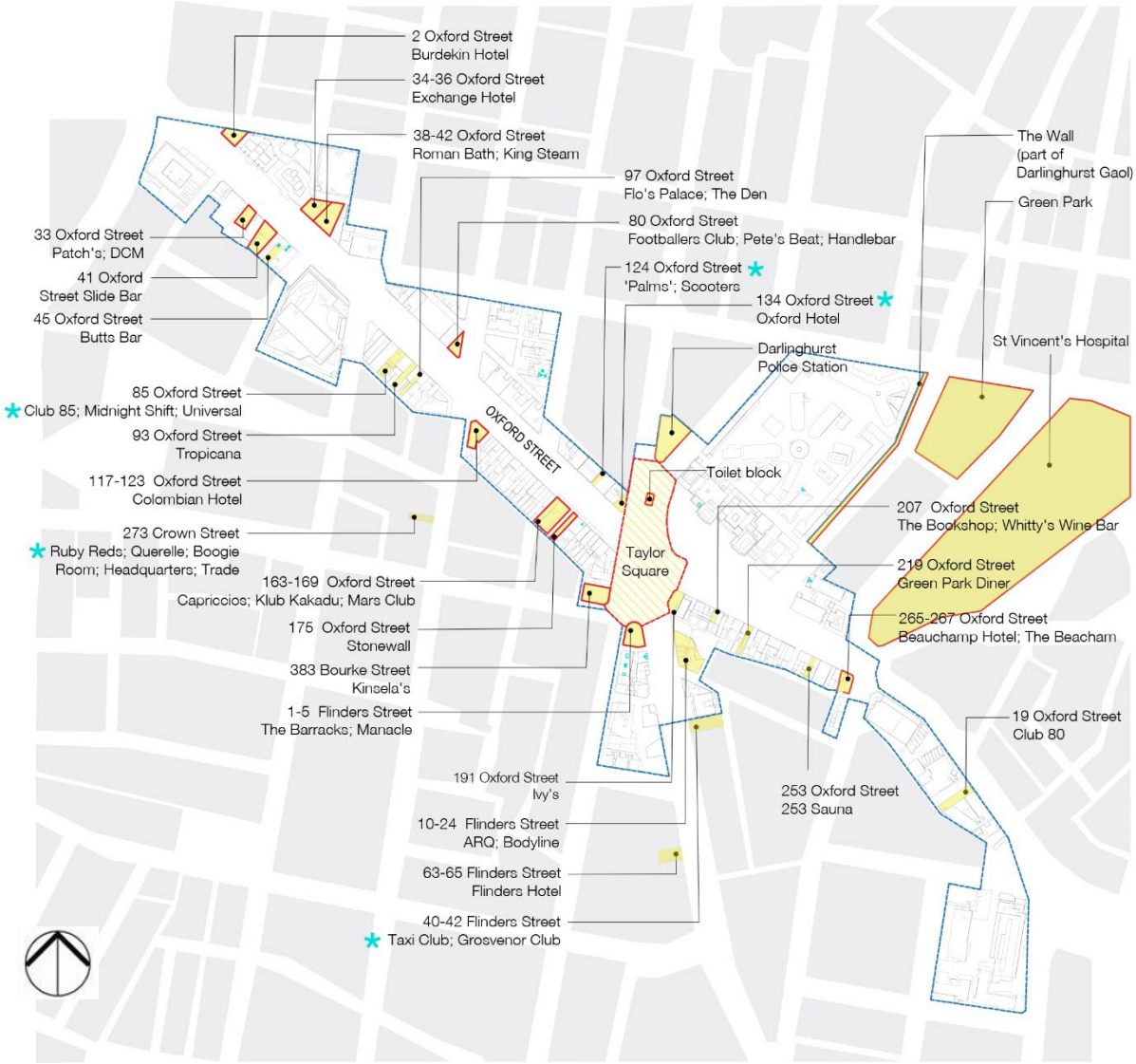
3 Significant sites

3.1 Introduction

The following tabulated analysis reviews several significant sites within the study area and in its vicinity. The analysis details the history of the sites, especially as it relates to the LGBTIQA+ history, notes current heritage listings, and provides recommendations for future management. In relation to existing heritage items, suggested revisions are provided to address the history and significance of the places to the LGBTIQA+ community if they are not already noted.

Of the 32 sites of significance identified:

- Most sites covered by a conservation area (Oxford Street C17 or Paddington Urban C50)
- 18 sites are already listed as heritage items
- 5 sites are recommended for listing
- Revisions are recommended to the inventories of 14 of the existing heritage items



30 Diagram showing the identified sites of significance (yellow shading) within the Oxford Street study area (blue outline) (not to scale). The red outlines denote existing heritage items.
Source: City of Sydney with TKD Architects overlay.

Site name/s	Underground Men's Conveniences
Address	Taylor Square, Darlinghurst





The Underground Men's Conveniences in 1934 and 2022.
Sources: City of Sydney Archives, A-00007468 and TKD Architects, 2022

Typology	Meeting place.
Current listings	SHR Item No. 01700, 'Taylor Square Substation No.6 & Underground Public Conveniences'; Sydney Local Environmental Plan 2012, Item No. 401 'Underground Lavatory Including Interior'
Outline history	• Public urinals constructed in Taylor Square in 1883 • Steel structure erected over the urinals in 1885 to support elevated saltwater tanks for street cleaning • In the context of the outbreak of the Bubonic Plague and changing views on public health, Sydney Municipal Council removed the existing urinals and rebuilt new underground men's conveniences under Taylor Square in 1907.[102] It was the sixth of its type to be constructed • After debate and petitioning from the Women's progressive Association, in 1938 female conveniences were built nearby • The place served as a popular but dangerous meeting place for gay men from the 1960s/1970s onwards. Police attempted to entrap gay men at this location.[103] The conveniences were closed in 1998.
Recommendations	—
Inventory revisions	Not required – Existing history and significance (shared between LEP and SHR listings) in the combined listings that cover the site acknowledge the significance of the underground toilets as a meeting place for the gay community.
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development, and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

102 Heritage NSW, State Heritage Inventory entry: 'Taylor Square Substation No. 6 and underground public conveniences,' Item ID 5053631.
103 Chloe Sargeant and historian Robert French, 'Secret sex bars and beats: joining the Sisters on a queer history tour,' SBS News, 2 March 2018.

Site name/s	Darlinghurst Police Station
Address	301 Forbes Street, Darlinghurst





Protestors outside Darlinghurst Police Station in 1978, and the building in 2022.
Sources: Branco Gaica via Culture Scouts (L) and TKD Architects (R)

Typology	Place of protest / site on first Mardi Gras route
Current listings	Sydney Local Environmental Plan, No. 316, 'Former Darlinghurst Police Station including interior'.

Outline history

- The main section of the Police Station was constructed in 1899 to the design of the NSW Government Architect headed by Walter Liberty Vernon
- Additions were undertaken in the 1930s, including the addition of two new cells in 1930, and the addition of an upper floor to the former single storey side wings in 1935
- Major remodelling of the building occurred in 1955-1956
- The Station was an important site on the route of the first Sydney Mardi gras in June 1978, when parade participants were detained there and subjected to violent treatment
- The police station was decommissioned in 1987 with the police transferred to the new police centre in Surry Hills.[104] The building was then occupied by the Department of Health

Recommendations

Revise history and significance in inventory.

Inventory revisions

The existing inventory does not acknowledge the history or significance of the place post-1950s.
The following should be added to the history:

The Darlinghurst Police Station played an important role in the parade route of Sydney's First Mardi Gras in June 1978. When the parade had reached King's Cross, the Darlinghurst Police Force attempted to stop the parade, resulting in a riot. 53 people were violently detained and taken to cells at Darlinghurst Police Station, some seriously beaten by police. An early morning vigil was held outside the station the following morning, with attendees assisting in organising bail for those arrested.
The decommissioning of the Police Station was celebrated by an exorcism performed by the Sisters of Perpetual Indulgence in March 1987, which marked the end of the violence the force had cause to the gay community in this particular location.

The following should be added to the statement of significance:

The Darlinghurst Police Station has social significance to the contemporary LGBTiQA+ community for its associations with the Sydney's First Mardi Gras in June 1978. Participants in the parade were violently detained at the Station following police attempts to stop the parade, and the community held a vigil outside the place the following morning and assisted in securing bail for participants.

Management recommendations

It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development, and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

104 Heritage NSW, State Heritage Inventory entry: Darlinghurst Police Station, Item ID 2420332.; Pride History Group, Decades of Pride Entry: 1978, published 2019, accessible online at: https://www.pridehistory.org.au/

Site name/s	The Wall
Address	892b Darlinghurst Road, Darlinghurst




View of the north-eastern corner of Darlinghurst Gaol, 1870 (L); the Wall, 2022 (R)
Sources: SLNSW SPF/166, attributed to Charles Pickering (L); TKD Architects (R)

Typology	Meeting place.
Current listings	SHR Item No. 2048, 'National Art School, Former Darlinghurst Gaol, Former East Sydney Technical' ; Sydney Local Environmental Plan 2012, Item No. 299 'Former East Sydney Technical College & Darlinghurst Gaol'
Outline history	• The perimeter walls of the Darlinghurst Gaol were constructed in 1821-1824 enclosing the original square site. New sections of wall were built along Burton Street and the northern part of Darlinghurst Road when the gaol expanded between 1864 and 1866.[105] • The Gaol became a military and internment camp in 1914 for German nationals, after prison inmates had been transferred to Parramatta and Long Bay Gaols. • After WWI, the gaol was purchased by the Sydney Technical College in 1921 for use as an annex to the main campus. The Art School, Sanitation and Hygiene School, Domestic Science, Sheep and Wool School and other departments were moved here. The buildings on the site were altered and adapted for this use. The Sydney Technical College, now the National Art School, continues to occupy the site. • During the second half of the twentieth century 'The Wall' (the tall section of wall to Darlinghurst Road between Burton and Oxford Streets) became a popular meeting spot, a place for socialising and a well-known beat for the gay male community[106].
Recommendations	—
Inventory revisions	Not required – Existing history and significance (shared between LEP and SHR listings) acknowledge the significance of the wall as a conclave and popular meeting spot for the gay and lesbian community. However, it, should be clarified to note that the segment of wall associated with the community is specifically that section on Darlinghurst Road.
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development, and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

105 Heritage NSW, State Heritage Inventory entry: 'National Art School,' SHI 5055522
106 Chloe Sargeant and historian Robert French, 'Secret sex bars and beats: joining the Sisters on a queer history tour,' SBS News, 2 March 2018.

Site name/s	Kinsela's / Kinsela House
Address	383 Bourke Street, Darlinghurst





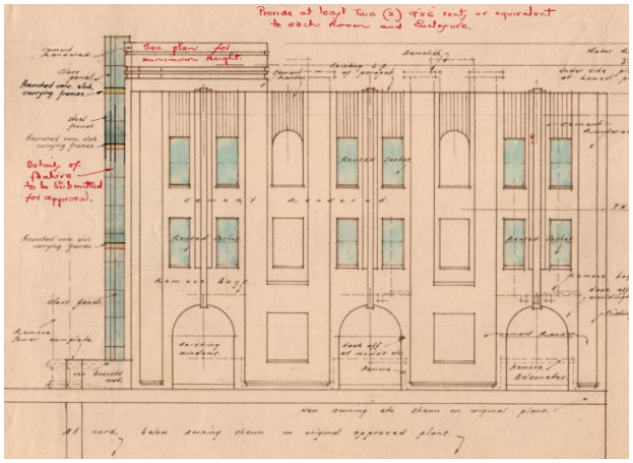
Kinsela's in 1969 and 2022.
Sources: City of Sydney Archives A-00051665 (L) and TKD Architects (2022)

Typology	Restaurant/bar/nightclub (former funeral parlour)
Current listings	Sydney LEP, No. 223, 'Commercial Building "Kinsela House" Including Former Chapel and Interior'
Outline history	• A funeral parlour, chapels, office and residence designed by prominent architect C Bruce Dellit in an existing building were constructed on the site in 1932-1933 for the undertaking firm Charles Kinsela Pty Ltd.107 The family-run firm established in 1830 and operated locally out of premises at 143 Oxford Street prior to the move to Bourke St in 1932-33. By1938 the company had 38 branches in the state.108 • The company was restructured in 1955. The company went into voluntary administration in 1981 after internal disputes. • By 1982 the building was in use as a brasserie and theatre run by Leon Fink and Tony Bilson.109 An application had been lodged to convert the place to a restaurant in November 1981. It operated as a nightclub under Fink and Bilson until March 1988 when it was sold to a new company. The new owners continued the use of the place as a restaurant and bar, lodging an application for extensions in August 1989. It became a high-class cabaret venue during this period.110 • From the 1980s onwards the place had a reputation as a welcoming place for the gay community, as a 'mixed' (gay and straight) venue. • Kinsela's was again sold in 1998, more recently to Universal Hotels in 2017, and then to current owner Moelis Australia in 2020.111 It continues to operate as a bar and restaurant to the present day.
Recommendations	Revise history and significance in inventory to reflect the significance of the place to the LGBTIQA+ community.
Inventory revisions	The existing inventory does not acknowledge the significance of the place to the LGBTIQA+ community or any social significance. The following should be added to the history: *Kinsela's was a welcoming venue to the local gay community from the 1980s onwards. The place became known as a 'mixed' (gay and straight) venue.* The following should be added to the statement of significance: *Kinsela's is of social significance as a long-running bar and restaurant in the Darlinghurst area. It is of particular significance to the LGBTIQA+ community for its function as a safe and welcoming space for the community from the 1980s onwards.*

107 Heritage NSW, State Heritage Inventory entry: 'Commercial building Kinsela House,' SHI 2420331
108 D. B. Waterson, 'Kinsela, Charles Henry William (1886–1944)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University
109 Heritage NSW, State Heritage Inventory entry: 'Commercial building Kinsela House,' SHI 2420331
110 Ruth Pollard, 'Boulevard bears scars of history's flow,' *Sydney Morning Herald*,19 January 2008.
111 'Kinsela's sold to private equity firm for $45 million,' *Star Observer*, 11 December 2020.

Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development, and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

Site name/s	Burdekin Hotel
Address	2 Oxford Street, Darlinghurst



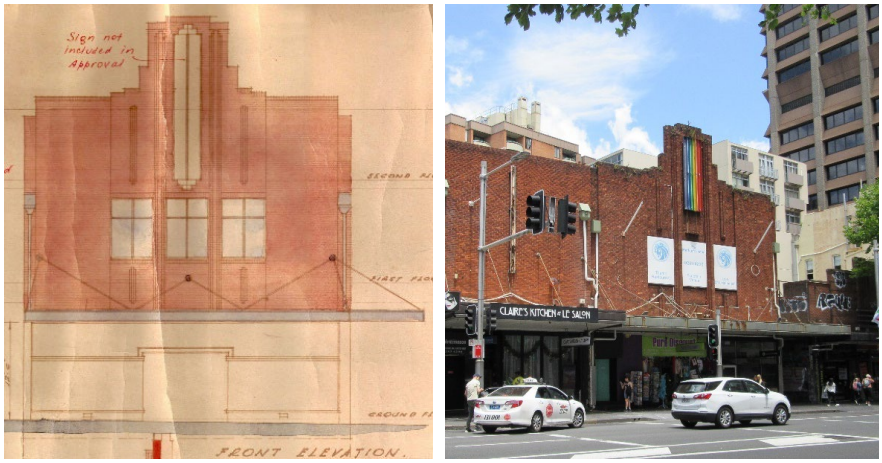


Elevation extracted from plans for the remodelling of the building, 1938, and the Burdekin Hotel in 2022.
Sources: City of Sydney Archives, Unique ID A-00556874 and TKD Architects.

Typology	Hotel
Current listings	Sydney Local Environmental Plan, No. 379 'Burdekin Hotel'
Outline history	• The hotel at the western end of Oxford Street was constructed 1911-1912 to the design of the Architect and City Building Surveyor's Department after the Municipal Council of Sydney resumed the land on this corner. The existing Burdekin Hotel was demolished and replaced by a new building • Major alterations to the hotel were undertaken by the firm of Rudder and Grout in 1938, changing the external appearance and planning of the building[112] • In line with the growing gay and lesbian community in the local area from the 1970s onwards, the Burdekin Hotel appears to have become a favoured and frequented place by the community. During the 1990s, the hotel housed events for the gay and lesbian communities, including the launch of Lesbian magazine LIP[113] • BumpHer Bar, a Friday night lesbian venue, opened in August 2001 and closed circa 2008. • Part of the building became the Dugout Bar (Baby Bear Bar) in 2017,[114] The place continues to be a welcoming place to the LGBTIQA+ community and hosts a variety of social events and celebrations
Recommendations	Revise history and significance in inventory to reflect the significance of the place to the LGBTIQA+ community.
Inventory revisions	The existing inventory does not acknowledge the significance of the place to the LGBTIQA+ community. The following should be added to the history: *The Burdekin Hotel has been a welcoming venue to the local gay and lesbian community from the c1980s onwards. It continues to be an important venue to the community to the present day, hosting social events and celebrations for the LGBTIQA+ community.* The following should be added to the statement of significance: *The Burdekin Hotel is of social significance as a long-running pub in the Darlinghurst area. It is of particular significance to the LGBTIQA+ community for its function as a safe and welcoming space for the community from the c1980s onwards.*
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development, and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

[112] Heritage NSW, State Heritage Inventory entry: 'Burdekin Hotel including interior,' SHI 2421032
[113] City of Sydney Archives, A-00069495
[114] "Baby Bear Bar, Sydney" at https://gaymenonholiday.com/2017/12/baby-bear-bar-sydney/, accessed 15 December 2022.

Site name/s	Patch's/DCM
Address	33 Oxford Street, Surry Hills



The building as designed in 1939, and in 2022. Source: City of Sydney Archives Building Application 1034/34, and TKD Architects.

Typology	Club, discotheque
Current listings	Sydney Local Environmental Plan, No. 1582, 'Former Lowes including interior'

Outline history

- 33 Oxford Street was designed by retail architecture specialists Crawford Mackellar and Bruce Partridge for menswear retailers Lowes Ltd and constructed in 1939. The site had previously been home to a commercial building occupied by the company from around 1909.
- Lowes occupied the building until 1962, when it was sold to Adelstein investments Pty Ltd. Minor alterations were carried out by the company. In 1963, R.O Myers applied to use part of the building for a social club. Other parts of the building appear to have operated as refreshment rooms and a butcher. Further alterations to the first and ground floors and the internal stair were undertaken in the following years.[115]
- During the 1970s, the Soul 33 disco moved into the first floor of the building. This appears to have occurred around 1974 when the "33 Social Club' applied to alter a fire door.[116] By 1975, development applications record alterations to the ground floor in connection with the use of the premises as a licensed restaurant and cabaret. In April 1976, Patch's disco opened with further alterations to the building taking place in connection with this use. Both were venues catering to the gay community. Patch's was sold to prominent lesbian business woman Dawn O'Donnell and her business partner Roger Tesseydre in 1979. Patch's disco had a relatively long tenure on the street, with extensive alterations carried out in January 1990 to give the club a facelift. Patch's was a popular and 'legendary' gay nightclub.[117]
- The club Fantasyland appears to have had a short-lived tenure in the building before being replaced by DCM in the early 1990s.[118] DCM occupied the building until around 2010.

Recommendations	Revise history and significance in inventory to reflect the significance of the place to the LGBTIQA+ community.
Inventory revisions	The following should be added to the history: *Around 1974, the building became the Soul 33 discotheque. Two years later Patch's disco replaced it, becoming an extremely popular gay nightclub. Patch's disco occupied the building until the early 1990s. Another long-running nightclub venue, DCM, moved into the building at this time and occupied the place until around 2008, reopening at 196 Oxford Street.* The following should be added to the statement of significance: *The building is of social significance as the home of Patch's disco, a legendary and popular gay nightclub running from 1976 to the early 1990s and maintaining a nightclub presence as DCM until 2008. Whilst the building no longer houses a club, it is still remembered for serving this role by the local community*

115 Heritage NSW, State Heritage Inventory entry: 'Former Lowes including interior,' SHI 2431126

116 City of Sydney Archives, A-00140107

117 Stephen Allkins, '40 years of gay clubbing in Sydney,' 2018. Accessible online at: https://www.redbull.com/au-en/stephen-allkins-on-40-years-of-gay-clubbing-in-sydney

118 City of Sydney Archives, A-00657528

Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

Site name/s	Exchange Hotel
Address	34-36 Oxford Street, Darlinghurst





The Exchange Hotel in the 1930s, and 2022.
Source: ANU Noel Butlin Archive Identifier N60-YC-250 and TKD Architects

Typology	Bar/hotel
Current listings	Sydney Local Environmental Plan, No. 380, 'Exchange Hotel'.

Outline history

- The Exchange Hotel was designed by City of Sydney architect James Henry Merriman in 1911. It was constructed on land resumed by the City of Sydney as part of street widening.
- Tooth and Co acquired the hotel in 1935 and retained it for several decades until the 1980s. Tooth and Co carried out several alterations including retiling of the façade. The hotel changed hands a number of times during the 1980s and 1990s, remaining a hotel up until 2015.
- The Exchange Hotel opened as a gay venue in early 1980. Advertised in the 'Gay what's on' in the Klick Guide Sydney in the 1980s, the hotel was comprised of the Saddletramp bar (opened February 1981), 'Ragtimes' and 'Spanner.'
- During 1993, a new club called The Katana Club was opened in the Exchange Hotel, advertised as catering for Sydney's gay Asian men and their friends. The hotel later housed the Lizard Lounge, Q Bar and Phoenix. Q-Bar was one of the longest running bars (22 years).
- Lizard Lounge Artspace, a queer art space initiated by a consortium of Lesbians, opened in 1994. It closed in 2000.[119]
- In 2015 the hotel was sold and closed. It reopened as a restaurant in 2016. It is now vacant/disused.

Recommendations	Revise history and significance in inventory to reflect the significance of the place to the LGBTIQA+ community.
Inventory revisions	The following should be added to the history: *From 1980 onward, the Exchange Hotel was a popular gay venue and nightclub, housing an array of different bars catering to different sections of the LGBT community. Up until its closure in 2015 the hotel was a place which catered for the LGBTIQA+ community and hosted a variety of social events and feature nights.* The following should be added to the statement of significance: *The building is of social significance as a popular gay nightclub running from 1980 to 2015, which progressively expanded its offerings to cater to different sections of the LGBT community. Whilst the building no longer houses a nightclub, it is still remembered for serving this role by the local community.*
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

[119] Bunny Star, "The Last Lounge Act", *Lesbians on the Loose*, August 2000, p.19,

Site name/s	Roman Bath/King Steam
Address	38-42 Oxford Street, Darlinghurst



38-42 Oxford Street. Source: TKD Architects, 2022.

Typology	Sauna, meeting place
Current listings	Sydney Local Environmental Plan, No. 381, 'Commercial Building'

Outline history

- The commercial building at 38-42 Oxford Street was constructed between 1911-1912 as a factory and shops. It was constructed on land resumed by the Municipal Council of Sydney, who continued to own the property until 1974 when it was transferred to Stocks & Realty Exchange limited. Schemes for the redevelopment of the site were prepared at this time but ultimately not proceeded with.[120]
- The property was acquired by a new company, Oscty Pty Ltd in 1986. Under their tenure, the Roman Bath was relocated from Pitt Street, Sydney to the basement of the building.[121] The Roman Bath was a gay sauna/bathhouse. Council gave consent for associated alterations in December 1986
- Another gay sauna, King Steam (established circa 1975) relocated from King Street to the building in February 1989, replacing the Roman Bath.
- The building was sold again in 1995 and converted to eight strata title lots. The ground floor of the building currently houses Daly Male, a fashion retailer which caters to the gay community, and Oxford Art Factory (established in 2007), a LGBT friendly venue which hosts a variety of shows and performances
- Sydney Sauna (formerly King Steam) remains in occupation on the first floor

Recommendations	Revise history and significance in inventory to reflect the significance of the place to the LGBTIQA+ community.
Inventory revisions	The following should be added to the history: *During the 1980s, the building housed popular gay saunas/bathhouses - the Roman Bath (from 1986) and King Steam (replacing it in 1989; now Sydney Sauna). The use of the basement as a bathhouse appears to have ceased by the mid-1990s. The LGBT friendly Oxford Art Factory was established on the ground floor around 2006, with the Daly Male retail store moving in around a similar time.* The following should be added to the statement of significance: *The building is of social significance for the popular gay bathhouses/saunas it housed from 1986 to the present day. The building also houses retailers and venues which welcome the LGBTIQA+ community.*
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

120 Heritage NSW, State Heritage Inventory entry: 'Commercial building including interior,' SHI 2421034

121 Pride History Group, Decades of Pride Entry: 1977, published 2019, accessible online at: https://www.pridehistory.org.au/

Site name/s	Handlebar/Pete's Beat
Address	80 Oxford Street, Darlinghurst



Former Kelso's Hotel. Source: TKD Architects 2022.

Typology	Sauna, Club/bar, meeting place
Current listings	Sydney Local Environmental Plan, No. 391, 'Former Kelso's Hotel including interior'
Outline history	• Kelso's Hotel was constructed in 1911, following the resumption of the land in 1909 by the City of Sydney. It was built on the site of a previous public house. The new building to the design of architects Sheerin & Hennessy. Council retained the property until the mid-twentieth century.[122] • In 1950 the hotel was transferred to Wintersloe Investments Pty Ltd. The hotel continued trading until 1960 when alterations were carried out to convert it for retail and commercial uses. • In 1971 the building was acquired by Mifra Investments. By 1977, a basement night club had been established in the building. Its name and audience are not known, although it may have been the leather bar known as The Ox. In 1979 an application was lodged for a basement coffee shop, use of the second floor as a social club, and a restaurant on part of the first and second floors. In 1980, an application was lodged to alter and use the basement as a restaurant. • The Ox was destroyed by fire 9 October 1981. • The Footballers Club sauna opened in the building 24 August 1980, catering to the gay community. • The investment company transferred the building to Peter and Eva Traurig in 1982. Pete's Beat Bistro bar opened in the building in the same year, run by Peter Langford.[123] Around this time, the first and second floors of the building were converted to use as bachelor apartments. A residential flat was erected on the roof in 1983. In 1984, the first floor bachelor flats were converted to one bedroom flats. • 'Handlebar,' a denim and leather bar opened in the building on 30 May 1985, replacing Pete's Beat.[124] • In 1987, an application was lodged for the use of the basement as a medical clinic, and part of the building as a coffee lounge. The property was transferred to Liu Investments in 1988. Subsequent applications were for the use of the basement as a restaurant, and the use of the premises for the sale of 'dance wear.'
Recommendations	Revise history and significance in inventory to reflect the significance of the place to the LGBTIQA+ community.
Inventory revisions	The following should be added to the history: *During the 1980e, the building housed a number of venues catering to the gay community. These included the Footballers Club Sauna, which opened in the building in August 1980, the Peter's Beat Bistro Bar which opened in 1982, and the Handlebar which opened in 1985.* The following should be added to the statement of significance: *The former Kelso's Hotel is of social significance for the gay venues it housed in the 1980s, including bars, restaurants and a sauna. Whilst the building no longer houses such venues, it is still remembered for serving this role by the local gay community*
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

122 Heritage NSW, State Heritage Inventory entry: 'Former Kelso's hotel including interior,' SHI 2421040
123 Pride History Group, Decades of Pride Entry: 1982, published 2019, accessible online at: https://www.pridehistory.org.au/
124 Pride History Group, Decades of Pride Entry: 1985, published 2019, accessible online at: https://www.pridehistory.org.au/

Site name/s	Colombian Hotel
Address	117-125 Oxford Street, Darlinghurst



Colombian Hotel.
Source: TKD Architects 2022.

Typology	Club/bar
Current listings	Sydney Local Environmental Plan, No. 399, 'Westpac Bank'

Outline history

- A branch for the Bank of New South Wales was constructed at 117-125 Oxford Street in 1936, designed by prominent architect C Bruce Dellit.
- The Bank occupied the building up until 1982, when the building became a branch of Westpac after the merger of the Bank of New South Wales and the Commercial Bank of Australia. In 2001, Westpac vacated the premises and it ceased to be used as a bank building.
- In May 2001, the new owner of the building, David McHugh, announced his plans to convert the bank to a hotel. It opened as the Colombian Hotel. From its establishment it was and continues to be a welcoming place for the gay community.

Recommendations

Revise history and significance in inventory to reflect the significance of the place to the LGBTIQA+ community.

Inventory revisions

The following should be added to the history:
In May 2001, the new owner of the building David McHugh announced his plans to convert the bank to a hotel. It opened as the Colombian Hotel. From its establishment it was, and continues to be, a welcoming place for the gay community.

The following should be added to the statement of significance:
The Colombian Hotel is of social significance as a club in the Darlinghurst area catering for the gay community. It is of particular significance to the community for its function as a welcoming space from the 2000s onwards.

Management recommendations

It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

Site name/s	Capriccio's
Address	163-169 Oxford Street, Darlinghurst



163-169 Oxford Street.
Source: TKD Architects 2022

Typology	Nightclub
Current listings	Sydney Local Environmental Plan, No. 411, 'Commercial building including interior'.
Outline history	• The commercial building at 163-169 Oxford Street was built in two stages as the Riley Bros drapers and clothing emporium, in 1884 and 1891. The architect of the first stage was Backhouse & Lough, with the 1891 stage designed by Robert Mackey. The building continued to operate as the premises of drapers after the Riley Bros moved out of the place. • Capriccios opened in the building at the3 end of 1969, after an application to use the place as a theatre restaurant. Consent was granted on 12 November 1969 as part of DA 537/69. It became a popular venue with Sydney's gay community, housing a discotheque and theatrical drag shows. • The club caught fire on 5 October 1973. It was subsequently restored and reopened the following year. It was burnt out around the beginning of April 1982 • In 1983, the club moved to Randwick. • Another club, Klub Kakadu, opened in the premises as a mixed nightclub on 27 August 1987. During the 1990s, the place was the home of the 'Mars Club.'
Recommendations	–
Inventory revisions	Not required – the existing history and significance in the inventory acknowledge the significance of Capriccio's nightclub as an important focus for Sydney's gay community from 1969 to the early 1980s.
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development, and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

Site name/s	Stonewall Hotel
Address	173-175 Oxford Street, Darlinghurst



Stonewall
Source: TKD Architects 2022

Typology	Club/bar
Current listings	Sydney Local Environmental Plan, No. 413, 'Former CBC Bank including interior'.
Outline history	• A Commercial Banking Company branch building was constructed at 173-175 Oxford Street circa1882. The stone building was designed by architect George Allen Mansfield, during a period of immense growth for the bank. • Alterations to the bank building were carried out to the building in 1959, 1962 and 1978 by Laurie & Heath architects. The building operated as a bank until around March 1993. • The Stonewall Hotel opened in the building in 1999. It was named after the historic Stonewall Inn in New York, a significant site in the history of LGBT rights in the United States. The Stonewall Inn was raided by the police on June 28, 1969, precipitating a series of violent events marks the beginning of the Stonewall Uprising, a series of events between police and LGBTQ+ protesters stretching over six days. These events fundamentally change the discourse surrounding LGBTQ+ activism in the United States. • The long-running hotel was established to cater to the LGBT community and is cited as one of the premier gay and lesbian venues in Sydney, containing to operate to the present day
Recommendations	Revise history and significance in inventory to reflect the significance of the place to the LGBTIQA+ community.
Inventory revisions	The existing inventory does not acknowledge the significance of the place to the LGBTIQA+ community, and only notes 'limited social significance as a communal gathering place since its use has changed from that of a bank to a public house.' The following should be added to the history: *The Stonewall opened in the former bank building in 1999, named after the historic Stonewall Inn in New York, a significant site in the history of LGBT rights in the United States. The long-running club was established to cater to the LGBT community and is cited as one of the premier gay and lesbian venues in Sydney, containing to operate to the present day.* The following should be added to the statement of significance: *The Stonewall Hotel is of social significance as a long-running club in the Darlinghurst area established to cater for the LGBTIQA+ community. It is of particular significance to the community for its function as a safe and welcoming space for from the 1980s onwards.*
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

Site name/s	Beauchamp Hotel
Address	265-267 Oxford Street, Darlinghurst





The Beauchamp Hotel in the 1950s and in 2022.
Source: Australian National University Noel Butlin Archives (L) and TKD Architects (R)

Typology	Hotel/bar
Current listings	Sydney Local Environmental Plan, No. 416, 'Beauchamp Hotel including Interior'
Outline history	• The Beauchamp Hotel was constructed between 1899 and 1900 to the design of Finlay Munro, replacing an earlier hotel on site (No. 267 Oxford Street). At the time of the re-building the property was owned by Maria Meehan, who entered into a 30-year lease with Tooth and Co. In 1910, Tooth and Co acquired the neighbouring property, a shop (No. 265), into which the premises expanded.[125] • The hotel was (and still is) named after the progressive Governor of NSW at the time, Lord Beauchamp. After his tenure as Governor General, Beauchamp returned to England and was later outed as a gay man by his brother-in-law in 1930. He was forced to resign from public office and exiled.[126] • Modifications to the hotel were undertaken by Tooth and Co in 1928 and 1935 in line with their continued operation of the hotel. In 1951 Tooth and Co acquired the property, retaining it and the neighbouring building until 1982. It changed hands a number of times in the subsequent decades, opening as a gay establishment on 30 September 1993. Around 2004 the pub was closed and stood vacant but was revived in 2008 by new owners with a new restaurant. It continues to welcome the LGBTIQA+ community.
Recommendations	Revise history and significance in inventory to reflect the significance of the place to the LGBTIQA+ community.
Inventory revisions	The inventory does not acknowledge the significance of the place to the LGBTIQA+ community, and only notes social significance insofar as it being a pub since the 1860s. The following should be added to the history: *The Beauchamp Hotel was named after the progressive Governor of NSW from 1899-1900, Lord Beauchamp. After his tenure as Governor General, Beauchamp returned to England and was later outed as a gay man by his brother-in-law in 1930.[127] He was forced to resign from public office and exiled.* *The Beauchamp Hotel was a welcoming venue to the local gay community from 1993 onwards. Whilst the pub has changed hands a number of times in recent decades and was closed for a period between 2004 and 2008, it continues to be a gay-friendly venue.* The following should be added to the statement of significance: *The Beauchamp Hotel is of social significance as a long-running pub in the Darlinghurst area. It is of particular significance to the LGBTIQA+ community for its function as a safe and welcoming space for the community from 1993 onwards.*
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

125 Heritage NSW, State Heritage Inventory entry: 'Beauchamp hotel including interior,' SHI 2421061
126 Mick Roberts for Time Gents, 'Darlinghurst's Beauchamp Hotel was named after 'outed' gay Governor, who was exiled,' 17 January 2018, blog post: https://timegents.com/2018/01/17/beauchamp-hotel-darlinghurst/
127 Mick Roberts for Time Gents, 'Darlinghurst's Beauchamp Hotel was named after 'outed' gay Governor, who was exiled,' 17 January 2018, blog post: https://timegents.com/2018/01/17/beauchamp-hotel-darlinghurst/

Site name/s	Slide Bar/Nightclub
Address	41 Oxford Street, Darlinghurst



41 Oxford Street
Source: TKD Architects 2022

Typology	Bar/Nightclub
Current listings	Sydney Local Environmental Plan, No. 583, Former Commonwealth Bank

Outline history

- The Commonwealth Bank acquired the site at 41 Oxford Street in 1935 and built a new branch on the site. It replaced Victorian shops and residences.
- In 2004 the Banking Chamber was adaptively reused as a night club known as the Slide Cabaret, Bar and Nightclub.[128] Alterations were carried out in connection with this use including the insertion of a mezzanine floor, egress tunnel along the south wall, and installation of acoustic screens to upper level windows.
- Slide Bar hosted a number of regular LGBT social and networking events, including Fruits in Suits and Lemons with a Twist, from the mid-2000s onwards.[129]
- The venue recently closed.

Recommendations	Revise history and significance in inventory to reflect the significance of the place to the LGBTIQA+ community.
Inventory revisions	The following should be added to the history: *In 2004, the Slide Cabaret, Bar and Nightclub was established in the adaptively reused Banking Chamber. Slide Bar was a queer friendly venue with specific gay nights, also hosting a variety of related social events including the Fruits in Suits and Lemons with a Twist networking events.* The following should be added to the significance: *The building is of social significance for its role in housing the popular LGBTIQA+ friendly nightclub "Slide Bar" for over 17 years until 2022. Whilst the building does not currently operate as a nightclub, it is remembered for serving this role by the local gay community and houses new retailers and venues which welcome the LGBTiQA+ community.*
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues. .

128 City of Sydney Archives D/2004/470
129 Sydney Gay and Lesbian Business Association, 'Fruits in Suits' (2017), Accessible online at: https://www.sglba.org.au/about-the-sglba/our-history/#1994; The Guardian, 'Gay Sydney: a guide to clubs, bars, cabaret and culture,' (2015), Accessible online at: https://www.theguardian.com/travel/2015/oct/21/gay-sydney-australia-clubs-bars-cabaret-culture

Site name/s	Green Park
Address	Victoria Street, Darlinghurst.



Green Park
Source: TKD Architects

Typology	Park/meeting place
Current listings	Sydney Local Environmental Plan, No. 490, Green Park including bandstand and interiors, memorials and landscaping
Outline history	• The land which now comprises Green Park was granted to the local council for use as a public recreation ground in 1875. It was named after Alderman James Green, who served on the City of Sydney Council from 1869 to 1883.[130] • A "men's convenience", sited on Darlinghurst Road, was constructed to the design of the City Architect in the second half of 1922.[131] It was demolished in 1984. • A bandstand was built to the design of the City Architect in the park in 1925 to house public concerts.[132] It was converted to a café in the 1990s. • The Park houses the Gay and Lesbian Holocaust memorial, the work of architect and urban designer Russell Rodrigo. It was installed in 2001 and commemorates LGBT people killed by the Nazis during World War II. It is located on a triangular platform in an area known as Stonewall Gardens, facing Darlinghurst Road.[133] • The Park has played an important role in the social history of the area, having played host to Gay Fair Days, the Aids Memorial Candlelight Rally, political demonstrations and other meetings related to the local gay community. The Park and its (now demolished) toilet block also served as a meeting place for gay men, in conjunction with the nearby site of 'The Wall' on Darlinghurst Road.[134]
Recommendations	Revise history and significance in inventory to reflect the significance of the place to the LGBTIQA+ community.

130 Heritage NSW, SHI Database Entry: 2421365 'Green Park including bandstand and interiors, memorials and landscaping.' Accessible online at: https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2421365
131 City of Sydney Archives Unique ID A-00543748.
132 City of Sydney Archives Unique ID A-00543749.
133 https://www.cityartsydney.com.au/artwork/gay-lesbian-holocaust-memorial/, accessed 15 December 2022
134 Garry Wotherspoon, 'Green Park' entry in the Dictionary of Sydney (2010), accessible online at: https://dictionaryofsydney.org/entry/green_park

Inventory revisions	The existing inventory does acknowledge that the place is held in high esteem by the local community and mentions the Gay and Lesbian Holocaust Memorial. However, this should be expanded to reflect the significance of the place to the LGBTIQA+ community. The following should be added to the history: *The Park served as a popular meeting place for gay men, in conjunction with 'The Wall' nearby. In subsequent decades the Park played host to a variety of important social and political events for the local LGBTIQA+ community, including fair days, the Aids Memorial Candlelight rally, and other political rallies and organisational meetings.* The following should be added to the statement of significance: *The Park is of social significance for its important role as a meeting place for gay men, a place of commemoration and the site of significant rallies and events in the LGBTIQA+ history of the area. The Park has continuing associations with the local community who remember and value it for its role in these events.*
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTQIA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

Site name/s	St Vincent's Hospital
Address	394-404 Victoria Street, Darlinghurst



Ward 17 South (Cahill Building) in 2021
Source: Richard Glover for St Vincent's Art Committee

Typology	Hospital, HIV/AIDS Treatment and research centre
Current listings	Sydney LEP, No. 493, St Vincent's Hospital Group Including Buildings and their Interiors and Fencing.
Outline history	• St Vincent's Hospital was established on the site in Victoria Street in 1870, relocated from Potts Point. The Hospital at Potts Point was the first Catholic Hospital in Australia, founded by the Sisters of Charity. • An additional storey was added to the two-storey 1870 building (now known as the DeLacy building) c1920, in line with alterations to the original component, giving the building a free classical style external appearance.[135] Several new buildings were added to the site over early to mid-twentieth century. In 1970 the new 'Ward Block' was opened, later renamed the Cahill Building.[136] • During the HIV/AIDS epidemic in the 1980s, the St Vincent's Hospital served an extremely important role to the local gay community. The first case of AIDS was treated at the hospital in 1983. The Hospital came the epicentre of treatment for patients suffering from the disease, offering compassion and care for more than half of the country's AIDS patients within Ward 17 South of the Ward Block (the Cahill Building). Ward 17 South was the first dedicated HIV/AIDS unit in Australia and became the healthcare epicentre for patients suffering from this disease. The leadership of the Hospital showed great courage in promoting the hospital as a place where people with HIV/AIDS would feel welcome, safe and valued, in a time where homosexuality was still greatly stigmatized (and technically illegal until 1984). The Hospital continues to serve an important role in this area of healthcare for its HIV/AIDS clinical care and research.[137]
Recommendations	Revise history and significance in inventory to reflect the significance of the place to the LGBTIQA+ community.
Inventory revisions	The following should be added to the history: *During the HIV/AIDS epidemic in the 1980s, St Vincent's Hospital served an extremely important role to the local gay community. The first case of AIDS was treated at the hospital in 1983. The Hospital became the epicentre of treatment for patients suffering from the disease, offering compassion and care for more than half of the country's AIDS patients within Ward 17 South of the Ward Block (the Cahill Building). The leadership of the Hospital showed great courage in promoting the hospital as a place where people with HIV would feel welcomed, safe and valued, in a time where homosexuality was still greatly stigmatised (and technically illegal until 1984). The Hospital continues to serve an important role in this area of healthcare for its HIV/AIDS clinical care and research.* The following should be added to the statement of significance: *St Vincent's Hospital, in particular Ward 17 South of the Cahill Building, is of social significance to the local LGBTIQA+ community for its role in offering compassion, care and treatment to people with HIV/AIDS from the 1980s epidemic to the present day.*
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

135 Heritage NSW, SHI Database Entry: 2421364 'St Vincent's Hospital Group Including Buildings and Their Interiors And Fencing.' Accessible online at: https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId= 2421364
136 Urbis, 'Heritage Impact Statement: St Vincent's Hospital' (January 2015), p35.
137 St Vincent's Currant Foundation, 'Mardi Gras and Ward 17 South' (2020). Accessible online at: https://www.supportstvincents.com.au/about-us/our-stories/35-years-since-hiv-aids-ward-opening-17-south/; https://www.svhs.org.au/newsroom/news/the-cahill-building-takes-its-place-in-st-vincents-history, accessed 15 December 2022.

Site name/s	Taylor Square
Address	Intersection of Oxford, Forbes and Bourke Streets



Taylor Square and the Rainbow crossing, 2022.
Source: Nearmap

Typology	Meeting place, place of protest, site on parade route
Current listings	All of Taylor Square is included in SHR Item No. 01700, 'Taylor Square Substation No.6 & Underground Public Conveniences'; and also Oxford Street Conservation Area.
Outline history	• Taylor Square in its approximate form was created around 1906-1907 following the widening of Oxford Street. The Square is named after Allen Taylor, the Lord Mayor of the City of Sydney Council from 1905-1906 and 1909-1912. Taylor was a timber merchant and ship-owner who had a long career in local government, later serving as a member of the Legislative Council.[138] • The Square went on to serve an important role in civic and social history as the setting for the first ever Gay Pride march in Australia in 1978. It remains associated with LGBTIQA+ activism and an important component of the annual Mardi Gras Parade route. [139]
Recommendations	–
Inventory revisions	Not required – the existing history and significance in the SHR listing that covers the site acknowledges the significance of Taylor Square to the LGBTIQA+ community
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

138 City of Sydney, 'Sydney's Alderman: Allen Arthur Taylor' (2022). Available online at: https://www.sydneyaldermen.com.au/alderman/allen-taylor/

139 Heritage NSW, SHI Database Entry: 5053631 'Taylor Square Substation No.6 & Underground Public Conveniences.' Accessible online at: https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5053631

Site name/s	The Barracks; Manacle
Address	1-5 Flinders Street, Surry Hills



1-5 Flinders Street in 2022.
Source: TKD Architects

Typology	Bar
Current listings	Sydney Local Environmental Plan, No. 1541, Former Commonwealth Bank.
Outline history	• The building at 1-5 Flinders Street was constructed for the Government Savings Bank in 1911 to a design by H E Ross & Rowe. It replaced older structures which had been demolished for road widening. • The Commonwealth Bank of Australia took over the premises in 1931 when it absorbed the Government Savings Bank of NSW. It undertook modifications in the following years, including alterations for a new basement lunchroom in 1957. The Bank continued to use the premises as a bank branch until the sale of the building in 1982.[140] • The Barracks opened around the end of 1978 or early 1979 as a leather bar for gay men. It appears to have originally been located in 7-9 Flinders Street but was shut down as a "disorderly house" in February 1983 (rescinded the following December).[141] Club 80, which operated from 19 Oxford Street, Paddington, was also closed down in early 1983. • During 1988, the Taylor Square Hotel was established in the neighbouring building at 1-5 Flinders Street. Some years later the Barracks Bar reopened in the basement of the building, as a leather bar, one of several rotating bars the hotel hosted.[142] It was certainly a feature of the hotel by 1998 but may have been re-established there sooner (potentially by 1995). By 2005, the bar had been renamed 'Manacle,' continuing to cater for the leather and fetish crowds.[143] The Taylor Square Hotel closed in 2008, and with it the associated bars including Manacle.[144]
Recommendations	Revise history and significance in inventory to reflect the significance of the place to the LGBTIQA+ community.
Inventory revisions	The following should be added to the history: *The building was adaptively reused as a hotel in the late 1980s. From the mid to late 1990s until 2008, the hotel housed The Barracks Bar, a leather bar for gay men. It was later renamed 'Manacle,' and continued to cater to the leather and fetish communities.* The following should be added to the significance: *The building is of social significance for its role in housing the popular gay venues of the The Barracks Bar and Manacle from the mid to late 1990s until 2008. Whilst the building does not currently operate as a bar or club, it is remembered for serving this role by the local gay community.*

140 Paul Rappoport, 'Conservation Management Plan – 1-5 Flinders Street Darlinghurst,' 2013, p44.
141 Government Gazette of the State of New South Wales, 'Notice Pursuant to Section 5 of the Disorderly Houses Act, 1943,' 4 Feb 1983, Page 578.
142 Paul Rappoport, 'Conservation Management Plan – 1-5 Flinders Street Darlinghurst,' 2013, p44; Timeline - Pauline Pantsdown (Blog), Accessible online at: https://reconciliation.tripod.com/pantsdown10.htm; Les Wright, The Bear Book II, (Routledge, Sydney: 2006) p271.; City of Sydney Archives, BA/1995/656 and XCC/1998/5038
143 Mark Alsop, 'Revisiting Manacle - "Unity" + "Faith, Hope & Charity"' Blog Entry, December 2011, Accessible online at: https://www.markalsop.com/news/revisiting-manacle-unity-faith-hope-charity; Woof Club, 'History,' Accessible online at: http://woofclub.com/history; Alex Tibbitts and Paris Pompor, 'Kicking on,' Sydney Morning Herald, 14 October 2005. Accessible online at: https://www.smh.com.au/lifestyle/kicking-on-20051014-gdm8sz.html
144 https://www.starobserver.com.au/news/national-news/new-south-wales-news/barracks-down/6798, accessed 30 November 2022

Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

Site name/s	Taxi Club; Grosvenor Club
Address	40-42 Flinders Street, Darlinghurst




The Taxi Club in April 2012, and in 2022.
Source: City of Sydney Archives (L) and TKD Architects (R)

Typology	Club/nightclub
Current listings	Not heritage listed. Within Paddington Urban Conservation Area C50.

Outline history

- The Grosvenor Club, a social club for taxi drivers, was first established at 35 Flinders Street in 1949.145 The Grosvenor Club Ltd applied to council to use the first and second floors of 40 Flinders Street as the premises of the club in August 1956. In subsequent years it became known as a gay venue and is cited as potentially one of the earliest in the locality.
- The club applied to carry out various alterations in 1957.
- The club had later expanded into the neighbouring No. 42 by the mid-1980s, with the property held on a consolidated title by the Grosvenor Club Ltd.
- The Taxi Club, as it came to be known, was a long-running institution operating until May 2012. The club went into voluntary administration in April 2012. Following this the then-owners of the venue, Oxford Commercial Real Estate, would not enter into a long-term lease arrangement with the club.146

Recommendations	Recommended for inclusion in Schedule 5. A heritage inventory should be prepared according to the SHI format.
Inventory revisions	–

Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

145 Sydney Telephone Directories, 1950-1954.
146 Star Observer, 'Taxi club advised to liquidate,' 11 May 2012; Star Observer, 'Taxi Club forced to vacate,' 7 May 2012.

Site name/s	Butts Bar
Address	45 Oxford Street, Surry Hills



45 Oxford Street in 2022.
Source: TKD Architects.

Typology	Bar
Current listings	Not heritage listed. Within Oxford Street Conservation Area C17.
Outline history	• The building at 45 Oxford Street appears to have been constructed during the late nineteenth century. By 1904, Joe Gardiner, a bootmaker, occupied the premises at 45-47 Oxford Street.[147] • From around 1972 the building at 45 Oxford Street was occupied by a licensed restaurant.[148] • Butts Bar and associated restaurant opened in April 1983. An application had been lodged in January 1982 to use the first floor of the building for dancing, in conjunction with the existing refreshment rooms on the ground floor.[149] The venue was popular with the local gay community. • In 2006 the building was modified for use as an Oporto food outlet.[150]
Recommendations	Not recommended for inclusion in Schedule 5 based on its associations with the LGBTIQA+ community. The site may be worthy of listing for other values and should be assessed in a future heritage study/review.
Inventory revisions	–
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

147 City of Sydney Archives, A-00190871
148 City of Sydney Archives, DA 582/72
149 City of Sydney Archives, A-00230154
150 City of Sydney Archives, D/2006/1754

Site name/s	Tropicana, Club 80, Midnight Shift, Universal
Address	85-91 Oxford Street, Darlinghurst





85-91 Oxford Street in 2022; advertisement for Tropicana Nightclub.
Source: TKD Architects. Sydney Playguy, 1980 via https://historywalk.tripod.com/tropicana.html

Typology	Nightclub, disco
Current listings	Not heritage listed. Within Oxford Street Conservation Area C17.
Outline history	• The building at 85-87 Oxford Street was designed by architects Morrow & De Putron and constructed in 1920. It was commissioned by jeweller and shoemaker W. Berkman, who occupied the premises until the late 1970s. • The neighbouring building at 89-91 Oxford Street was designed in 1913 by prominent soldier, military engineer and architect Alfred William Warden. • Tropicana opened in 85 Oxford Street in August 1978.[151] Tropicana was a licensed restaurant and men's disco. Club 85, a "man's disco" opened in the premises during August 1980. It is understood to have occupied the first floors of 85-91 Oxford Street. The club was damaged by fire on 21 October 1980, though it reopened shortly after on 7 November 1980 as the Midnight Shift, also advertised as a "Disco for guys." It operated seven days from 10pm till late. The premises were granted a pub licence on 18 December 1986. • Midnight Shift operated for many years before closing on 1 October 2017, in response to declining trade associated with lockout laws. • In July 2018 the establishment was purchased by Universal Hotels. After refurbishment the premises reopened as Universal.
Recommendations	Recommended for inclusion in Schedule 5. A heritage inventory should be prepared according to the SHI format.
Inventory revisions	–
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

151 Pride History Group, 'Decades of Pride: 1978' (2019). Available online at: https://www.pridehistory.org.au/decades-of-pride

Site name/s	Flo's Palace
Address	97 Oxford Street, Darlinghurst



97 Oxford Street in 2022.
Source: TKD Architects.

Typology	Nightclub/disco
Current listings	Not heritage listed. Within Oxford Street Conservation Area C17.

Outline history

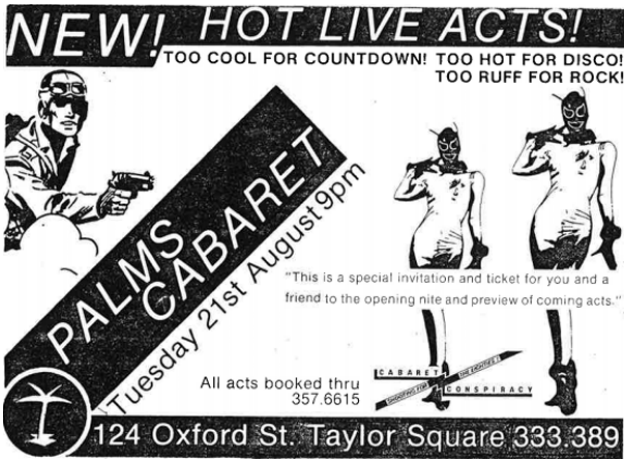
- It is unclear when the building at 97 Oxford Street was constructed given the modification of its façade. The building footprint conforms to that recorded in 1919, when the building was in use as a wine shop.[152]
- By 1969, the building housed a restaurant. Alterations were undertaken to the existing premises at this time.[153]
- Flo's Palace was opened on August 30, 1978. The club was owned by Dawn O'Donnell and Roger Claude Tesseydre and managed by Dennis (Flo) Fuller. It was known for its illuminated disco dance floor. The club was notable as a venue which catered to and had a large east Asian clientele. Flo's Palace closed in August 1983 after alleged licensing law breaches.[154]
- In 1986, an application was lodged to use the first floor of the building for the sale of adult books, novelties and clothing.[155]
- 'The Den,' a cruise lounge, opened in the building in the 1990s. it continues to occupy the premises today, alongside an adult shop.

Recommendations	Not recommended for inclusion in Schedule 5 based on its associations with the LGBTIQA+ community. The site may be worthy of listing for other values and should be assessed in a future heritage study/review.
Inventory revisions	–
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

152 City of Sydney Archives, A-00555452
153 City of Sydney Archives, A-00391659
154 Pride History Group, 'Decades of Pride: 1983 (2019). Available online at: https://www.pridehistory.org.au/decades-of-pride
155 City of Sydney Archives, A-00235493

Site name/s	Palms
Address	124 Oxford Street Darlinghurst



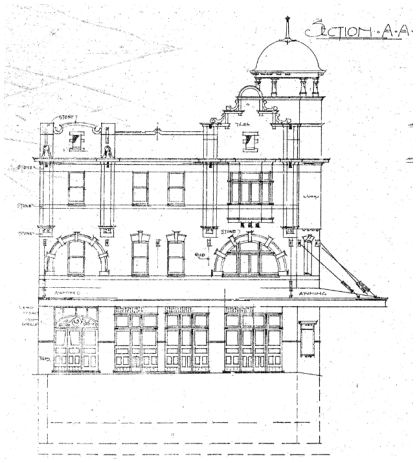


124 Oxford Street in 2022, and c1979 ad for Palms. Source: TKD Architects and Dominique Pezzutto, 'The sexual politics of clubbing: a feminist corporeal analysis of Palms, Oxford Street, Sydney Australia', (2019)

Typology	Nightclub
Current listings	Not heritage listed. Within Oxford Street Conservation Area C17.
Outline history	• An 1888 building at 124-128 Oxford Street occupied by McIlraths Grocers, was partially demolished in 1910 in connection with the widening of the street.[156] McIlraths rebuilt on the site and occupied the building into the 1940s.[157] • In 1963, an application was lodged to use 124 Oxford Street for the manufacturing of ladies' handbags for L Bonny & Co Pty Ltd.[158] • A fire occurred in 1974, and shortly thereafter an application was lodged to rectify the building after fire damage.[159] • The gay venue of Palms opened circa 1977. In this year, an application was lodged for the erection of a portable stage at basement level, supporting this opening date.[160] Palms was an underground cabaret venue which hosted a popular 'Cabaret Conspiracy' a radical political drag show, which celebrated sexual and gender diversity[161] • In 1985, an application was lodged for alterations to the basement and additional toilets.[162] Noted photographer William Yang occupied space in 126 Oxford Street. • By 1988, the bar occupying the basement level of No. 124 was trading as Scooters bar and Diner.[163] The change in name resulted from a changed in ownership, but the place remained a nightclub with a restaurant.[164] • Scooters closed in 1994. The club was reopened as 'Palms' with new owners in 2000. The place operated as a basement nightclub but did not have a restaurant.[165] As a gay-owned bar, it aimed to be inclusive and welcoming to women as well as gay men, unlike other clubs on the street at the time.
Recommendations	Recommended for inclusion in Schedule 5. A heritage inventory should be prepared.
Inventory revisions	–
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

156 City of Sydney Archives, Demolition Books: Corner of Oxford and Bourke Streets, Taylor Square, Darlinghurst, 1910, A-00039118
157 City of Sydney Archives, A-00340577
158 City of Sydney Archives, DA439/63
159 City of Sydney Archives, DA499/74
160 City of Sydney Archives, DA713/77
161 Dominique Pezzutto, The sexual politics of clubbing: a feminist corporeal analysis of Palms, Oxford Street, Sydney Australia Oxford Street, Sydney Australia (2019), p11.
162 City of Sydney Archives, A-00219624
163 City of Sydney Archives, A-00573866
164 Dominique Pezzutto, The sexual politics of clubbing: a feminist corporeal analysis of Palms, Oxford Street, Sydney Australia Oxford Street, Sydney Australia (2019), p16.
165 Ibid, p19.

Site name/s	Oxford Hotel
Address	134 Oxford Street, Darlinghurst





The Oxford Hotel as designed in 1913, and in 2022.
Source: City of Sydney Archives, A-00583553 and TKD Architects.

Typology	Hotel
Current listings	Not heritage listed. Within Oxford Street Conservation Area C17.

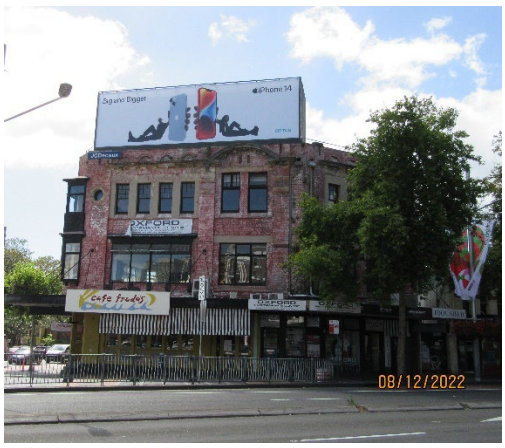
Outline history

- The current Oxford Hotel was constructed to a design by E Lindsay Thompson in 1913 for WH Trautwein Esq.[166] Trautwein had previously run the *Trautwein's Oxford Hotel* on the same site, prior to its demolition for road widening in 1910.[167]
- Oxford Hotel opened as a gay venue in July 1982. It was advertised in publications from this era as "the latest gay pub on the Strip, restaurant, the Oxford Café upstairs."[168]
- The hotel continues to operate as an LGTBQIA+ friendly pub to the present day.

Recommendations	Recommended for inclusion in Schedule 5. A heritage inventory should be prepared according to the SHI format.
Inventory revisions	–
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development, and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

166 City of Sydney Archives, A-00583553
167 City of Sydney Archives, A-00039118
168 Klick guide Sydney, Gay What's on (circa early 1980s), accessible online at: https://timalderman.com/tag/1980s-oxford-st-darlinghurst/

Site name/s	Ivy's Birdcage
Address	191 Oxford Street, Darlinghurst





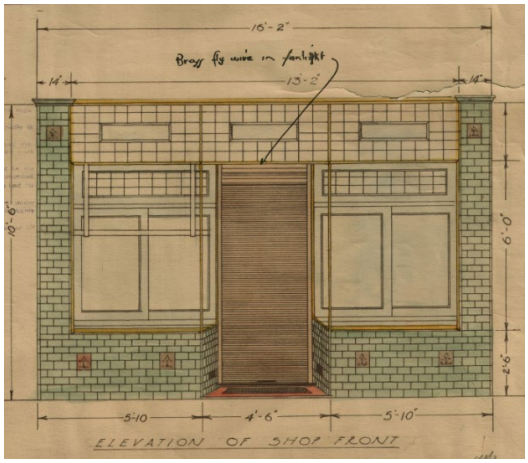
191 Oxford Street in 2022, and Ivy's Birdcage in the late 1960s.
Source: TKD Architects and Sydney Pride History group via SBS News

Typology	Club, disco
Current listings	Not heritage listed. Within Oxford Street Conservation Area C17.
Outline history	• The building at 191 Oxford Street was likely constructed in the late nineteenth century. Little information is available on the property. • 191 Oxford Street housed Ivy's Birdcage, a short lived but popular and successful club run by entrepreneur Ivy Richter. Richter's first venture was Chez Ivy's at Bondi Junction, opened 1962, which she moved to the site on Oxford Street in 1967. The venue hosted popular drag shows and other performances. It closed in 1969 after two fires.[169]
Recommendations	Not recommended for inclusion in Schedule 5 based on its associations with the LGBTIQA+ community. The site may be worthy of listing for other values and should be assessed in a future heritage study/review.
Inventory revisions	–
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

169 Dictionary of Sydney, 'Ivy's Bircage,' (2021). Accessed online at: Ivy's Birdcage | The Dictionary of Sydney

Site name/s	Whitty's Wine bar, The Bookshop
Address	207 Oxford Street, Darlinghurst





207 Oxford Street in 2022, and 1929 shopfront detail.
Source: TKD Architects and City of Sydney Archives, A-00577515

Typology	Bar, bookshop
Current listings	Not heritage listed. Within Oxford Street Conservation Area C17

Outline history

- The building at 207 Oxford Street appears to have been constructed in the Federation period (possibly as part of the group at 203-209 Oxford Street). It was certainly extant by 1929, when then owner Tjannes & Co applied for alterations to the shop at 207 Oxford Street, in conjunction with its use as the "London Fish Saloon." Alterations were carried out under the supervision of Henry S Standen, Architect.[170]
- In the sixties and seventies no 207 was (Mrs) Whitty's wine bar. It is claimed to have been the "real heart" of the musical scene in the local area featuring bands such as the Starving Wild Dogs and the Original Batterseas Heroes.[171]
- Applications were lodged to use (at least part) of the building as a gift shop and pawn broker in 1964, as a bookshop in 1976, and as refreshment rooms in 1983.[172]
- The Bookshop opened at 207 Oxford Street on 11 February 1985, relocated from the Link Bookshop (a Newtown branch opened in March 1986).[173] The Bookshop continues to operate in this location, and sells books, DVDs, erotica, magazines and other goods catering to the LGBTIQA+ communities.

Recommendations	Recommended for inclusion in Schedule 5. A heritage inventory should be prepared according to the SHI format.
Inventory revisions	–
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development, and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

170 City of Sydney Archives. A-00577515
171 Hugh Liney and Frank Cotterell, Rock'n'Roll Walk of Fame and Shame at file:///C:/Users/rlumby/Downloads/Rock-n-RollWalkOfFame-n-Shame%20(2).pdf, accessed 8 December 2022
172 City of Sydney Archives, DA540/64, DA0210/76, A-00231481
173 City of Sydney Archives, DA44/85

Site name/s	Green Park Diner
Address	219-221 Oxford Street, Darlinghurst



219-221 Oxford Street in 2022.
Source: TKD Architects

Typology	Diner
Current listings	Not heritage listed. Within Oxford Street Conservation Area C17.

Outline history

- The building at 219-221 Oxford Street was constructed in the last quarter of the nineteenth century
- In 1973, the building was in use as a restaurant, when alterations were undertaken and a new shopfront was installed.[174]
- By 1978, the building was in use as a restaurant and take away food shop.[175]
- Green Park Diner opened in the building on May 1981.[176] A new shopfront appears to have been installed in connection with this use.[177]
- The Diner developed a reputation as one of Sydney's most-loved gay restaurants, and is said to have been intentionally named after Green Park, the popular gay meeting place to attract the gay community.[178]
- In 1987, the Executive Director of the Sydney gay and Mardi Gras proposed to move the administrative centre for Mardi Gras to the first floor of the building.
- It has not been ascertained when the Diner stopped trading.

Recommendations	Not recommended for inclusion in Schedule 5 based on its associations with the LGBTIQA+ community. The site may be worthy of listing for other values, and should be assessed in a future heritage study/review.
Inventory revisions	–

Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development, and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

174 City of Sydney Archives, A-00567276
175 City of Sydney Archives, A-00165149
176 Pride History Group, 'Decades of Pride: 1981 (2019). Available online at: https://www.pridehistory.org.au/decades-of-pride
177 City of Sydney Archives, A-00197065
178 Garry Wotherspoon, 'Green Park' entry in the Dictionary of Sydney (2010), accessible online at: https://dictionaryofsydney.org/entry/green_park

Site name/s	253 Sauna
Address	253 Oxford Street, Darlinghurst



253 Oxford Street in 2022.
Source: TKD Architects.

Typology	Sauna
Current listings	Not heritage listed. Within Oxford Street Conservation Area C17.

Outline history

- The building is one of a series of shops that was constructed in the Victoria era.
- From 1949 to 1957, the building housed a barber shop.[179]
- In 1959, alterations to the parapet of the building were approved.[180] By 1962, the building was being used for electrical and refrigeration sales.[181] In 1970, the building was in use as a shop for reconditioned furniture and accessories.[182]
- The building housed 253 Sauna between 1973 and 1988, which catered to the gay male community. The associated application for use of the premises as a health clinic was lodged in July 1973.[183] Alterations including partition walls were later installed.[184] The Sauna ceased operating around 1988.

Recommendations	Not recommended for inclusion in Schedule 5 based on its associations with the LGBTIQA+ community. The site may be worthy of listing for other values and should be assessed in a future heritage study/review.
Inventory revisions	–

Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development, and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

179 City of Sydney Archives, A-00501867
180 City of Sydney Archives, 1959/1080
181 City of Sydney Archives, DA279/62
182 City of Sydney Archives DA 1037/67
183 City of Sydney Archives, DA611/73
184 City of Sydney Archives, DA 1973/1407

Site name/s	Flinders Hotel
Address	63-65 Flinders Street, Surry Hills



Flinders Hotel in 1930 and 2022.
Source: Noel Butlin Archive, ANU Open Research Library and TKD Architects

Typology	Hotel
Current listings	Not heritage listed. Within Oxford Street Conservation Area C17.

Outline history

- The Flinders Hotel was designed in 1917 by architects Spain Cosh & Dods for Tooth & Co.[185] Tooth & Co operated the venue for many decades, undertaking various alterations including cutting back the awning in 1953 and retiling the street façade in 1955, [186]
- The Flinders Hotel opened as a gay venue in July 1980, becoming an iconic LGBT bar until the early 2000s.[187] A beer garden, new roof and doorway were constructed in 1980 in association, along with alterations to the toilets in 1981 and to the ground floor bar in 1982.[188]
- The Flinders Hotel ceased trading in 2015 due to lock out laws. It reopened again in 2016/2017, but unlike the previous hotel, it did not target the gay community as its primary audience.[189]

Recommendations	Not recommended for inclusion in Schedule 5 based on its associations with the LGBTIQA+ community. The site may be worthy of listing for other values and should be assessed in a future heritage study/review.
Inventory revisions	–
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development, and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

185 City of Sydney Archives, BA0148/17
186 City of Sydney Archives, DA1953/1870 , DA1955/0813
187 Benedict Brook, "Sydney's historic Flinders Hotel closes down", Star Observer, 9 January 2015 at https://www.starobserver.com.au/news/national-news/new-south-wales-news/sydneys-historic-flinders-hotel-closes-down/131386, accessed 6 December 2022.
188 City of Sydney Archives, DA1953/1870, A-00566290, A-00576990
189 "New Flinders Hotel opens to revised Sydney market" at https://pubtic.com.au/new-flinders-hotel-opens-revised-sydney-market/, accessed 6 December 2022.

Site name/s	ARQ, Bodyline
Address	Albion House, 10-24 Flinders Street/10 Taylor Street, Darlinghurst



10-24 Flinders Street/10 Taylor Street, Darlinghurst.
Source: TKD Architects

Typology	Sauna, Nightclub, sex-on-premises venue
Current listings	Not heritage listed. Within Oxford Street Conservation Area C17.
Outline history	• The building at 18-24 Flinders Street was designed by architect Burcham Clamp. Similar building applications were lodged for its construction 1910 and again in 1913, it appearing to have been constructed shortly thereafter. • The building at 10-16 Flinders Street is understood to have been constructed in 1925 or 1926 and was known as Albion House. • The building at 10 Taylor Street is understood to have been built around 1922 as a hat factory for Trinder & Dawson. • Bodyline Sauna opened in 1991 at 10 Taylor Street. It was the first legally operating gay sex-on-premises venue in NSW. It closed during 2021 due to the pandemic, but reopened during December 2022. • ARQ opened in 1999 at 16 Flinders Street. It is a long-running gay nightclub in the area. The club shut down in 2020 because of Covid-19. It reopened during December 2022.
Recommendations	Not recommended for inclusion in Schedule 5 based on its associations with the LGBTIQA+ community. The site may be worthy of listing for other values and should be assessed in a future heritage study/review.
Inventory revisions	–
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

Site name/s	Ruby Red's, Pastels, Rubies, Headquarters, Trade
Address	273 Crown Street, Surry Hills



273 Crown Street, Darlinghurst.
Source: TKD Architects.

Typology	Bar
Current listings	Not heritage listed. Adjoins Ryder Street Conservation Area C15.

Outline history

- The commercial building at 273-275 Crown Street was designed by architect Percy J Gordon circa 1922 (BA 796/22).
- Ruby Reds opened at 273 Crown Street in 1979. It was owned by Dawn O'Connell, a prominent businesswoman in the gay and lesbian community and a former speed skater. Ruby Red's was a lesbian bar and dance venue.
- Ruby Reds closed in 1982. The building then housed a succession of bars and clubs catering to the community. These included the mixed venue Querelle, which opened 23 May 1986, followed by the Boogie Room, opening in November 1988, 'B's in early 1990, and then Pastels a few months after. Ruby Red's reopened in the venue in 1991 as "Rubies." [190] Following this, the building became Headquarters, a gay male bath house and bar.
- Trade cruise club currently occupies the premises.

Recommendations	Recommended for inclusion in Schedule 5. A heritage inventory should be prepared according to the SHI format.
Inventory revisions	–
Management recommendations	It is recommended that the significant uses and associations of the building with the LGBTIQA+ community are interpreted in future development and included in future physical and digital interpretation devices for the place and street. Where new uses are proposed, preference should be given to those which support the LGBTIQA+ community and provide new cultural and social spaces or allied businesses and venues.

190 "Rubies Re-opens, Lesbians on the Loose, December 1991, p.2

4 Summary of recommendations

Site	Current listings	Recommendation
Burdekin Hotel, 2 Oxford Street Darlinghurst	Sydney Local Environmental Plan, No. 379 'Burdekin Hotel'	Revise history and significance in existing inventory. Suggested revisions provided.
Patch's/DCM, 33 Oxford Street, Surry Hills	Sydney Local Environmental Plan, No. 1582, 'Former Lowes including interior'	Revise history and significance in existing inventory. Suggested revisions provided.
Exchange Hotel, 34-36 Oxford Street, Darlinghurst	Sydney Local Environmental Plan, No. 380, 'Exchange Hotel'	Revise history and significance in existing inventory. Suggested revisions provided.
Roman Baths/King Steam, 40-42 Oxford Street, Darlinghurst	Sydney Local Environmental Plan, No. 381, 'Commercial Building'	Revise history and significance in existing inventory. Suggested revisions provided.
Slide Bar, 41 Oxford Street, Darlinghurst	Sydney Local Environmental Plan, No. 583, Former Commonwealth Bank	Revise history and significance in existing inventory. Suggested revisions provided.
Butts Bar, 45 Oxford Street, Surry Hills	Not listed. Within Oxford Street Conservation Area C17.	Not recommended for inclusion in Schedule 5 of the LEP on the basis of this study.
Handlebar/Pete's Beat, 80 Oxford Street, Darlinghurst	Sydney Local Environmental Plan, No. 391, 'Former Kelso's Hotel including interior'	Revise history and significance in existing inventory. Suggested revisions provided.
Tropicana/ Club 85/Midnight Shift, 85-91 Oxford Street, Darlinghurst	Not listed. Within Oxford Street Conservation Area C17.	Recommended for inclusion in Schedule 5 of the LEP. A heritage inventory should be prepared.
Flo's Palace, 97 Oxford Street, Darlinghurst	Not listed. Within Oxford Street Conservation Area C17	Not recommended for inclusion in Schedule 5 of the LEP on the basis of this study.
Colombian, 117-125 Oxford Street, Darlinghurst	Sydney Local Environmental Plan, No. 399, 'Westpac Bank'	Revise history and significance in existing inventory. Suggested revisions provided.
Palms, 124 Oxford Street, Darlinghurst	Not listed. Within Oxford Street Conservation Area C17	Recommended for inclusion in Schedule 5 of the LEP. A heritage inventory should be prepared.
Oxford Hotel, 134 Oxford Street, Darlinghurst	Not listed. Within Oxford Street Conservation Area C17	Recommended for inclusion in Schedule 5 of the LEP. A heritage inventory should be prepared.
Capriccios, 163-169 Oxford Street, Darlinghurst	Sydney Local Environmental Plan, No. 411, 'Commercial building including interior'	No inventory revisions required – listing acknowledges the history and significance of the site to the LGBTIQA+ community.
Stonewall, 173-175 Oxford Street, Darlinghurst	Sydney Local Environmental Plan, No. 413, 'Former CBC Bank including interior'	Revise history and significance in existing inventory. Suggested revisions provided.
Wigzell's Turkish Bath/Ivy's, 191-195 Oxford Street, Darlinghurst	Not listed. Within Oxford Street Conservation Area C17	Not recommended for inclusion in Schedule 5 of the LEP on the basis of this study.
The Bookshop, 207 Oxford Street, Darlinghurst	Not listed. Within Oxford Street Conservation Area C17	Not recommended for inclusion in Schedule 5 of the LEP on the basis of this study.
Green Park Diner, 219-221 Oxford Street, Darlinghurst	Not listed. Within Oxford Street Conservation Area C17	Not recommended for inclusion in Schedule 5 of the LEP on the basis of this study.
253 Sauna, 253 Oxford Street, Darlinghurst	Not listed. Within Oxford Street Conservation Area C17	Not recommended for inclusion in Schedule 5 of the LEP on the basis of this study.
Beauchamp Hotel, 265-267 Oxford Street, Darlinghurst	Sydney Local Environmental Plan, No. 416, 'Beauchamp Hotel including Interior'	Revise history and significance in existing inventory. Suggested revisions provided.

Site	Current listings	Recommendation
Ruby Reds, 273 Crown Street, Surry Hills	Not listed. Adjoins Ryder Street Conservation Area C15.	Recommended for inclusion in Schedule 5 of the LEP. A heritage inventory should be prepared.
Kinselas, 383 Bourke St, Darlinghurst	Sydney Local Environmental Plan, No. 223, 'Commercial Building "Kinsela House" Including Former Chapel and Interior'	Revise history and significance in existing inventory. Suggested revisions provided.
The Barracks, 1-5/7-9 Flinders Street, Surry Hills	Sydney Local Environmental Plan, No. 1541, Former Commonwealth Bank	Revise history and significance in existing inventory. Suggested revisions provided.
Arq, Bodyline, 10-24 Flinders Street, Darlinghurst	Not listed. Within Oxford Street Conservation Area C17	Not recommended for inclusion in Schedule 5 of the LEP on the basis of this study.
Grosvenor Club (also known as Taxi Club), 40-42 Flinders Street, Darlinghurst	Not listed. Within Paddington Urban Conservation Area C50.	Recommended for inclusion in Schedule 5 of the LEP. A heritage inventory should be prepared.
Flinders Hotel, 63-65 Flinders St, Surry Hills	Not listed. Within Paddington Urban Conservation Area C50.	Not recommended for inclusion in Schedule 5 of the LEP on the basis of this study.
Darlinghurst Police Station	Sydney Local Environmental Plan, No. 316, 'Former Darlinghurst Police Station including interior.'	Revise history and significance in existing inventory. Suggested revisions provided.
The wall / National Art School wall	SHR Item No. 2048, 'National Art School, Former Darlinghurst Gaol, Former East Sydney Technical' ; Sydney Local Environmental Plan 2012, Item No. 299 'Former East Sydney Technical College & Darlinghurst Gaol'	Minor inventory revisions required – listings acknowledge history and significance of the site to the LGBTIQA+ community, but needs to specify which section of wall.
Underground toilets	SHR Item No. 01700, 'Taylor Square Substation No.6 & Underground Public Conveniences'; Sydney Local Environmental Plan 2012, Item No. 401 'Underground Lavatory Including Interior'	No inventory revisions required – listings acknowledge history and significance of the site to the LGBTIQA+ community.
Green Park	Sydney Local Environmental Plan, No. 490, 'Green Park including bandstand and interiors, memorials and landscaping.'	Revise history and significance in existing inventory. Suggested revisions provided.
Taylor Square	All of Taylor Square Covered by SHR Item No. 01700, 'Taylor Square Substation No.6 & Underground Public Conveniences'; and also Oxford Street Conservation Area.	No inventory revisions required – listings acknowledge history and significance of the site to the LGBTIQA+ community.
St Vincent's Hospital	Sydney Local Environmental Plan, No 493, 'St Vincent's Hospital Group Including Buildings and Their Interiors And Fencing.'	Revise history and significance in existing inventory. Suggested revisions provided.

5 References

Books and theses

Dimond, Jill and Peter Kirkpatrick, *Literary Sydney: a walking guide*. University of Queensland Press, 2000.

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Attachment C

Revised Inventory Sheet – 134 Oxford Street, Darlinghurst – Oxford Hotel

DRAFT HERITAGE DATA FORM

For City of Sydney Council

ITEM DETAILS							
Name of Item	Oxford Hotel						
Other Name/s Former Name/s	Oxford Tavern, The Funhouse						
Item type (if known)	Built						
Item group (if known)	Commercial						
Item category (if known)	Hotel						
Area, Group, or Collection Name							
Street number	134						
Street name	Oxford Street						
Suburb/town	Darlinghurst				**Postcode**	2010	
Local Government Area/s	City of Sydney						
Property description	Lot 1 DP 107573						
Location description	Located on the northern side of Oxford Street at its intersection with Bourke Street. The northern side of the building is on Foley Street.						
Location - Lat/long	**Latitude**			**Longitude**			
Location – MGA94 (if no street address) [or AMG66 if old system]	**Zone**		**Easting**		**Northing**		
Owner	Private						
Current use	Hotel						
Former Use	Hotel						
Statement of significance	The Oxford Hotel at 134 Oxford Street, Darlinghurst, has historical, associational, aesthetic and social significance. Its site and sites in its immediate vicinity have been continually licensed for hotel purposes since the late 1850s and it is amongst the earliest sites on Oxford Street to have a continuous association with the liquor trade. The existing building is directly associated with the resumption and widening of Oxford Street by the City of Sydney during the second decade of the twentieth century. The Oxford Hotel has some historic associations with the development of Sydney's rock music scene during the second half of the 1970s and historic associations with Sydney's gay community, having traded to the gay male community continuously since 1982. It is amongst Sydney's longest operating gay venues. The Oxford Hotel associational significance with the Trautwein family, prominent hotel licensees and owners during the late nineteenth and first half of the twentieth centuries and with prominent architect Ernest Lindsay Thompson, a prolific designer of hotels in metropolitan Sydney during the first third of the twentieth century. He was commissioned by members of the Trautwein family to design the Oxford Hotel. Although modified, the exterior of the building is a representative and distinctive example of the Federation Free Style and makes an important contribution to the Taylor Square townscape, The Oxford Hotel may have social significance because of its associations with Sydney's rock music scene during the second half of the 1970s and because of its associations with Sydney's						

	gay male community for over forty years.	
Level of Significance	State ☐	Local ☒

DESCRIPTION	
Designer	Ernest Lindsay Thompson
Builder/ maker	W A Dettman
Physical Description	The Oxford Hotel is a substantial three storey building with a basement level occupying a prominent corner site. Its exterior demonstrates the influence of the Federation Free Style, most notably informal massing and fenestration, the use of brick and sandstone (providing contrasts of colour and texture), use of a number of differently sized and shaped windows (in this case Diocletian, oriels and simple double hung). Classical details have been used expressively and include cornice s, brackets beneath second floor oriels and keystones in the arches of Diocletian windows. The second floor of the facades is modulated by brick piers dividing it into bays. A balcony is located above the large first floor oriel on the eastern (Bourke Street) façade, its wide opening supported off Tuscan order columns. Window sashes are timber framed and may be original. Cantilevered awnings supported off wrought steel trusses and suspension rods protect the openings along the ground floor of the building. The original brick and stone surfaces have been obscured by paint. The uppermost sections of parapets and the corner turret have been removed, along with the clock on the building corner. The ground floor level has been extensively modified – openings have been reconfigured and a timber deck has been constructed against the Bourke Street elevation. The hotel's interior has been extensively modified. Only the ground floor was inspected, but its original configuration as a series of bar spaces organised around a central island bar has been reconfigured into a large open space with a bar against one wall.

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Physical condition and Archaeological potential	The buildings are in good condition. Archaeological potential has not been assessed.					
Construction years	Start year	1913	Finish year	1914	Circa	☐
Modifications and dates	Modifications include the following works and changes of use: • Installation of show window (Building Application 595/26) • Enclosure of balcony (Building Application 404/46) • Installation of bottle department on ground floor and servery on first floor (Building Application 620/48) • Roof sign support structure (Building Application 296/49) • Repairs and renovations (Building Application 383/49) • Works required to comply with notice under the Liquor Act (Development Application 292/53) • Alterations and additions (Building Application 913/53) • Structural support for vertical sign (Building Application 2277/56) • Toilets and bathroom works (Building Application 2106/57) • Support for vertical sign (Building Application 2935/57) • Works required to comply with notice under the Liquor Act (Development Application 393/59) • Internal alterations (Building Application 1960) • Awning (Building Application 1960) • Roof sign structure (Building Application 2498/61) • Internal alterations to ground floor and first floor (Building Application 1971 • New public bar ground floor (Building Application 1292/82) • New front doors and platform (Building Application 863/89) • Alterations to male toilet and dj's platform, removal of bottle shop (Building Application 830/92) • Refurbishment of premises (Building Application 113/97) • Toilets and bar installation on second floor (Development Application 1199/2000) • Deck on Bourke Street (Development Application 321/2002) • Refurbishment of 130-134 Oxford Street (Development Application 93/2006) • Turret removed between 1960 and 1970 • Clock removed • External brickwork and stone surfaces painted in early 1950s					
Further comments						

HISTORY	
Historical notes	The first hotel on or near the north-western corner of Oxford Street and Bourke Street was the Cottage of Content, which appears to have been trading by the end of 1859 and for which a licence was granted to Edward Johnston in May 1860. It was located within the third building to the west of Bourke Street. The hotel was rebuilt on the corner of Oxford and Bourke Streets around 1871 and became known as Johnston's Family Hotel. The hotel was taken over by James Ryan in 1886. He changed its name to Ryan's Hotel. After his death in 1891 his widow was granted the licence and managed the hotel until 1898, when it was transferred to Charles Parker. In 1903 it became the Midland Hotel under Arthur Millar then in 1905 the Oxford Hotel under John McCluskey. Early in September 1907 the licence was transferred from McCluskey to Theodore Trautwein. Theodore Charles Trautwein (1869-1955) was managing director of the Carrington Hotel at Katoomba. He bought and sold many hotels in metropolitan Sydney and was able to buy his first hotel with earnings from racehorses. He was a Member of the Legislative Council in the NSW Parliament between 1934 and 1940. By the end of 1910 the Oxford Hotel was being managed by his brother William. In the interim the hotel site was resumed as part of the process of widening Oxford Street. Theodore Trautwein negotiated a 30-year lease with the City Council commencing on 1 June 1913. The lease included the construction of a new hotel by the lessee. The present Oxford Hotel was constructed to a design by E Lindsay Thompson on behalf of William Trautwein that was approved by the City Council in June 1913. The tender of contractor W A Dettman was accepted for its construction during July 1913. Ernest Lindsay Thompson (1870-1935) served his articles in the City Architect's Office. For five years from 1885. In 1894 he was appointed a second lieutenant in the 2nd Garrison Division of the Artillery. By 1897 Thompson had become an Inspector of Public Works in the Colonial Architect's Department but the following year he had opened his own architectural practice. Thompson became a prominent Sydney architect, designing residences, numerous hotels, business premises and cinemas. He served as an alderman for Macquarie Ward in the City of Sydney from December 1900 to December 1927 and in that time was a member of several committees. William Trautwein transferred the hotel's licence to Walter Derbyshire at the beginning of July 1915. On the expiration of William Trautwein's lease in 1943 the hotel was leased to a succession of licensees before it was sold by the City of Sydney to Hopetoun Pty Limited, a company understood to be associated with Miller's Brewery. The transfer of title took place on 20 July 1960. Hopetoun Pty Ltd sold the hotel to Hafe Pty Ltd in August 1976. At this time, it was known as the Oxford Tavern. Later that year members of one of Australia's most extreme bands, the punk band Radio Birdman, approached the owners of the Oxford Tavern to see if it could take over the venue on weekends on the basis that the hotel keep the bar takings and the bands keep the proceeds of the door entry. The band named the Oxford Tavern venue the Funhouse. Other bands performed there during 1977 but these associations appear to have ended by 1979. Around 1980 Hafe Pty Ltd sold the building. The title was transferred to Alexander Kalamis, barrister Barry Toomey and chartered accountant Ronald Pantlin. About four years later the title was transferred to Toomey, Pantlin and Wysd Pty Limited. The Oxford Hotel opened as a gay venue on 16 July 1982 with Peter Whittle as licensee. It was advertised in publications from this era as "the latest gay pub on the Strip, restaurant, the Oxford Café upstairs." The hotel became the location for significant events within the gay community. They included the inaugural Bobby Goldsmith Foundation's annual fundraising "Boys Own Bake-off, which was staged there in July 1985 and was held in the hotel for several years, and the launch of the AIDS Council of NSW booklet *Contacts* held in 1995.

	After some 20 years Toomey and Pantlin put the hotel on the market in the first half of 2000. It is understood that during the first half of the 2000s the Oxford Hotel expanded into the basement and ground floor of the adjoining building at 130-132 Oxford Street. An application for the refurbishment of the premises undertaken by owner Indigo Mist Pty Limited was lodged in 2006. The Oxford Hotel was acquired by Pelathon Management around 2010. It subsequently sold the venue to Universal Hotels at the end of 2017.

THEMES		
National historical theme	**State historical theme**	**Local theme**
3. Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services
4. Building settlements, towns and cities	Towns, suburbs and villages	Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages
8. Developing Australia's cultural life	Leisure	Activities associated with recreation and relaxation

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The site and its immediate environs have been continuously occupied by a hotel, linked by continuity of licensing, since the late 1850s. Although other sites on Oxford Street, such as that of the Burdekin Hotel, have a longer history of continuous licensing, the site of the Oxford Hotel is still amongst the earliest to have a continuous association with the liquor trade. The Oxford Hotel is associated with the resumption and widening of Oxford Street by the City of Sydney during the second decade of the twentieth century. The Oxford Hotel has some historic associations with the development of Sydney's rock music scene during the second half of the 1970s, when Radio Birdman and other bands performed there. The Oxford Hotel has historic associations with Sydney's gay community, having been a gay male hotel continuously since 1982. It is amongst Sydney's longest operating gay venues. The Oxford Hotel meets Criterion A at a **local** level.
Historical association significance SHR criteria (b)	The Oxford Hotel has a brief association with Trautwein family, which was prominent as hotel licensees and owners during the late nineteenth and first half of the twentieth centuries. The building has strong associations with architect Ernest Lindsay Thompson, a prominent and prolific designer of hotels in metropolitan Sydney during the first third of the twentieth century. He was commissioned by members of the Trautwein family, designing the building for its licensee William Trautwein. The Oxford Hotel meets Criterion B at a **local** level.
Aesthetic significance SHR criteria (c)	Although modified, the exterior of the building demonstrates characteristics of the Federation Free Style and is distinctive in character. The Oxford Hotel is a prominent element in the streetscape that makes an important contribution to the Taylor Square townscape, notwithstanding modifications to its exterior. The Oxford Hotel meets Criterion C at a **local** level.
Social significance SHR criteria (d)	The Oxford Hotel may have social significance because of its associations with Sydney's rock music scene during the second half of the 1970s. The Oxford Hotel is significance because of its associations with Sydney's gay community for over forty years. In this time it has been a popular venue for the community and has provided a range of facilities. 85-91 Oxford Street meets Criterion D at a local level.
Technical/Research significance SHR criteria (e)	The Oxford Hotel is unlikely to have technical or research significance because of the amount of change it has undergone over the years. The Oxford Hotel does not fulfil Criterion E.
Rarity SHR criteria (f)	The Oxford Hotel is not rare. There are a relatively large number of extant Federation era hotels in the City of Sydney, several of which display a higher level of integrity both externally and internally. The Oxford Hotel does not fulfil Criterion F.

Representativeness SHR criteria (g)	The Oxford Hotel, although it has been modified externally and internally, is a representative Federation era hotel. Its exterior is representative of the Federation Free Style. The Oxford Hotel meets Criterion G at a **local** level.
Integrity	The interior of the building has been extensively modified. The exterior of the building, although modified, has retained a substantial amount of original fabric at first and second floor levels.

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HERITAGE LISTINGS	
Heritage listing/s	Oxford Street Heritage Conservation Area, Item C17, Sydney Local Environmental Plan 2012

INFORMATION SOURCES

Type	Author/Client	Title	Year	Repository
Written		"Publican's Licenses Granted", *Empire*, 17 May 1860 p.3	1860	https://trove.nla.gov.au/ newspaper/page /5982942
Written		"Mr H W Trautwein", *The Sunday Sun*, 11 December 1910, p.14	1910	https://trove.nla.gov.au/newspaper/article /226875103
Written		"Latest Tenders Accepted", *Construction*, 21 July 1913, p.1	1913	https://trove.nla.gov.au/newspaper/article /234766642
Written		"Hotel Transfers", Sydney Morning Herald, 2 July 1915, p.4	1915	https://trove.nla.gov.au/newspaper/page/1346 603
Written		Old Systems Title Book 944 Number 648 dated 31 August 1911	1911	NSW Land Registry Services Historical Land Records Viewer at https://hlrv.nswlrs.com.au/
Written		Certificate of Title Volume 2548 Folio 124	1915	NSW Land Registry Services Historical Land Records Viewer at https://hlrv.nswlrs.com.au/
Written		Certificate of Title Volume 8137 Folio 240	1961	NSW Land Registry Services Historical Land Records Viewer at https://hlrv.nswlrs.com.au/
Written		*Sands directory*	1858-1906	City of Sydney Archives at https://archives.cityofsydney.nsw.gov.au/
Written	John W Ross	Taylor Square: Sydney's first hub	2020	chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/ https://shazbeige.com/pdf/Taylor_Square_ History.pdf
Written	marigenh	My Family History: Theodore Charles Trautwein 1869 - 1955	2013	http://cowiepatt.blogspot.com/2013/06/ theodore-charles-trautwein-1869-1955.html
Written	Hugh Liney and Frank Cotterell	*Rock'n'roll Walk of Shame and Fame: Oxford Street*	2020	file:///C:/Users/rlumby/Downloads/Rock-n-RollWalkOfFame-n-Shame.pdf

Written	Pride History Group	"Decades of Pride: 1982"	2019/ 2023	https://www.pridehistory.org.au/decades-of-pride
Written	Peter Kermode	"Landmark Oxford Hotel to go under the hammer" in *Australian Financial Review*, 24 March 2000.	2000	https://www.afr.com/property/landmark-oxford-hotel-to-go-under-the-hammer-20000324-k9aqj

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RECOMMENDATIONS	
Recommendations	The Oxford Hotel at 134 Oxford Street, Darlinghurst should be listed as a local heritage item in Schedule 5 of Sydney Local Environment Plan 2012. The following actions are recommended: • Manage the significance of the building in accordance with Sydney LEP 2012 and Sydney DCP 2012. • All conservation works should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter). • Retain and conserve the form and fabric of the building consistent with its contribution to the conservation area. Alterations and additions may occur and are to retain the building's contribution to the conservation area. • Conserve the LGBTIQA+ historic and social significance of the place through interpretation on site. • The first and second floor sections of the buildings' Oxford Street façades should be retained and conserved. Consideration should be given to reinstate the original appearance of these sections of the facades, including the removal of paint from brick and stone surfaces and consider reconstruction of the turret and parapets to improve the contribution to the Oxford Street Heritage Conservation Area of the building. • If upper storey additions are considered, they should be in accordance with the approved planning controls for the precinct. • Surviving original and early elements, structure, walls and finishes should be retained and conserved in any future development. • The building has potential for adaptive reuse because of the amount of change that has taken place internally. • Existing uses should be maintained if possible. • New walls and suspended ceilings should not obstruct windows. • Remove vegetation growing on the northern side of the building. Keep brickwork clear of any regrowth.

SOURCE OF THIS INFORMATION			
Name of study or report	Oxford Street LGBTIQA+ Heritage Study. City of Sydney Local Government Area, NSW.	**Year of study or report**	2023
Item number in study or report	N/A		
Author of study or report	Tanner Kibble Denton Architects Pty Ltd.		
Inspected by	External inspection by TKD Architects.		
NSW Heritage Manual guidelines used?	Yes ☒	No ☐	

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For City of Sydney Council

This form completed by	Roy Lumby	**Date**	April 2023

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IMAGES – 1 per page					
Image caption	Johnston's Family Hotel viewed from the south-east (City of Sydney Archives Unique ID A-00039118				
Image year	1910	**Image by**	City of Sydney	**Image copyright holder**	City of Sydney



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For City of Sydney Council

IMAGES – 1 per page					
Image caption	Bourke Street elevation of Johnston's Family Hotel (City of Sydney Archives Unique ID A-00036690)				
Image year	1913	**Image by**	City of Sydney	**Image copyright holder**	City of Sydney



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For City of Sydney Council

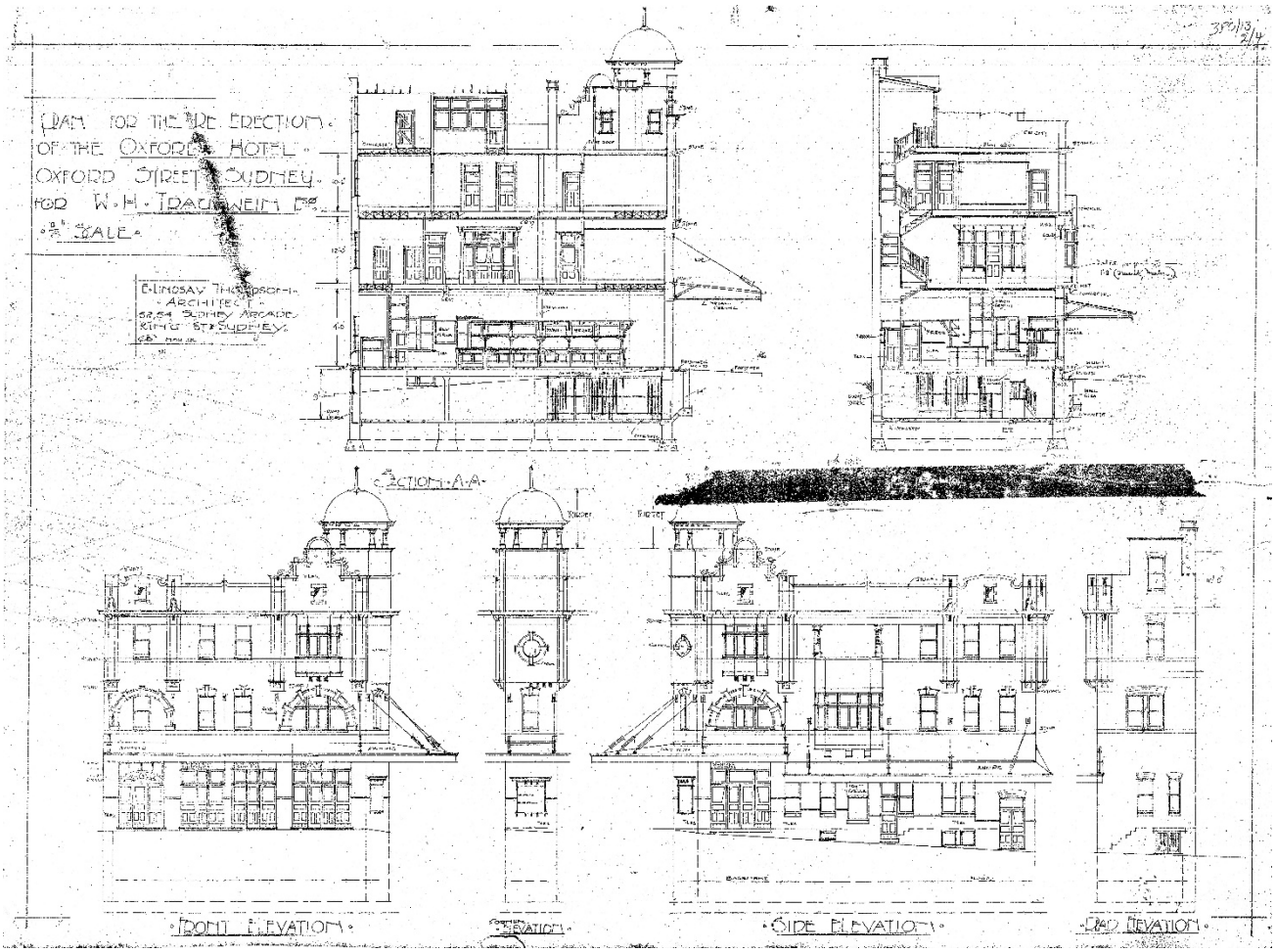
IMAGES – 1 per page					
Image caption	Ernest Lindsay Thompson (City of Sydney Archives Unique ID A-00041242).				
Image year	1913	**Image by**		**Image copyright holder**	City of Sydney



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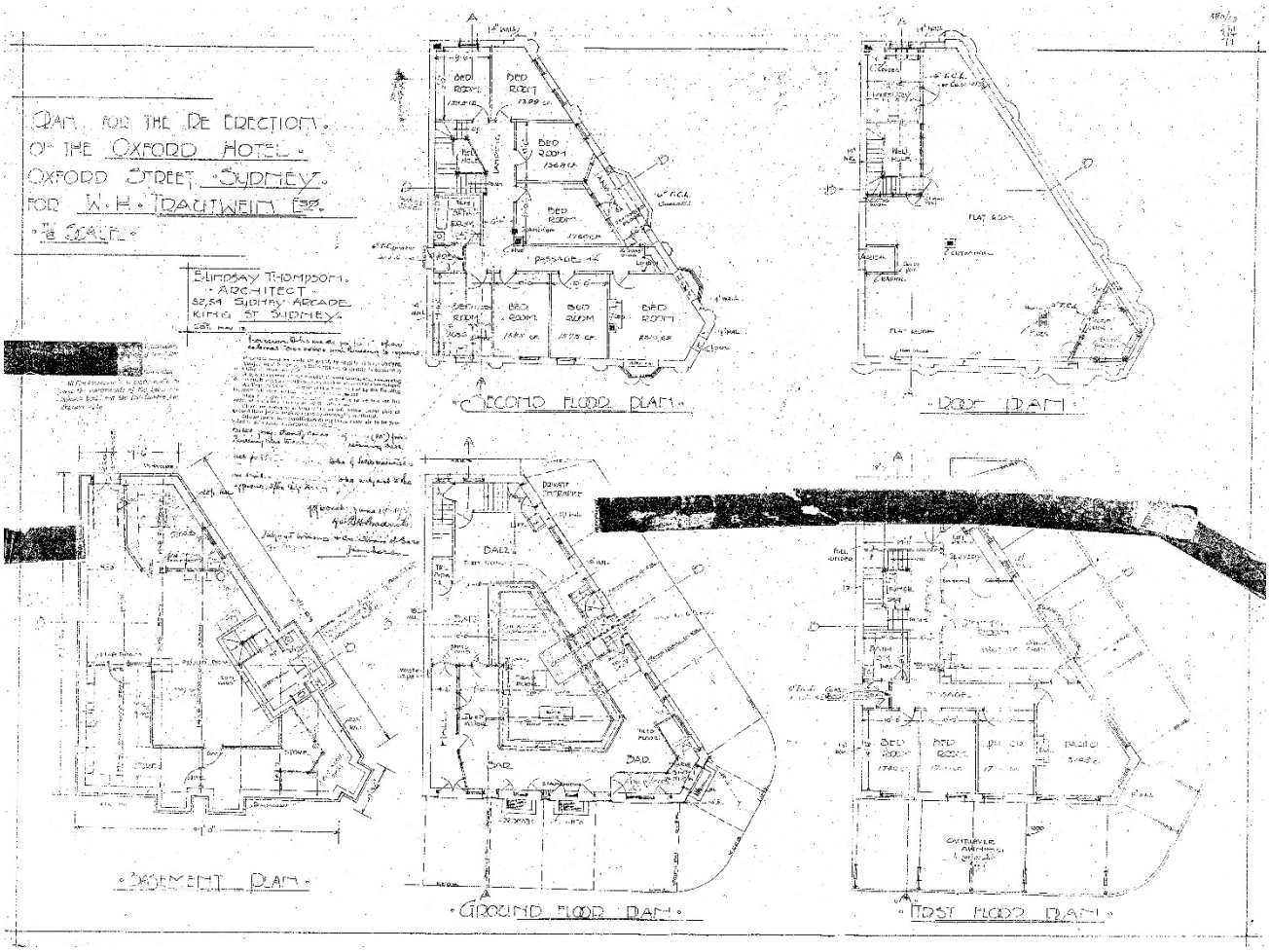
IMAGES – 1 per page					
Image caption	Drawing produced in the office of Ernest Lindsay Thompson describing elevations and sections of the Oxford Hotel. The drawing is dated May 1913 (City of Sydney Archives Building Application 0380/13).				
Image year	1913	**Image by**	Office of E Lindsay Thompson	**Image copyright holder**	City of Sydney



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For City of Sydney Council

IMAGES – 1 per page					
Image caption	Drawing produced in the office of Ernest Lindsay Thompson describing floor plans of the Oxford Hotel. The drawing is dated May 1913 (City of Sydney Archives Building Application 0380/13).				
Image year	1913	**Image by**	Office of E Lindsay Thompson	**Image copyright holder**	City of Sydney



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For City of Sydney Council

IMAGES – 1 per page					
Image caption	Looking north from Taylor Square to the Oxford Hotel, which is nearing completion.				
Image year	1914	**Image by**		**Image copyright holder**	State Library of NSW



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Oxford Hotel viewed from the south-east (Australian National University: Institutional Repository identifier N60-YC-499 at https://openresearch-repository.anu.edu.au/handle/1885/102280).				
Image year	1930	**Image by**	Tooth & Co	**Image copyright holder**	Australian National University



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Procession crossing Taylor Square in front of the Oxford Hotel (State Library of NSW Home and Away – 4731).				
Image year	Circa 1934	**Image by**	Sam Hood	**Image copyright holder**	State Library of NSW



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For City of Sydney Council

IMAGES – 1 per page					
Image caption	Looking west along Oxford Street from Taylor Square – Oxford Hotel at top right (City of Sydney Archives Unique ID A-00058118 - Len Stone Photograph Collection)				
Image year	1939	**Image by**		**Image copyright holder**	City of Sydney



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For City of Sydney Council

IMAGES – 1 per page					
Image caption	The Oxford Hotel, 1949. Australian National University: Institutional Repository identifier N60-YC-499 at https://openresearch-repository.anu.edu.au/handle/1885/102276)				
Image year	1949	**Image by**	Tooth & Co	**Image copyright holder**	Australian National University



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	The Oxford Hotel – external surfaces and first and second floor levels were painted in the early 1950s (Australian National University: Institutional Repository identifier N60-YC-499 at https://openresearch-repository.anu.edu.au/handle/1885/102274)				
Image year	1960	**Image by**	Tooth & Co	**Image copyright holder**	Australian National University



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	The Oxford Hoel, 1970 (Australian National University: Institutional Repository identifier N60-YC-499 at https://openresearch-repository.anu.edu.au/handle/1885/102272)				
Image year	1970	**Image by**	Tooth & Co	**Image copyright holder**	Australian National University



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Oxford Hotel viewed from the south (City of Sydney Archives Unique ID A-00034692)				
Image year	1982	**Image by**	Niels Ellmoos	**Image copyright holder**	City of Sydney



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For City of Sydney Council

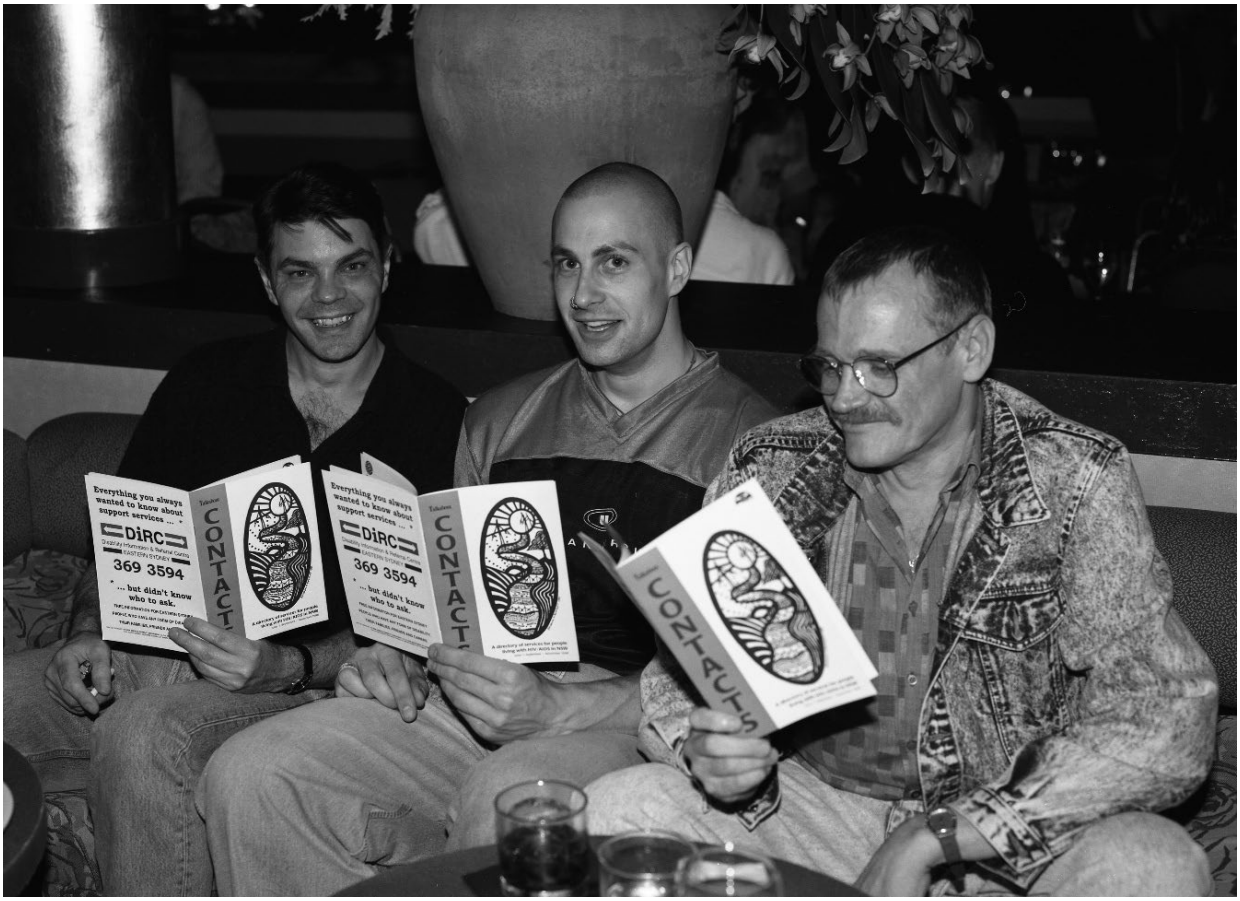
IMAGES – 1 per page					
Image caption	Leo Schofield, Maggie Kirkpatrick and another judge checking out the cakes at the Bobby Goldsmith Foundation competition bake-off staged at the Oxford Hotel (City of Sydney Archives UID A-00068830).				
Image year	1995	**Image by**	C Moore Hardy	**Image copyright holder**	C Moore Hardy



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Community supporters of ACON reading the Contacts book at its launch party held at the Oxford Hotel (City of Sydney Archives Unique ID A-00068863).				
Image year	1995	**Image by**	C Moore Hardy	**Image copyright holder**	C Moore Hardy



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Oxford Street façade of 134 Oxford Street (City of Sydney Archives Unique ID A-01129161).				
Image year	2000	**Image by**	Mark Stevens	**Image copyright holder**	City of Sydney



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	View facing north-west across Bourke Street to south-east frontage of the building (City of Sydney Archives Unique ID A-01129162)				
Image year	2000	**Image by**	Mark Stevens	**Image copyright holder**	City of Sydney



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Oxford Hotel viewed from the intersection of Oxford and Bourke Streets				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Oxford Hotel viewed from the intersection of Bourke and Foley Streets.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Awning suspension rods with decorative wrought elements.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	TKD Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Wrought steel cantilever awning truss.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Cast concrete column and pressed metal ceiling lining above the second floor balcony on the Bourke Street façade. The ceiling lining is unlikely to be original.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Looking east along Oxford Street – fenestration to the ground floor levels of 130-134 Oxford Street.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Ground floor fenestration along Oxford Street.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Entry to the ground floor bar.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Deck adjacent to the Bourke Street façade.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects



Attachment D

Revised Inventory Sheet – 124 Oxford Street, Darlinghurst – Palms Hotel

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For City of Sydney Council

ITEM DETAILS			
Name of Item	Palms		
Other Name/s Former Name/s	Kidman's, McIlrath Chambers, Beatle Village, Scooters.		
Item type	Built		
Item group (if known)	Commercial		
Item category (if known)	Nightclub		
Area, Group, or Collection Name			
Street number	124 (part of 124-128 Oxford Street).		
Street name	Oxford Street		
Suburb/town	Darlinghurst	**Postcode**	2010
Local Government Area/s	City of Sydney		
Property description	Lot 1 DP 900900.		
Location description	Northern side of Oxford Street between		
Owner	Private		
Current use	Nightclub		
Former Use	Commercial building (grocer, various)		
Statement of significance	124 Oxford Street derives its heritage significance from its historic and social values. The building has historic significance as a component of the streetscape shaped by the Municipal Council of Sydney's resumption and widening of Oxford Street in the early twentieth century. The site demonstrates the long-established commercial nature of the street, having been occupied by commercial premises from at least the 1880s to the present, including two prominent grocery companies, Kidman's and McIlraths. The basement of the building became a gay nightclub in the late 1970s, which it remains to the present day. The significance of the place lays chiefly in its consistent usage as a commercial building, and as an important social and entertainment space for the LGBTIQA+ community. For its role as Palms and Scooters nightclubs, the building is important evidence of the development of Oxford Street, and is socially significant as an important focus of LGBTIQA+ social activity from the late 1970s to the present day.		
Level of Significance	State ☐	Local ☒	

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For City of Sydney Council

DESCRIPTION	
Designer	John Reid (1913 building); Paynter & Dixon (1975 building)
Builder/ maker	W Williamson; Paynter & Dixon
Physical Description	The building at 124-128 Oxford Street is a simply detailed, flat-roofed brick commercial building, originally built in 1913 but substantially modified during 1975. It is comprised of two storeys with basement level. The face brickwork on the front façade is now painted in a rainbow colour scheme (and has been since around 2013), with brickwork unpainted to the rear. A bracketed and suspended awning covers the span of the building. The 5-storey 1913 building on the site was damaged by fire in 1974. Paynter & Dixon were engaged to carry out the 'reinstatement of the building,' with plans indicating the upper levels were entirely removed (assumed to have been due to the extent of damage), with remnant brickwork to the lower levels of the building retained (basement and ground). The original brick piers of the building are visible when viewed from rear, and internal supports survive in the basement. Other elements of the 1913 building are still visible in the planning of the building, today including the general arrangement of the front façade with two ground floor shopfronts, and access to the upper floor and basement via stair at the northern end of the building. The five sets of aluminium framed windows on the first floor were installed as part of the 1975 works, alongside new aluminium framed shopfronts, double doors and shop windows. The front façade at ground level has been further modified over time consistent with its ongoing commercial use. At rear, original brick piers with recessed bays for ground floor windows are visible from basement to ground floor. Some original brickwork remains, in multi-coloured darker tones, distinguishable from the 1975 additions in blond brick. A number of variously sized square and rectangular windows characterise the top floor and appear to match the new windows show on the 1975 plans. A new fire door has been added to the northern end beside the 1975 entry/exit. The interiors of the shops appear to have been progressively modified and altered since the initial construction of the building. Internal inspection of the building was not undertaken as part of this study.

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For City of Sydney Council

Physical condition and Archaeological potential	Good Archaeological potential not assessed.					
Construction years	Start year	1913	Finish year	c1976	Circa	☐
Modifications and dates	Modifications include the following works: - Alterations to ground floor shopfronts in 1945. - New toilets were installed on the first floor in 1963. - Unspecified alterations and a new entrance to the basement were carried out in 1964. - Alterations to basement in 1964. - Upgrades to mechanical ventilation in 1965. - Alterations to awning in 1966. - Rectification of the building after fire damage in 1975. - Installation of an illuminated vertical sign in 1976. - Alterations to restaurant kitchen in 1980. - Reinstatement of fire damaged premises in 1984. - Alterations to shopfronts of both ground floor tenancies for use a restaurant and dining room in 1985. - Alterations to the basement and additional toilets in 1985 - Alterations and additions to the ground floor for a sushi restaurant and adult product shop in 1998. - Alterations for a second-hand bookshop in 2002.					
Further comments	Heritage inventory sheets should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. Further research is always recommended as part of preparation of development proposals for heritage items and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.					

DRAFT HERITAGE DATA FORM

For City of Sydney Council

HISTORY	
Historical notes	Sydney is the traditional land of the Gadigal People. The area around Sydney was inhabited by the Gadigal People for thousands of years prior to European settlement, with their social, economic and spiritual structures supported by the plentiful natural resources of the area. Hunting, fishing and camping grounds were established and utilised around the harbour, with archaeological and other physical evidence of these uses surviving to the present day. The thoroughfare now known as Oxford Street follows an Aboriginal track ('muru') which led to the southern headland of Sydney Harbour. Despite the destructive impacts of European settlement, Gadigal culture and connection to the land has survived to the present day. Prior to the construction of the current building and its immediate predecessor, the site had been occupied by commercial buildings from at least 1855 according to available maps. It is likely the site was first built upon around this time, following the crown grant of the surrounding acre of land to William Baker in 1853. In 1883 the immediate predecessor of the current building was constructed for Mr James Kidman, one of the state's most well-known grocers and a household name in the period. This was the four-storey building, designed by a "Mr Lewis," later shown in pre-1910 photographs as McIlrath's Chambers. Upon its opening the building was remarked as a "very lofty and handsome one, with the front in the Italian style." Its address was recorded as 152 Oxford Street, prior to the renumbering of the street in the early twentieth century. It would appear Kidman also owned the adjoining premises at No. 150 described as his "old place of business." Following the death of James Kidman and the sale of his estate in 1899, the former 152 Oxford Street remained vacant for around two years before its acquisition by another prominent grocer, Hugh McIlrath. McIlrath had established his premises occupying Kidman's four-storey building by c1901, and purchased the property by March 1902. The first Sands directory entry for McIlrath Grocers is in 1902, confirming they occupied the premises by late 1901. The neighbouring site No. 150 was occupied by a provision merchant, John W Smith from 1900, replaced by Douglass Bros provision merchants in 1902. McIlraths expanded into the neighbouring site by 1908. They had several stores across Sydney and its suburbs, including another nearby on Oxford Street in Paddington. As a result of the substantial congestion of Oxford Street by the early twentieth century, proposals for its widening came to the fore. Architect John Barlow and Lord Mayor Allen Taylor were among those lobbying for the change. Coordination with the State Government allowed the City Council to gain increase powers of resumption, and following a Council delegation to the government in February 1908, a Royal Commission for the Improvement of Sydney and its Suburbs was appointed. It recommended the widening of Oxford Street from Liverpool Street to Paddington Town Hall. The process of resuming the northern side of Oxford Street between Hyde Park and Taylor Square began in January 1909 and included the subject site. Buildings were demolished and replaced with new structures further setback, several of which were designed by the Council's architectural staff, beginning in in 1910 and was largely complete by 1914. Footpath widening and removal of verandahs on the southern side of the street followed shortly after. McIlraths Ltd acquired the land comprising 150-152 Oxford Street back from the Council following the demolition and widening works in the area in late 1911. Plans for a new six-storey commercial premises for McIlrath's were designed by Architect John Reid and approved in June 1913, constructed shortly thereafter. Plans and photographs suggest the building was partially rather than fully demolished; drawings show existing walls depicted differently to new walls, and photographs show the truncated McIlrath's painted sign on the south (south-east) elevation of the building indicating this wall was partially retained. John Reid was a prominent Sydney architect, who was born in Scotland and emigrated to Australia in 1883. Reid completed his architectural training under George Allen Mansfield, initially employed as a clerk of works but later commencing practice as an architect in 1901. Reid completed a variety of significant buildings in Sydney and surrounds including residences, commercial premises, and churches. In 1914 Reid's son Frederick joined him as a partner in

the practice until John's death in 1936.

Renumbering of the street occurred shortly after, with the 1915 edition of the Sands Directory noting the building's address as 124-128 Oxford Street. Plans suggest that at least the ground and first floor were occupied by McIlraths as their primary business premises (with offices on the first floor). The basement was also likely used by the business as it contained a strong room. The remaining levels, however, were partitioned into a number of 'rooms' or offices, and let out to a variety of tenants.

From 1914 until around 1916 the Catholic Women's Association occupied rooms within the building and conducted a variety of classes out of the premises including physical culture, choral guild, embroidery, dressmaking, millinery, drama and first aid. A range of meetings and other events hosted by the organisation took place in the building. During World War 1, the building was concurrently occupied by the 3rd Battalion Comforts Committee who compiled winter donations, knitted socks and other goods to send to the troops overseas.

In addition to being the business headquarters of McIlraths Department store, the building housed a number of other businesses on its upper levels, as illustrated by 1920s business directories:

- J Pearce, tailor, in 1920
- Abbot, AH & Co, manufacturer of ladies' garments, in 1920
- Broadhead's Bargain House, seller of ladies' garments, in 1920 (Second floor)
- Speciality Costume Company (Mademoiselle Mazarine), ladies' costumers and outfitters, in 1921
- AD Grant, piano and player salesman and repairer, in 1922 (Third floor)
- Hannabry & Johnstone, theatrical dancing and acrobatic studio, in 1925
- Alison Manufacturing Co, manufacturer of ladies' garments, in 1925 (Fifth floor)
- Paragon Millinery, millinery, in 1927

In 1923, McIlrath's Limited transferred the building to a new company, Mac's Limited. McIlraths continued to occupy the building, leasing at least part of the ground floor from the company. Around the mid twentieth century the upper level rooms were housing a number of artistic groups including the Jewish Youth Theatre League (1937) and the Society of Recorded Music (1954). The commercial businesses which were housed in the building diversified from the 1960s onwards. During 1960 a milk bar was established in the ground floor shop at 128 Oxford Street. From 1961, the basement level was used as a laundrette and dry cleaning factory for Central Clothes Cleaners Pty Ltd. Part of the ground floor was still being leased by McIlrath's Pty Ltd from Mac's Pty Ltd in 1960. It is unclear when they ceased to occupy the building, but their external signage on the building disappears by 1970. In 1963, part of the building was used for manufacturing of ladies' handbags for L Bonny & Co Pty Ltd. One of the shops on the first floor of the building was operating as a barber in 1964.

In June 1964, the basement level of the premises at 124 Oxford Street Sydney was declared a public hall, identified as "Beatle Village." Earlier in April 1964, the basement of No.124 described as 'a Sydney Stomp hall' was home to the first ever meeting of the Australian Beatle Fan Club, and it appears this is where the premises obtained the name 'Beatle Village'. 120 girls and 80 boys attended the meeting of enthusiasts of The Beatles, at which a local band The D-Men played. Beyond the home of The Beatles fan club, Beatle Village also operated as a live music venue, which featured many local rock bands in the 1960s including The Creatures, The Throb, The Showmen and The Missing Links. It was an alcohol-free venue like many other venues in this era.

A substantial fire in the building occurred sometime prior to 1975. A fire is documented to have affected the rear of the premises in July 1972, but it is unclear if this was the same event. In 1975, Paynter and Dixon on behalf of the owner lodged an (approved) application to rectify the building after the fire damage. Only the basement, ground and first floor levels were retained, suggesting the damage was substantial, though no newspaper articles covering the event can be located. Paynter and Dixon began as a joinery company in 1914 before expanding into a

	building company with a range of artisans, masons and joiners by the 1920s. The company (now 'Paynter Dixon') continues to offer building services to a wide range of sectors in the present day. Upon the reopening of the building, the basement area operated as a restaurant (name of business not known) and the upper floors were used to sell women's clothing, accessories and soft goods by Mr R H Cooper. In 1976 part of the building was in use as a coffee lounge (most likely ground floor), No. 126 was being used as an interior decorator shop, and another part of the building was being used a billiard club. The gay venue of Palms opened circa 1977. In this year, an application was lodged for the erection of a portable stage at basement level, supporting this opening date. Palms was an underground cabaret venue which hosted the popular 'Cabaret Conspiracy' radical political drag show by c1979, celebrating sexual and gender diversity. The show was established by Johnny Allen, a local Sydney resident who had been inspired by the gay and cabaret scenes in San Francisco alongside the punk and political movements in New York. The show received acclaim from a variety of news outlets including the Daily Mirror, Sun Herald, Melbourne Age and Sydney Shout. The venue became known as a safe and supportive environment for those rejecting the gender and sexual norms of the period. The street level shops appear to have been occupied by a seller of clothing and jewellery in early 1978, then a milk bar and takeaway shop later in the year. Another fire plagued the building in 1984, leading to a further application for reinstatement of the fire damaged premises to continue as "refreshment rooms." It is unclear which sections of the building were affected. Shortly after reinstatement, TGD Doung established a restaurant and dining room in the ground floor tenancies. Prominent photographer William Yang occupied office space in 126 Oxford Street in 1985. By 1988, Palms had closed and a new bar was occupying the basement level of No. 124, trading as Scooters Bar and Diner. An application for change of use from this year described the use of the basement as an "amusement centre." The change in name resulted from a changed in ownership, but the place remained a nightclub with a restaurant. The opening of Scooters coincided with the height of the HIV/AIDS epidemic, which led to the devastating loss of life of many members of the community, and solidified Oxford Street as an important place of gathering and belonging for the gay community. Public fear, slander and hysteria surrounding the HIV/AIDS epidemic was, however, often directed at the community on Oxford Street making it unsafe, which manifested in violent gay bashings and other crimes against the community. During the late 1980s and early 1990s party drugs also proliferated in the Oxford Street Scene, but Scooters emerged as a safer and more conservative, 'uncool' but endearing venue for those uninterested in these substances. Scooters closed around 1994. The club was reopened as 'Palms' with new owners John Innes, Peter Inwood and Kevin Du Val in 2000. The place operated as a basement nightclub but did not have a restaurant. As a gay-owned bar, it aimed to be inclusive and welcoming to women as well as gay men, unlike other clubs on the street at the time which did not allow women in. The ethos of the club was to honour the gay legacy on Oxford Street as the area became increasingly gentrified and commercialised. In 2018, it was noted that Palms was the only gay owned and operated venue on Oxford Street.

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For City of Sydney Council

THEMES		
National historical theme	**State historical theme**	**Local theme**
3. Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services
4. Building settlements, towns and cities	Towns, suburbs and villages	Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages
8. Developing Australia's cultural life	Leisure	Activities associated with recreation and relaxation

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For City of Sydney Council

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	124 Oxford Street is of historical significance as evidence of the demolition, widening and reconstruction of the built form along the north side of Oxford Street from 1909 to 1914 by the Municipal Council of Sydney. It forms part of a streetscape on the northern side of the street with consistent setbacks and a similar scale of built form, illustrating the substantial city planning reorganisation and unification that took place within the period. The site also demonstrates the long-established commercial nature of the street, beginning with retail and commerce in the nineteenth century, evolving into retail and entertainment offerings to the present day. The site has been occupied by two prominent grocery stores, Kidman's and McIlraths, before becoming a gay nightclub in the late 1970s which it remains to the present day. For its role as Palms and Scooters, the building is important evidence of the development of Oxford Street as an important focus of LGBTIQA+ commercial and social activity from the end of the 1970s. 124 Oxford Street meets Criterion A at a **local** level.
Historical association significance SHR criteria (b)	The building at 124 Oxford Street was associated with John Reid who designed the building constructed in 1913 (incorporating elements of the 1883 structure), a prominent architect who completed a range of residential and commercial commissions in Sydney and surrounds. However, the earlier building has been substantially modified by the removal of four of its floors and the remodelling of its front façade by Paynter and Dixon in 1975 following fire damage to the building. As a result, the building does not have strong associations with either John Reid or Paynter and Dixon. 124 Oxford Street does not meet Criterion B.
Aesthetic significance SHR criteria (c)	As a 1913 building (incorporating elements of the 1883 structure) extensively modified in 1975 due to fire damage, the exteriors and interiors of the building exhibit little aesthetic significance. Whilst some elements of the earlier building remain legible, including most of the rear elevation, these are simply designed and utilitarian consistent with their function. 124 Oxford Street does not meet Criterion C.
Social significance SHR criteria (d)	124 Oxford Street has been associated with Sydney's LGBTIQA+ community, particularly the gay male section, since the opening of Palms Nightclub circa 1977. The place is most well-known for its initial operation as Palms (c1977-c1988) which was revived in 2000 and continues to the present day, though it remained a gay venue in the intervening period as Scooters Bar and Restaurant in the 1980s-1990s. 124 Oxford Street meets Criterion D at a **local** level.
Technical/Research significance SHR criteria (e)	124 Oxford Street does not have substantial technical or research significance as an extensively modified building with layers dating to 1883, 1913 and 1975. None of the layers are known to have particular technical or research significance, though they could yield some limited information about the evolution of the building over time. 124 Oxford Street does not meet Criterion E.
Rarity SHR criteria (f)	The building at 124 Oxford Street does not have particular rarity value as it is one of many extensively modified, layered buildings in the Sydney Metropolitan area. However, the site of 124 Oxford Street is a rare example of a LGBT nightclub that has operated almost continuously since the late 1970s. 124 Oxford Street meets Criterion F at a **local** level.
Representativeness SHR criteria (g)	124 Oxford Street does not have representative value as a 1913 building, incorporating elements of the earlier 1883 structure, which was substantially modified in 1975. 124 Oxford Street does not meet Criterion G.
Integrity	The building has been subjected to various modifications and has not retained a high level of integrity.

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For City of Sydney Council

HERITAGE LISTINGS	
Heritage listing/s	Oxford Street Heritage Conservation Area, Item C17, Sydney Local Environmental Plan 2012

INFORMATION SOURCES				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Drawn	Paynter & Dixon	Building Application 312/75	1975	City of Sydney Archives
Drawn	John Reid	Building Application 0408/13	1913	City of Sydney Archives
Written	Dominique Pezzutto	'The sexual politics of clubbing: a feminist corporeal analysis of Palms, Oxford Street, Sydney Australia'	2019	University of Wollongong Honours Theses
Written		City of Sydney Building Applications	Various	City of Sydney Archives
Written		Certificates of title 2382-220 and 1514-165	Various	Land Registry NSW Historical Land Records Viewer at https://hlrv.nswlrs.com.au/
Written		'James Kidman,' *Evening News,* 20 December 1895, Page 2.	1895	https://trove.nla.gov.au/newspaper/article/108885478
Written		'Mr Kidman's New Store,' *Evenings News,* 8 May 1883, Page 3.	1883	https://trove.nla.gov.au/newspaper/article/111026694
Written		'Mr Jas Kidman's New Establishment, Oxford Street,' *The Sydney Daily*	1883	https://trove.nla.gov.au/newspaper/article/238490632

		Telegraph, 5 May 1883, Page 7.		
Written		'James Kidman's Estate,' *Evening News,* 16 May 1899, Page 7.	1899	https://trove.nla.gov.au/newspaper/article/113278996
Written		'Advertising,' *The Australian Worker,* 7 March 1918, Page 12.	1918	https://trove.nla.gov.au/newspaper/article/14578786
Written	Anne Higham and Dr Noni Boyd for Australian Institute of Architects	'NSW Architects Bibliographical Information: John Reid F.R.A.I.A.'	2014	Australian Institute of Architects
Written	Hugh Liney and Frank Cotterell	*Rock'n'roll Walk of Shame and Fame: Oxford Street*	2020	https://www.cityofsydney.nsw.gov.au/history/rock-and-roll-walks-fame-shame
Written		'Catholic Women's Association,' *The Catholic Press,* 23 July 1914, Page 20.	1914	https://trove.nla.gov.au/newspaper/article/104383288
Written		'Catholic Women's Association,' *The Catholic Press,* 3 August 1916, Page 18.	1916	https://trove.nla.gov.au/newspaper/article/105185132
Written		'Comforts Funds,' *The Sydney Morning Herald,* 26 Feb 1916, Page 20.	1916	https://trove.nla.gov.au/newspaper/article/28782619
Written		'The Jewish Youth Theatre League,' *Sydney Morning Herald,* 20 March 1937, Page 10	1937	https://trove.nla.gov.au/newspaper/article/27986265
Written		'Advertising,' *The Sydney Jewish News,*	1954	https://trove.nla.gov.au/newspaper/article/262674392

		13 August 1954, Page 4.		
Written		Government Gazette of the State of New South Wales, 'Theatres and Public Halls Act, 1908, as amended – proclamation,' 26 June 1964, Page 2007.	1964	https://trove.nla.gov.au/newspaper/article/220381800
Written		'Kerry Yates joins Fan Club for the Beatles,' *The Australian Women's Weekly,* 1 April 1964, Page 7-11.	1964	https://trove.nla.gov.au/newspaper/article/55472130/5839937
	Paynter Dixon	Paynter Dixon – History	2022	https://www.paynterdixon.com.au/company/history/

DRAFT HERITAGE DATA FORM

For City of Sydney Council

RECOMMENDATIONS	
Recommendations	The property at 124-128 Oxford Street, Darlinghurst should be listed as a local heritage item in Schedule 5 of Sydney Local Environment Plan 2012. The following actions are recommended: • Manage the significance of the building in accordance with Sydney LEP 2012 and Sydney DCP 2012. • All conservation works should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter). • The primary significance of the place lies in its continued use as a commercial premises for 140 years and for its strong links to the LGBTIQA+ community for the last five decades. The continued use of the place for commercial business alongside a nightclub catering to the gay community is the most appropriate option and should be supported and encouraged. • Conserve the LGBTIQA+ historic and social significance of the place through interpretation on site. • The building has potential for substantial change including adaptive reuse because of the extent of alteration that the site has undergone in the past. • Surviving historic fabric, such as the rear elevation with expressed piers, surviving external walls, structural supports in the basement, and other interior or exterior features should be considered for retention in any future development. • If upper storey additions are considered, they should be in accordance with approved planning controls for the precinct.

SOURCE OF THIS INFORMATION			
Name of study or report	Oxford Street LGBTIQA+ Heritage Study. City of Sydney Local Government Area, NSW.	**Year of study or report**	2023
Item number in study or report	N/A		
Author of study or report	Tanner Kibble Denton Architects Pty Ltd.		
Inspected by	External inspection by TKD Architects.		
NSW Heritage Manual guidelines used?	Yes ☒	No ☐	
This form completed by	Roy Lumby, Olivia Turner	**Date**	April 2023

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For City of Sydney Council

IMAGES – 1 per page					
Image caption	Corner of Oxford and Bourke Streets, Taylor Square Darlinghurst, in 1910, showing the 1883 building as extant. (City of Sydney Demolition Books, Unique ID A-00039118)				
Image year	1910	**Image by**		**Image copyright holder**	City of Sydney



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For City of Sydney Council

IMAGES – 1 per page					
Image caption	Corner of Oxford and Bourke Streets in 1914 after the rebuilding works had commenced. The truncated 'McIlraths' sign indicates that at least this south-eastern wall of the building was partially retained during demolition and rebuilding.				
Image year	1914	**Image by**		**Image copyright holder**	State Library of New South Wales



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Traffic patterns, Oxford Street Darlinghurst, showing McIlraths Chambers to right of image (1913 building). (City Engineer's Photographic Negatives, Unique ID A-00045230)				
Image year	1961	**Image by**		**Image copyright holder**	City of Sydney



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Oxford Street, Darlinghurst, showing the McIlrath's building (1913) continuing to advertise the grocer on the south-eastern wall of No. 124-128 Oxford Street. (Australian National University: Institutional Repository identifier N417-655-159 at https://openresearch-repository.anu.edu.au/handle/1885/252672)				
Image year	c1950	**Image by**	Tooth & Co	**Image copyright holder**	Australian National University



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	The Basement of 124 Oxford Street, then known as 'Beatle Village,' in February 1964. (Pix Magazine photos taken or published in 1964, SLNSW call no ON 388/Box 095/Item 089)				
Image year	1964	**Image by**	David Cumming	**Image copyright holder**	State Library of New South Wales



DRAFT HERITAGE DATA FORM

For City of Sydney Council

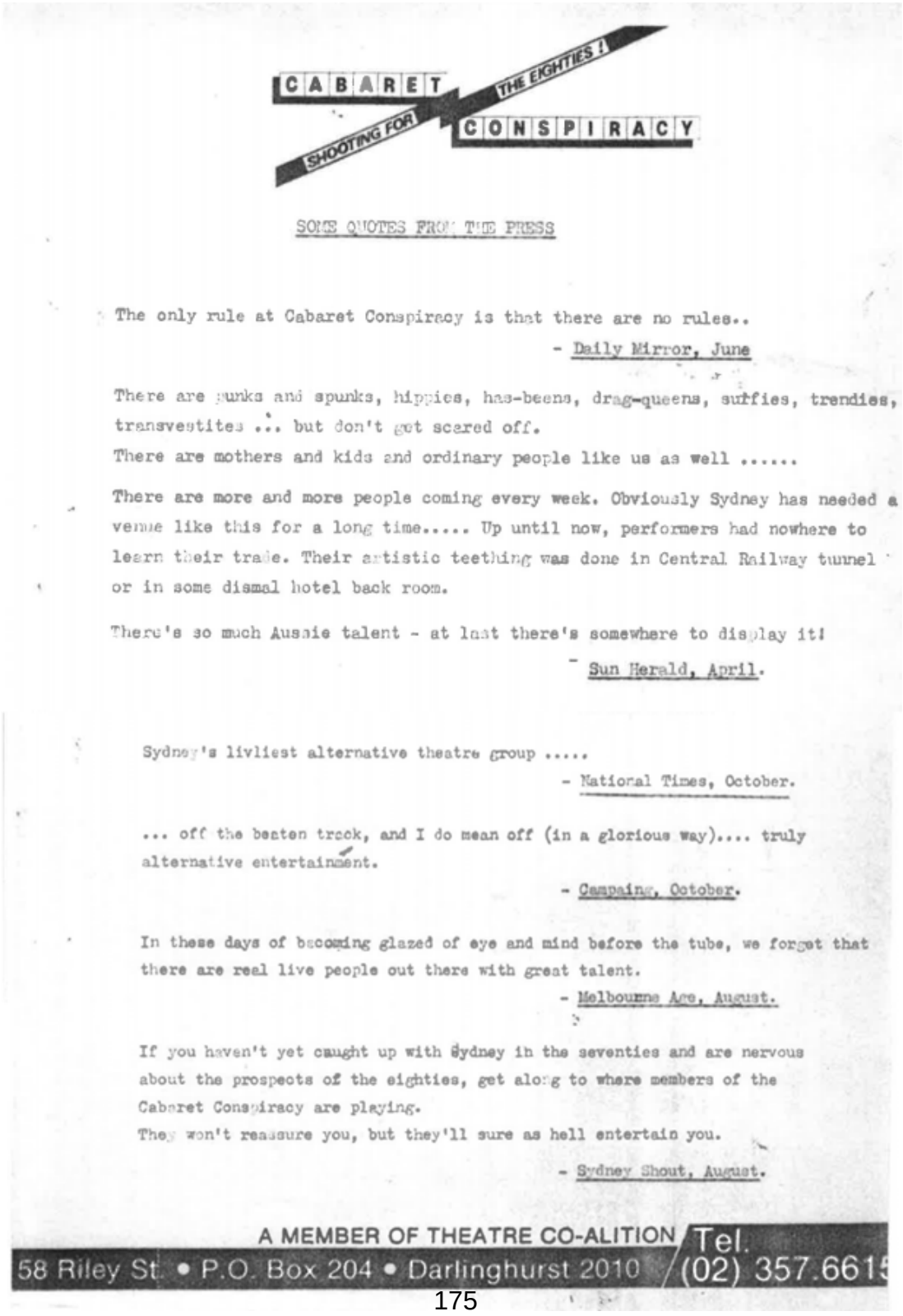
IMAGES – 1 per page					
Image caption	Oxford Street, showing 124-128 Oxford Street to far right of image. (City of Sydney Reference Collection, Unique ID A-00014228)				
Image year	1985	**Image by**		**Image copyright holder**	City of Sydney



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Promotional poster for Cabaret Conspiracy at Palms Cabaret, 124 Oxford Street, Darlinghurst. (*The sexual politics of clubbing: a feminist corporeal analysis of Palms, Oxford Street, Sydney,* University of Wollongong Honours Thesis by Dominique Pezzutto, 2019)				
Image year	c1979	**Image by**	Johnny Allen, via Dominique Pezzutto	**Image copyright holder**	Johnny Allen



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Advertisement for Doctor White at Palms Cabaret, 124 Oxford Street Darlinghurst. (*The sexual politics of clubbing: a feminist corporeal analysis of Palms, Oxford Street, Sydney*, University of Wollongong Honours Thesis by Dominique Pezzutto, 2019)				
Image year	c1979	**Image by**	Johnny Allen, via Dominique Pezzutto	**Image copyright holder**	Johnny Allen



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	124-128 Oxford Street in 2022.				
Image year	2022	**Image by**	Olivia Turner	**Image copyright holder**	TKD Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Detail image of the entry to Palms at 124 Oxford Street in 2023.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	TKD Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Rear elevation of 124-128 Oxford Street in 2023. Piers in differing brickwork indicate the survival of the 1913 structure within the 1975 reinstatement works to the building after fire.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	TKD Architects



Attachment E

Revised Inventory Sheet – 85-91 Oxford Street, Darlinghurst - Universal

DRAFT HERITAGE DATA FORM

For City of Sydney Council

ITEM DETAILS						
Name of Item	Universal					
Other Name/s Former Name/s	Midnight Shift					
Item type (if known)	Built					
Item group (if known)	Commercial					
Item category (if known)	Nightclub					
Area, Group, or Collection Name						
Street number	85-91					
Street name	Oxford Street					
Suburb/town	Darlinghurst			**Postcode**	2010	
Local Government Area/s	City of Sydney					
Property description	Lot 1 DP 816233					
Location description	Southern side of Oxford Street between Riley and Crown Streets, bounded to the south by Arnold Place.					
Location - Lat/long	**Latitude**		**Longitude**			
Location – MGA94 (if no street address) [or AMG66 if old system]	**Zone**		**Easting**		**Northing**	
Owner	Private					
Current use	Nightclub					
Former Use	Predominantly commercial – offices, studios, workshops and retail tenancies					
Statement of significance	The pair of buildings at 85-91 Oxford Street, Darlinghurst are significant for historical, associational, aesthetic and social reasons. They provide evidence of the consolidation and development of Oxford Street in the years before and after World War I, marking the shift following resumption and widening to a more commercial and business-orientation. The buildings are also evidence of the development of Oxford Street as an important focus of LGBTIQA+ commercial and social activity from the end of the 1970s onwards. 85-91 Oxford Street is a rare example of a LGBT nightclub that has operated almost continuously since 1978. 85-87 Oxford Street is associated with jeweller and shoemaker William Berkman, who commissioned prominent twentieth century architects Morrow & De Putron to design the building, while 89-91 Oxford Street is associated with architect A W Warden. Although the buildings have been extensively modified, the first floor section of 89-91 Oxford Street's facade has aesthetic significance as a representative example of Federation Free Style commercial architecture while the first floor section of 85-87 Oxford Street's façade is a distinctive example of Inter War Free Classical commercial architecture. These parts of the buildings make a positive contribution to the visual character of Oxford Street.					

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For City of Sydney Council

Level of Significance	State ☐	Local ☒

DESCRIPTION	
Designer	85-87 Oxford Street: architects Morrow & De Putron 89-91 Oxford Street: Alfred William Warden
Builder/ maker	85-87 Oxford Street: B A Pickersgill
Physical Description	85-87 Oxford Street is a two storey commercial building. The building has been extensively modified internally and externally but the first floor section of its Oxford Street façade is substantially intact. It was designed in the Inter War Free Classical style, which was prevalent during the 1920s and applied to a wide range of institutional, public and commercial buildings. The façade is constructed of brick, with a concrete cornice below the parapet, moulded cement ornament and glazed ceramic tiles in panels above window openings and surrounds to window bays. The sills and spandrel below the windows are lined with cement render. This part of the building is particularly distinguished by its distinctive geometric moulded decorative elements. Brick and cement section of the facade have been painted while the original appearance of tiles has been maintained. Original double hung windows have been replaced. Shopfronts have been complete renewed. The rear of the building 89-91 Oxford Street was designed as a building containing two shops with flats above. The building has been extensively modified internally and externally but the first floor section of its Oxford Street façade is quite intact. It was designed in the Federation Free Style, which was commonly used for public and commercial buildings during the first two decades of the twentieth century. The use of two contrasting materials, in this case glazed ceramic tiles and cement render, is characteristic of the style. The cement render has been inscribed with fine horizontal and vertical lines to resemble stone masonry. The rear of the buildings, aligned with Arnold Place, have little architectural character. The rear of 85-87 Oxford Street is constructed of brick, the surfaces of which are painted. Window openings have been covered over. At street level there are two wide openings with roller shutters, between which is a door opening. The rear of 89-91 Oxford Street consists of a ground floor level constructed of stone with wide horizontal boards above the head level of the centrally placed door opening. The first floor is set back from the street, its elevation also covered with wide horizonal boards. The side of the building that is visible from Arnold Place appears to have been constructed from stone though this may be cement render inscribed with course lines to resemble ashlar construction.

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For City of Sydney Council

Physical condition and Archaeological potential	The buildings are in good condition. Archaeological potential has not been assessed.					
Construction years	Start year	89-91: 1914 85-87: 1920	Finish year		Circa	☐
Modifications and dates	Modifications include the following works and changes of use: 85-87 Oxford Street • alterations to shop (building application 2620/58). • alterations (building application 1780/69). • use premises as shoe store and offices (development application 93/70). • alterations (building application 288/70). • mechanical ventilation (building application 1004/70). • fire stair (building application 619/75). • use ground floor for sale of take-away food (development application 1170/80). • alterations to restaurant (building application 681/82). • new shop fitout and shopfront (building application 1140/83). • new fire stair (building application 196/84). • expansion of nightclub into the rear section of the of ground floor (building application 232/97). 89-91 Oxford Street • alterations to 89 Oxford Street (building application 465/26, Morrow & Gordon architect). • alterations to shopfront (building application 674/31, Morrow & Gordon architect). • new showcase (building application 261/37, Morrow & Gordon architect). • alterations to shopfront (building application 1021/50). • use premises for the sale of clothing (development application 143/72). • alterations to ground floor shop for sale of Manchester goods (development application 393/76). • alterations ground floor for the estate of W Berkman (building application 537/76). • alterations and additions first floor for W Berkman and Sons (building application 135/78, Morrow & Gordon architects). 85-91 Oxford Street • use premises as a cabaret restaurant (development application 119/70). • alterations to first floor restaurant (development application 225/75). • change of hours first floor (development application 700/80). • conversion ground floor and first floor to hotel and discotheque – Midnight Shift (development application 0375/84, building application 261/84).					
Further comments	Heritage inventory sheets should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. Further research is always recommended as part of preparation of development proposals for heritage items and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.					

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For City of Sydney Council

HISTORY	
Historical notes	The buildings at 85-91 Oxford Street were constructed on land originally granted to Alexander Donaldson on 26 August 1795. Donaldson's land became one of a number that became part of Edward Riley's large estate extending across Surry Hills and Woolloomooloo. When the Riley Estate was subdivided in the first half of the 1840s the site of 85-91 Oxford Street was contained within Lot F2 of the Estate. Development across the Riley Estate consolidated rapidly after the sale of allotments within the subdivision. By the mid-1850s buildings had been constructed on 85-91 Oxford Street, apparently two storey brick buildings with shingled roofs occupied in part by shops. The following property owners are noted in City of Sydney assessment records: • 1877: 85 Oxford Street - P Carroll; 87-91 Oxford Street - J Woods. • 1880: 85-87 Oxford Street - Woods Estate, 89 Oxford Street – Mr Roberts; 91 Oxford Street – Daniel Holborrow. • 1882: 85-87 Oxford Street - Wood; 89-91 Oxford Street – Roberts. • 1891: 85-87 Oxford Street: Alf Wood; 89 Oxford Street: W C Roberts; 91 Oxford Street: Riley Bros (likely to have been a tenant). • 1896: 85 Oxford Street – Alfred Wood; 87 Oxford Street – Jane Williams; 89 Oxford Street – H E Roberts; 91 Oxford Street – Daniel Holborrow. Daniel Holborrow died in January 1896. • 1901: 85 Oxford Street – Alfred Wood; 87 Oxford Street – Jane Williams; 89 Oxford Street – H E Roberts; 91 Oxford Street – Daniel Holborrow (estate). • 1907: 85-87 Oxford Street – William Osborne; 89-91 Oxford Street – David Henry Smart. William Osborne, a draper, is understood to have acquired 85-87 Oxford Street in 1906. After he died the property passed to his widow Sarah in 1909, who transferred the property title to David Henry Smart in June 1910. • 1911: 85-91 Oxford Street - David Henry Smart. • 1914: 85-91 Oxford Street – Estate of David Henry Smart. David Smart died around the end of April 1912. • 1921: 85-91 Oxford Street – jeweller and shoemaker William Berkman. • 1931: 85-91 Oxford Street – William Berkman. • 1948: 85-91 Oxford Street – Estate of late William Berkman. William Berkman died on 1 March 1942. The building at 89-91 Oxford Street was designed by prominent soldier, military engineer and architect Alfred William Warden (1868-1955) for David Smart. He lodged a building application with the City Council on December 8, 1913. The building consisted of a pair of shops on the ground floor with residential accommodation on the first floor. Warden called for tenders at the end of March 1914. The successful contractor has not been ascertained. Warden was articled to the architectural firm of Gustavus Alphonse Morrell & John E Kemp around 1887. For the next five years he studied part-time at Sydney Technical College and attended architecture lectures in the engineering faculty of the University of Sydney. In 1893 he toured the world before commencing practice as an architect in 1895. In 1894, Warden joined the Field Companies NSW Engineers as a second Lieutenant and retired in June 1922 after 28 years' service as a colonel. On the outbreak of war in 1914 he was mobilised as Staff-Officer of Engineers and served until the end of 1919. In 1923, Warden was appointed a member of the Newington College Council and served in that capacity until 1948. During this period of 25 years, he was actively involved in the development of the college's buildings and grounds. The building at 85-87 Oxford Street was designed by architects Morrow & De Putron. A building application was lodged with the City Council on March 11, 1920. The building, which contained a ground floor shop and first floor showroom, was commissioned by jeweller and shoemaker William Berkman, whose business occupied the premises until the late 1970s.

	Morrow & De Putron was formed when architects David Morrow (1871-1935) and William de Putron (1873-1946 entered into partnership in October 1909. The two had worked together at the beginning of the 1890s but the partnership was dissolved as a result of the 1890s depression. The practice designed numerous buildings for major Sydney retailing concerns such as Anthony Hordern & Sons, Snows, Fays, Mick Simmons and Grace Bros. Morrow's nephew, Percy Gordon, became a partner in the practice in 1922. De Putron retired in 1925 and it continued to trade as Morrow & Gordon for several decades. Significant buildings by Morrow & Gordon include the Grace Building (1930) and AWA Building (1939, in association with Robertson & Marks. Morrow & De Putron also designed an ark in memory of the Berkman's daughter for the new Synagogue in Georgina Street, Newtown in 1919. They also designed a reading desk for the synagogue. The building was designed by Morrow & De Putron and was dedicated for worship in August 1919. 89-91 Oxford Street housed several small businesses in the years following completion. 89 Oxford Street was occupied by confectioners from the 1910s to the 1930s and 91 Oxford Street was occupied by a branch of William Berkman's business from 1920. It remained there for several decades. From 1923, 85-87 Oxford Street was occupied by Fay's Shoe Store, which occupied the building for several decades. William Berkman died in March 1942. The buildings passed into the jurisdiction of the trustees of his estate. Between 1970 and 1978 the first floor of 85-91 Oxford Street was occupied by a restaurant called Amado's Spanish Fiesta. Tropicana opened in 85 Oxford Street in August 1978. Tropicana was a licensed restaurant and men's disco. Club 85, a "man's disco" opened in the premises during August 1980. It is understood to have occupied the first floors of 85-91 Oxford Street. The club was damaged by fire on 21 October 1980, though it reopened shortly after on 7 November 1980 as the Midnight Shift, also advertised as a "Disco for guys." It operated seven days from 10pm till late. The buildings remained the property of the Estate of W Berkman in the mid-1980s. The Midnight Shift was granted a hotel licence in December 1986, thus allowing the ground floor of the building to open as a bar. 85-91 Oxford Street was sold in 1992 then changed hands again in 1994. For several years the property was owned by Ogen Nominees. The buildings were subsequently sold in November 2008 to Arunta Investments, which two years later took over the Midnight Shift. The adjacent property at 93 Oxford Street was sold in 2008 with a lease to Midnight Shift. The Midnight Shift continued operating until closing on 1 October 2017, in response to declining trade associated with lockout laws. In July 2018 the establishment was purchased by Universal Hotels. After refurbishment the nightclub reopened as Universal on 28 September 2018. The establishment now includes space in 93-95 Oxford Street.

THEMES		
National historical theme	**State historical theme**	**Local theme**
3. Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services
4. Building settlements, towns and cities	Towns, suburbs and villages	Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages
8. Developing Australia's cultural life	Leisure	Activities associated with recreation and relaxation

DRAFT HERITAGE DATA FORM

For City of Sydney Council

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	85-91 Oxford Street, particularly the first floor sections of their facades, provide evidence of the consolidation and development of the street in the years before and after World War I. The use of the sites for retailing and commercial activity reflects the shift in activity in Oxford Street following resumption and widening during the 1910s from a street of small businesses with residences above to a more commercial and business-oriented street. As Tropicana, then Midnight Shift and now Universal, the buildings are important evidence of the development of Oxford Street as an important focus of LGBTIQA+ commercial and social activity from 1978 onwards. 85-91 Oxford Street meets Criterion A at a **local** level.
Historical association significance SHR criteria (b)	85-87 Oxford Street is associated with the prominent architectural firm of Morrow & De Putron Morrow & De Putron (later Morrow & Gordon) were responsible for most of the building works on Grace Brothers Broadway, As Morrow and Gordon the firm is known for the Grace Building in York Street (1930). 85-87 Oxford Street is associated with William Berkman , a jeweller and shoe maker who was prominent within the Jewish community at Newtown and who commissioned Morrow & De Putron to design the building. 89-91 Oxford Street is associated with architect A W Warden, a little-known Sydney architect in practice between 1895 and 1948. 85-91 Oxford Street meets Criterion B at a **local** level.
Aesthetic significance SHR criteria (c)	The buildings at 85-91 Oxford Street have been extensively modified internally and externally. However, the first floor section of 89-91 Oxford Street's facade has aesthetic significance as an example of Federation Free Style commercial architecture while the first floor section of 85-87 Oxford Street's façade is a distinctive example of Inter War Free Classical commercial architecture. These parts of the buildings make a positive contribution to the visual character of Oxford Street. 85-91 Oxford Street meets Criterion C at a **local** level.
Social significance SHR criteria (d)	The buildings at 85-91 Oxford Street have been associated with Sydney's LGBTIQA+ community, particularly the gay male section, since the opening of Tropicana in 1978. The place achieved greater prominence when it re-opened as the Midnight Shift, which traded from 1980 to 2017. After a short hiatus it reopened as Universal in 2018 and continues to trade under that name. 85-91 Oxford Street meets Criterion D at a local level.
Technical/Research significance SHR criteria (e)	When completed 85-87 and 89-91 Oxford Street were very representative in terms of construction and the buildings have undergone a substantial amount of change. It is very unlikely that the buildings will have technical or research significance. 85-91 Oxford Street does not meet Criterion E.
Rarity SHR criteria (f)	85-91 Oxford Street are not rare examples commercial buildings erected during the second and third decades of the twentieth century. The pair of buildings at 85-91 Oxford Street is a rare example of a LGBT nightclub that has operated almost continuously since 1978. 85-91 Oxford Street meets Criterion F at a **local** level.

Representativeness SHR criteria (g)	The upper sections of the facades of 85-91 Oxford Street are representative of suburban commercial architecture constructed during the second and third decades of the twentieth century in Sydney. 85-91 Oxford Street meets Criterion G at a **local** level.
Integrity	The buildings have been subjected to various modifications and generally have not retained a high level of integrity, apart from the first floor sections of the Oxford Street facades.

DRAFT HERITAGE DATA FORM

For City of Sydney Council

HERITAGE LISTINGS	
Heritage listing/s	Oxford Street Heritage Conservation Area, Item C17, Sydney Local Environmental Plan 2012

INFORMATION SOURCES				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Electronic		"Alfred Warden"	2022	https://en.wikipedia.org/wiki/Alfred_Warden
Written		City of Sydney Assessment books	1877-1948	City of Sydney Archives
Written		Certificate of Title Volume 1592 Folio 222	1905	NSW Land Registry Services Historical Land Records Viewer at https://hlrv.nswlrs.com.au/
Written		*Sands directory*	1911-1932	City of Sydney Archives at https://archives.cityofsydney.nsw.gov.au/
Written		Wises New South Wales Post Office Directory	1950	National Library of Australia at https://nla.gov.au/nla.obj-652609917/view?partId=nla.obj-652829448
Written	Sue Rosen & Associates	Heritage Impact Statement, 85-95 Oxford Street, Darlinghurst	2021	Private library
Written	Roy Lumby	"Morrow & Gordon" in *Encyclopedia of Australian Architecture*	2012	Private library
Drawn	Alfred Warden	Building application drawing 911/13	1913	City of Sydney Archives
Drawn	Morrow & De Putron	Building application drawing 161/20	1920	City of Sydney Archives

DRAFT HERITAGE DATA FORM

For City of Sydney Council

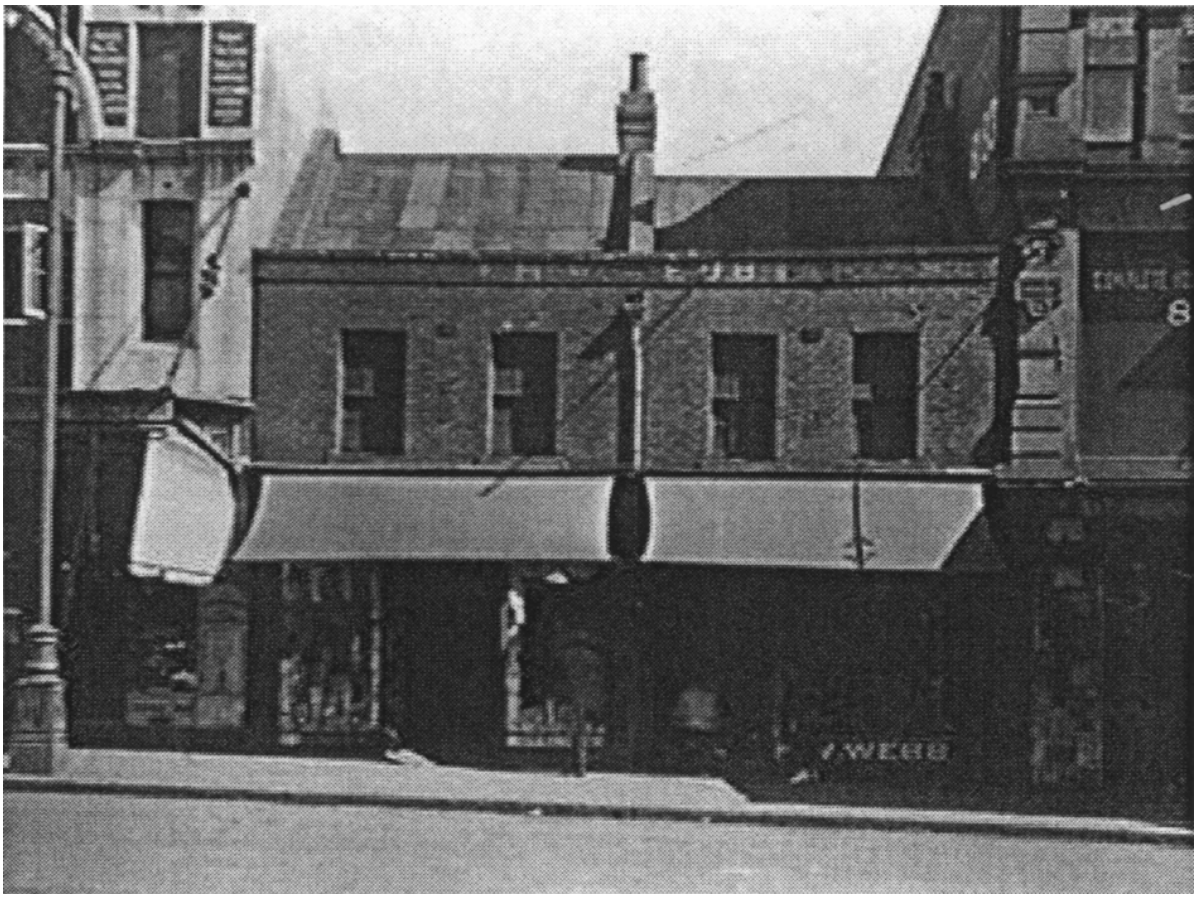
RECOMMENDATIONS	
Recommendations	The property at 85-91 Oxford Street, Darlinghurst should be listed as a local heritage item in Schedule 5 of Sydney Local Environment Plan 2012. The following actions are recommended: • Manage the significance of the building in accordance with Sydney LEP 2012 and Sydney DCP 2012. • All conservation works should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter). • Retain and conserve the form and fabric of the building consistent with its contribution to the conservation area. Alterations and additions may occur and are to retain the building's contribution to the conservation area. • Conserve the LGBTIQA+ historic and social significance of the place through interpretation on site. • The first-floor sections of the buildings' Oxford Street façades should be retained and conserved. Owners should be encouraged to regain the original appearance of these sections of the facades to improve the buildings' contribution to the Oxford Street Heritage Conservation Area. • Surviving original and early elements, structure, walls and finishes should be considered for retention in any future development. • The buildings have potential for adaptive reuse because of the amount of change that has taken place internally. • Maintaining existing uses are considered appropriate. • New walls and suspended ceilings should not obstruct windows. • If upper storey additions are considered, they should be in accordance with the approved planning controls for the precinct. • Relocate air conditioning condensers on awning to a different location so that they are not visually intrusive.

SOURCE OF THIS INFORMATION			
Name of study or report	Oxford Street LGBTIQA+ Heritage Study. City of Sydney Local Government Area, NSW.	**Year of study or report**	2023
Item number in study or report	N/A		
Author of study or report	Tanner Kibble Denton Architects Pty Ltd.		
Inspected by	External inspection by TKD Architects.		
NSW Heritage Manual guidelines used?	Yes ☒	No ☐	
This form completed by	Roy Lumby	**Date**	April 2023

DRAFT HERITAGE DATA FORM

For City of Sydney Council

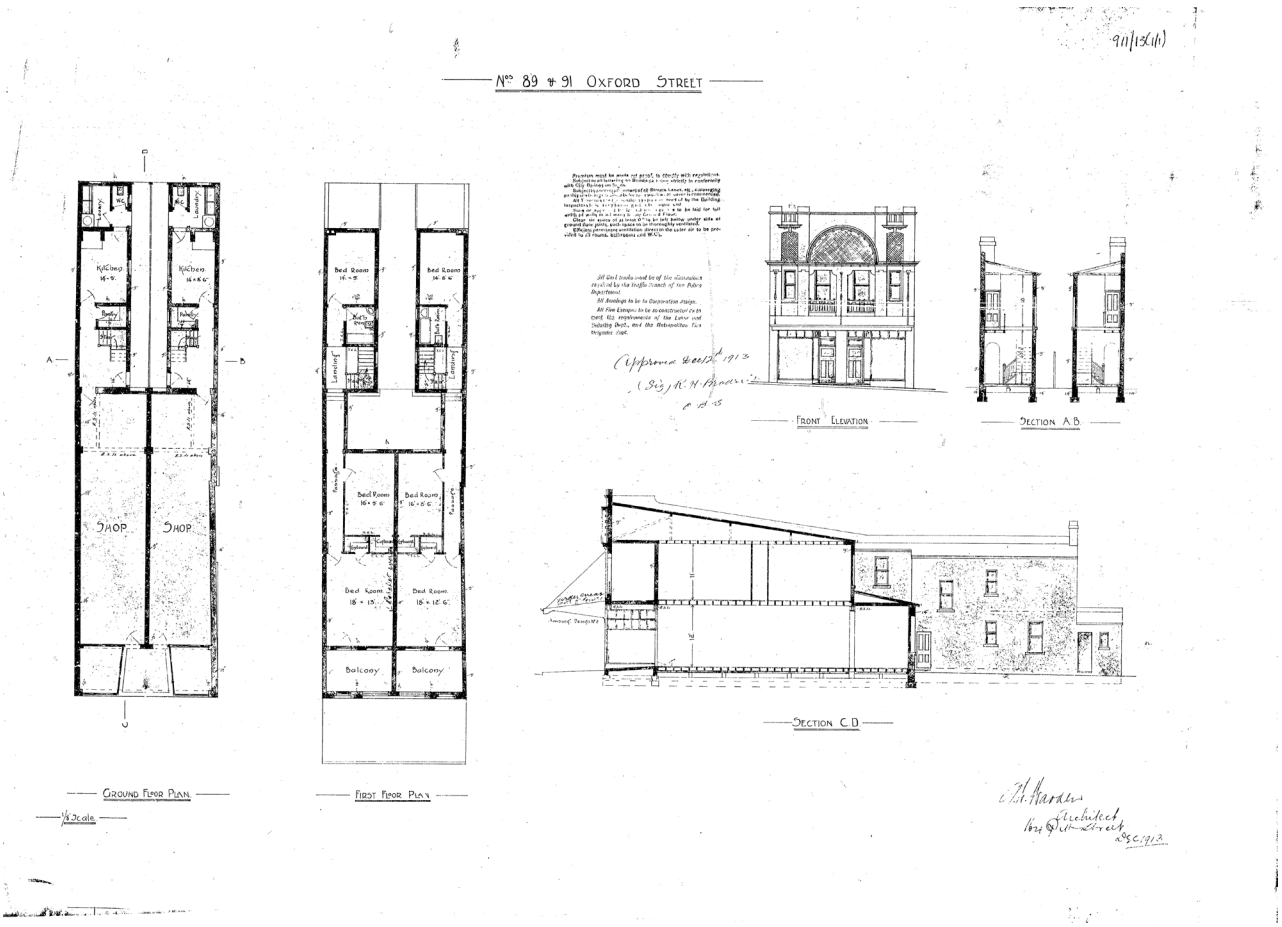
IMAGES – 1 per page					
Image caption	Buildings at 85-87 Oxford Street prior to demolition, photographed on 10 April 1920 (City of Sydney Archives NSCA CRS 51, Demolition Books, 1900-1949)				
Image year	1920	**Image by**	City of Sydney	**Image copyright holder**	City of Sydney



DRAFT HERITAGE DATA FORM

For City of Sydney Council

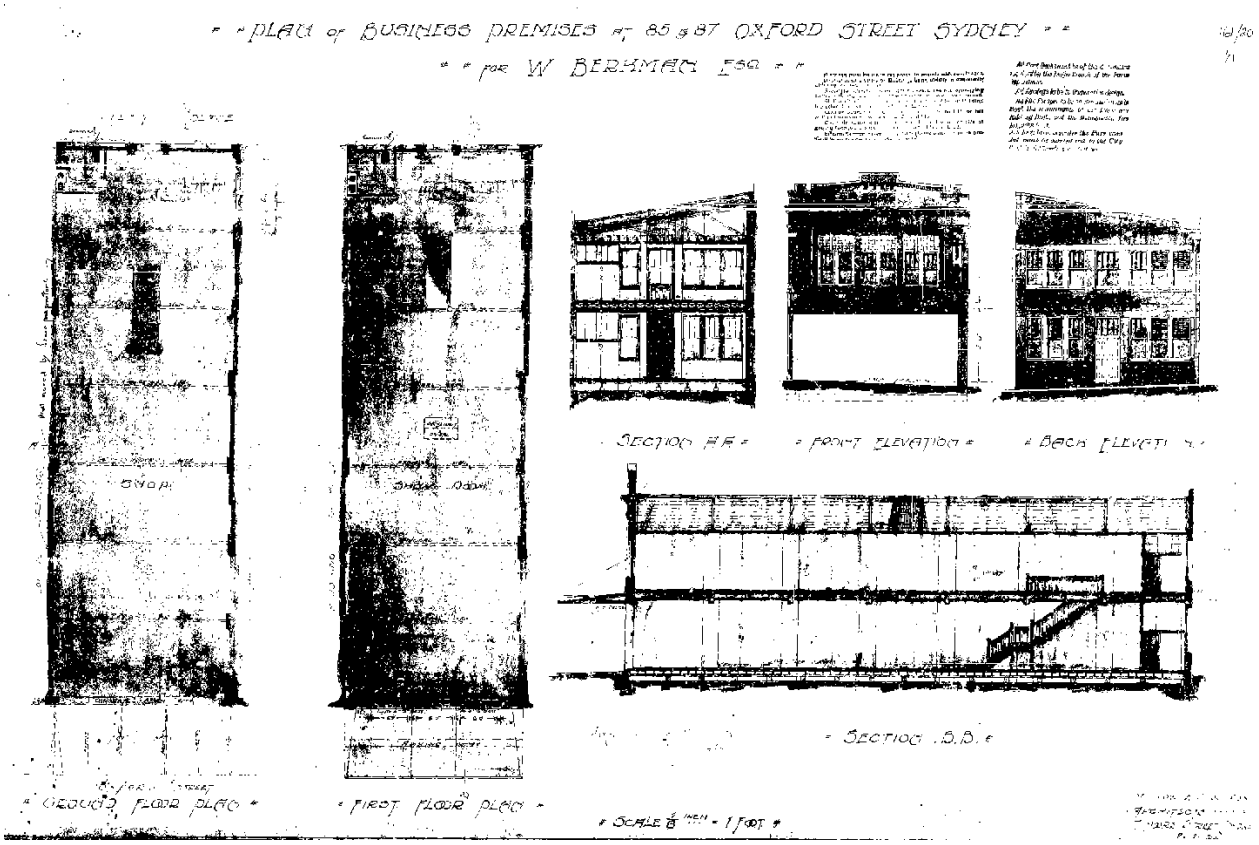
IMAGES – 1 per page					
Image caption	Architectural drawing for the redevelopment of 89-91 Oxford Street lodged with the City Council on 8 December 8, 1913 (City of Sydney Archives Building Application 911/13).				
Image year	1913	**Image by**	Alfred William Warden	**Image copyright holder**	City of Sydney



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Architectural drawing for the redevelopment of 85-87 Oxford Street lodged with the City Council on 1920 (City of Sydney Archives Building Application 161/20)				
Image year	1920	**Image by**	Morrow & De Putron	**Image copyright holder**	City of Sydney



DRAFT HERITAGE DATA FORM

For City of Sydney Council

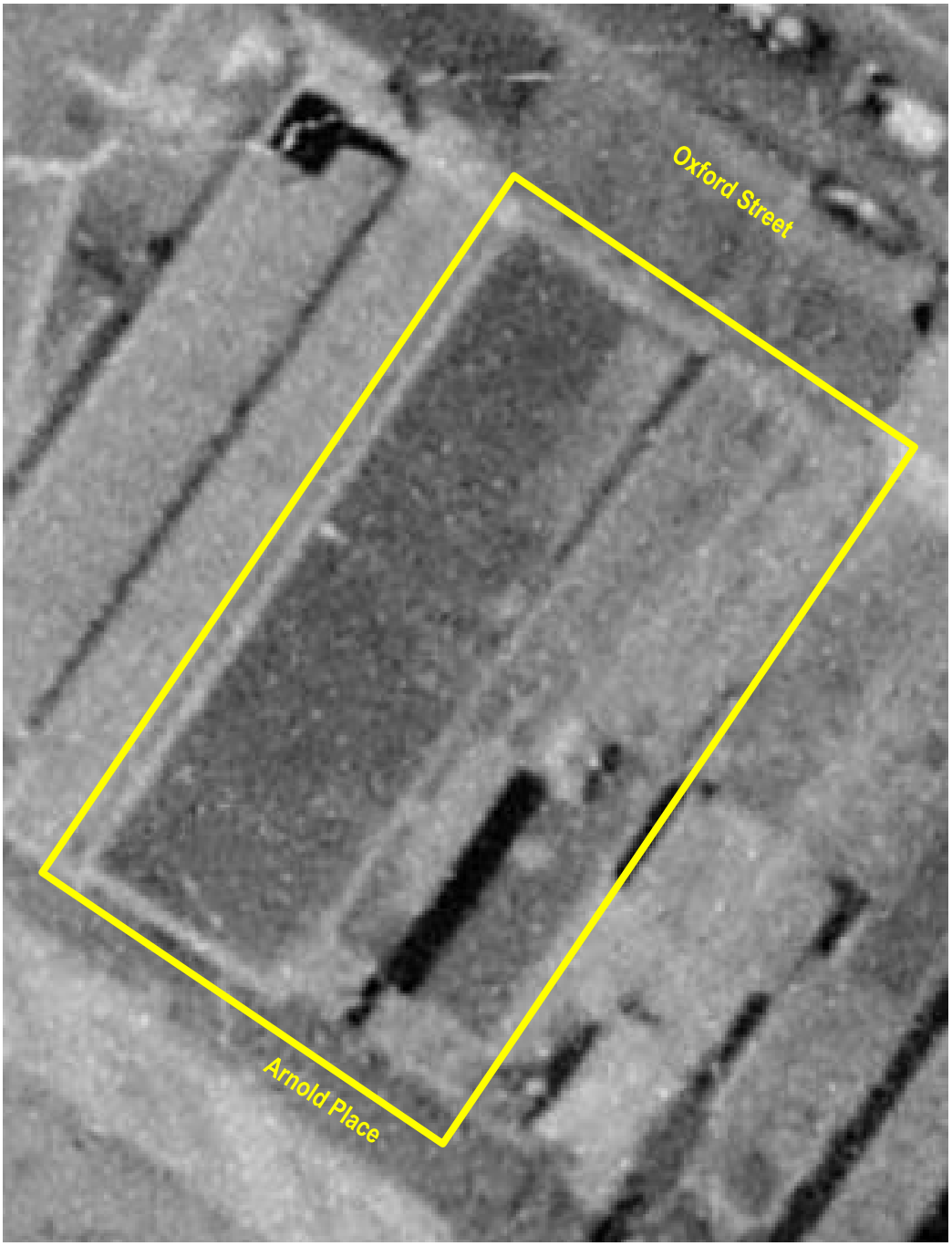
IMAGES – 1 per page					
Image caption	Portion of a photograph showing the facades of 85-87 and 89-91 Oxford Street. (State Library of NSW ON30/Box 51 No. 611)				
Image year	Circa 1937	**Image by**	Arthur Ernest Foster	**Image copyright holder**	TKD Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Footprint of 85-91 Oxford Street at the end of the 1940s (City of Sydney Archives: City of Sydney - Aerial Photographic Survey, 1949: Image 34)				
Image year	1949	**Image by**	City of Sydney with TKD overlay	**Image copyright holder**	City of Sydney



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Detail from a 1950s photograph showing the first floor components of the facades at 85-91 Oxford Street (City of Sydney Archives unique ID A-00058111 - Len Stone Photograph Collection)				
Image year	1956	**Image by**		**Image copyright holder**	City of Sydney



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Dining at Amado's Spanish Fiesta				
Image year	1972	**Image by**		**Image copyright holder**	Fairfax Media Archives



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Representations of John Howard and Paul Keating on the façade of 85-87 Oxford Street during a Lesbian and Gay Mardi Gras in the first half of the 1990s (City of Sydney Archives Unique ID A-00070405 – C Moore Hardy photographic collection).				
Image year	1992-1994	**Image by**	C Moore Hardy	**Image copyright holder**	C Moore Hardy



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Facades of 85-91 Oxford Street (https://concreteplayground.com/sydney/food-drink/oxford-streets-beloved-midnight-shift-will-reopen-with-a-big-party-next-month)				
Image year	2018	**Image by**		**Image copyright holder**	



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Facades of 85-91 Oxford Street.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	TKD Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Decorative detailing on the first floor façade of 85-87 Oxford Street includes geometric cement elements and glazed ceramic tiles.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Decorative detailing on the first floor section of 989-91 Oxford Street's façade includes classically derived mouldings, coursed lines in the wall surfaces and panels of plain and embellished glazed ceramic tiles.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Shopfronts of 85-91 Oxford Street.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Shopfront of 85-87 Oxford Street				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	TKD Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Rear elevation of 85-91 Oxford Street looking east from the intersection of Riley Street and Arnold Place.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	TKD Architects



DRAFT HERITAGE DATA FORM

For City of Sydney Council

IMAGES – 1 per page					
Image caption	Looking north-west along Arnold Place to the rear of 85-91 Oxford Street.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects



Attachment F

Engagement Report - Oxford Street LGBTIQA+ Heritage Items (Stage 1)

CITY OF SYDNEY

Proposal to heritage list 3 buildings on Oxford Street, Darlinghurst



Engagement report
September 2025

Green Global Connected

Overview

Background

In 2022 the community told us they wanted to strengthen the identity of Oxford Street by celebrating the past and building upon this legacy for a vibrant and inclusive future. We created the *Oxford Street LGBTIQA+ social and cultural strategy* in response to this and a priority area was to recognise historic LGBTIQA+ places and spaces.

The City of Sydney commissioned TKD Architects to explore sites within the Oxford Street precinct that hold strong links to the LGBTIQA+ history and culture.

Historic research and assessments were carried out and the study recommended 3 buildings on Oxford Street, Darlinghurst for local heritage listing. The sites suggested are:

- 134 Oxford Street, Darlinghurst — the Oxford Hotel
- 124 Oxford Street, Darlinghurst (part of 124-128 Oxford Street) — Palms
- 85-91 Oxford Street, Darlinghurst — Universal

Engagement summary

Between 1-29 August 2025 we asked the community to comment on the proposed heritage listings. Consultation provided the community an opportunity to learn about each site, its significance to the LGBTIQA+ community and give feedback on the proposal.

Documents on exhibition included a planning proposal, heritage report and draft inventory sheet for each building.

The purpose of the exhibition was to notify the community and seek feedback on the proposed listings as well as gauge community sentiment towards the proposal.

This report summarises the feedback received. It also outlines the activities undertaken during the consultation.

Engagement outcomes

What the community told us

We received a total of 10 submissions during the consultation period. Seven submissions were received through the online feedback form and 3 submissions via email.

The Sydney Your Say page was visited 625 times with 104 downloads of the exhibition documents.

Overall sentiment

Of the submissions received, 7 were supportive of the heritage listings. Two submissions expressed concerns and 1 submission opposed the proposal.

Reasons given in support of the proposal were:

- Important to acknowledge history and the role these venues played in the social, cultural and political life of Oxford Street and equality movement.
- Need to recognise the significance of the local LGBTIQA+ scene.
- It is important to preserve the history of Oxford Street particularly as many places have disappeared or been demolished.
- These venues continue to be important places for the LGBTIQA+ community to socialise.
- Need to preserve for future generations.

Concerns raised in the submissions:

- In an area with high housing demand, heritage listing may mean the sites cannot be used for high density housing in the future.
- Heritage listing may prevent the site from being transformed into something greater. Why assume the past will be better than the future?
- Heritage listing may impact the conversion to digital signage atop the Oxford Hotel, which could be used as a tool to promote the LGBTIQA+ community and issues.

One submission opposed the proposal as they did not agree with the expression of sexual diversity.

Submissions table

The below table is a summary of the feedback received.

Summary of submission	Number of submissions	City of Sydney response
Support for the heritage listing of these buildings, included: - It is important to acknowledge history and the role these venues played in the	7	The proposed heritage listings are linked to Priority 1 of the Oxford Street LGBTIQA+ Social and Cultural Place Strategy which

Summary of submission	Number of submissions	City of Sydney response
social, cultural and political life of Oxford Street and equality movement. - Heritage listing recognises the significance and value of the local LGBTIQA+ scene. - The importance of preserving the history of Oxford Street given many places have disappeared or been demolished. - Preservation ensures future generations can connect with the living history of our city and its queer community. - These venues were and still are significant places for the LGBTIQA+ community to socialise in.		focused on recognising historic LGBTIQA+ places and spaces. The proposed heritage listings also relate to some of the other priority areas of the strategy, including reflecting the contemporary LGBTIQA+ community within local businesses and venues, increasing LGBTIQA+ visibility and identity throughout the precinct and ensuring support for the local community.
A concern was raised about the impact of heritage listing on housing availability Heritage listing may mean these buildings cannot be used for high-density housing in the future, therefore exacerbating the housing crisis particularly in an area with very high housing demand.	1	The listing does not remove the opportunity for development consistent with the planning controls. In April 2022, the Council endorsed a planning proposal to amend Sydney LEP 2012 to revitalise Oxford Street. The amended LEP provides for an alternative set of height and floor space ratio controls as an incentive to meet certain strategic land use outcomes. The alternative set of height and floor space ratio controls are to only apply if the proposed building will deliver cultural and creative uses and be used wholly for those identified non-residential uses. The City's intention is to incentivise uses which build on the local centre function of Oxford Street and its potential as a cultural and creative hub and Special Entertainment Precinct. A secondary consideration is to minimise conflicts between nighttime economy uses and other sensitive development including residential uses. The alternative planning controls do not incentivise residential development of any kind in the corridor to minimise conflicts and prioritise local centre and cultural and creative uses.

Summary of submission	Number of submissions	City of Sydney response
		Residential development is permissible in the land use zones of the precinct without the height and FSR incentives for cultural and creative uses.
A concern was raised about the 'museumification' of the city Recognising the significance of the past use of the building is worthy, but it may prevent this site from being transformed into something of equal or greater significance. Why assume the past will be better than the future?	1	Heritage listing does not preclude change and development, pending a consideration of the heritage impact. Guidelines within the Recommended Management section of the heritage inventory sheet provide advice on this issue.
A concern related to the impact heritage listing may have on a planned digital billboard on the roof of 134 Oxford Street, Darlinghurst (Oxford Hotel) Rooftop signs have been on this site since at least the 1940s. A large promotional neon sign was installed over the roof since the 1970s and there has been a sign in this location since, having been updated a number of times as technology has developed. Options are being explored to replace the existing rooftop sign with digital LED signage. There is concern heritage listing may hinder the conversion to and installation of the digital signage.	1	There is a development application currently being assessed by the City for the replacement of the existing static roof advertising sign above the Oxford Hotel with a digital advertising sign and for minor associated works relating to the support structure (D/2025/961). The site is identified as a contributory building within the C17 Oxford Street Conservation Area. The submission has provided a heritage assessment by Urbis that is contrary to the City's heritage assessment, but despite this, the submission explicitly proposes support for the proposed individual heritage listing on the basis that in principle support is provided for the proposed illuminated signage. The planning proposal was prepared and exhibited prior to lodgement of the DA and is therefore a matter for consideration. The Council is not the consent authority for the DA.
An objection to the proposal did not agree with the expression of sexual diversity	1	The City of Sydney is proud to have a highly diverse community, and we value the strengths, perspectives and experiences of our diverse communities including people young people, older adults, people with disability, people of diverse sexualities and genders, intersex

Summary of submission	Number of submissions	City of Sydney response
		people, Aboriginal and Torres Strait Islander communities and people from culturally and linguistically diverse backgrounds, including those from refugee and asylum seeker backgrounds and international students, and believe that this diversity strengthens our city. This is linked to our social sustainability policy and action plan 2018–2028, titled A city for all – towards a socially just and resilient Sydney. The proposed heritage listing is part of our vision to celebrate and promote our diverse communities.

Engagement activities

Activities to support the consultation

Sydney Your Say webpage

A webpage with online feedback form was open for feedback from 1 August to 29 August 2025. The page included key information on what was being proposed and why, the significance of each site to the LGBTIQA+ community, the planning proposal and supporting documents for download.

Notification letter

A notification letter was letterbox dropped to owners and occupiers informing them of the consultation. 260 letters were sent. See appendix A.

Sydney Your Say e-news

The project was included in the August editions of the Sydney Your Say e-newsletter. See appendix B.

- August issue 1 sent on 5 August to 4,981 subscribers.
- August issue 2 sent on 26 August to 4,960 subscribers.

Appendix A – notification letter

CITY OF SYDNEY

City of Sydney
Gadigal Country
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

1 August 2025

Our reference: X091578

Proposed heritage listing of 3 buildings on Oxford Street, Darlinghurst

We invite your comments on a proposal to heritage list 3 buildings on Oxford Street.

- **134 Oxford Street, Darlinghurst — Oxford Hotel**
  One of Sydney's longest operating LGBTIQA+ venues with historic links to the local rock music scene during the second half of the 1970s.
- **124 Oxford Street, Darlinghurst — Palms**
  An important and inclusive social and entertainment space for LGBTIQA+ communities.
- **85-91 Oxford Street, Darlinghurst — Universal**
  Playing a key role in the area's social and commercial life and development, with LGBTIQA+ venues operating here almost continuously since the late 1970s.

Why we're doing this
As part of our *Oxford Street LGBTIQA+ social and cultural place strategy*, we commissioned a heritage study investigating sites in the Oxford Street precinct with historic and contemporary connections to local communities. It recommended 3 sites for local heritage listing.

How to give feedback
You can view the planning proposal and supporting documents at sydneyyoursay.com.au

The proposal is open for comment until **5pm on Friday 29 August 2025**.

Feedback can be made online, by email or post to Project Officer, City Engagement, City of Sydney, Town Hall House, Level 7, 456 Kent Street, Sydney NSW 2000.

For more information or any queries contact senior specialist heritage planner Matt Devine at sydneyyoursay@cityofsydney.nsw.gov.au or on 02 9265 9333.

Yours sincerely

Ben Pechey
Executive Manager, Strategic Planning and Urban Design
City Planning I Development I Transport

The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

Appendix B – Sydney Your Say e-news item

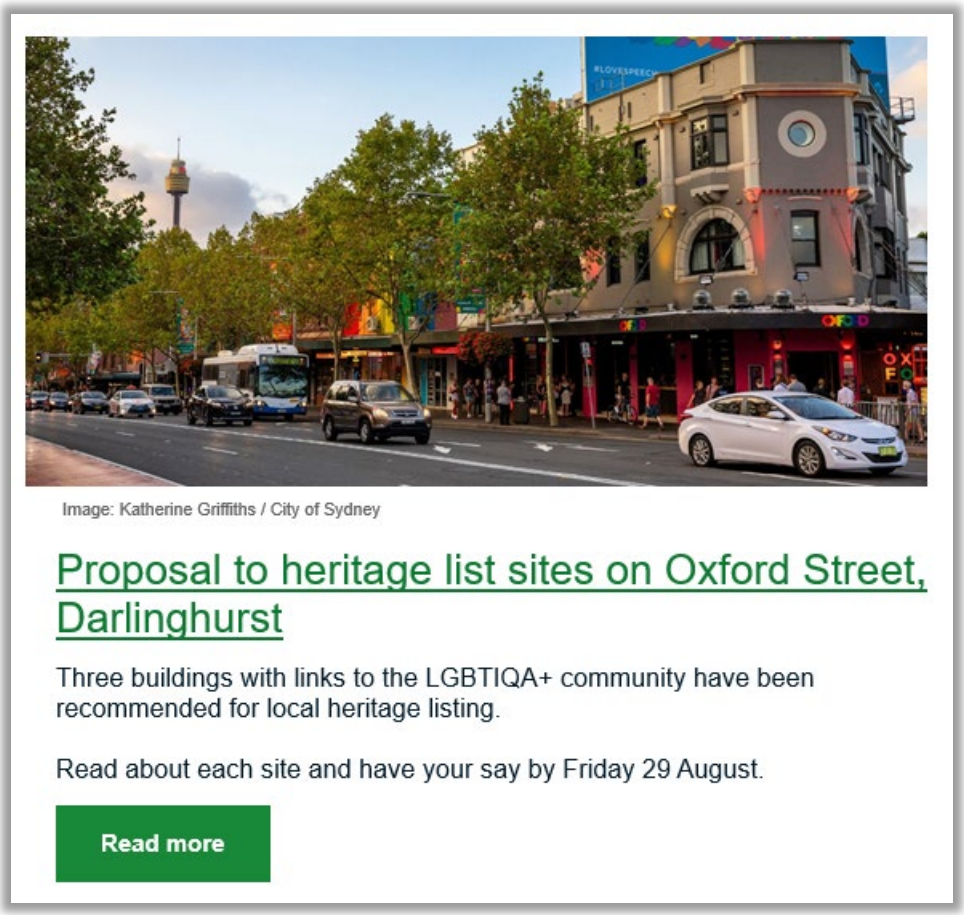


Image: Katherine Griffiths / City of Sydney

Proposal to heritage list sites on Oxford Street, Darlinghurst

Three buildings with links to the LGBTIQA+ community have been recommended for local heritage listing.

Read about each site and have your say by Friday 29 August.

Read more

Attachment G

Gateway Determination

Department of Planning, Housing and Infrastructure

Our ref: IRF25/883

Your ref: 545032

Monica Barone
Chief Executive Officer
City of Sydney Council
GPO Box 1591
Sydney NSW 2001

2 May 2025

Subject: **Planning Proposal PP-2025-165 to Amendment Sydney Local Environment Plan 2012**

Dear Ms Barone

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979 (the Act)* and additional information received on 28 January 2025 in respect of the planning proposal to amend the City of *Sydney Local Environmental Plan 2012* to include three additional heritage items under Schedule 5, Part 1. The three items are located at:

- 134 Oxford Street, Darlinghurst
- 124 (part of 124-128 Oxford Street) Oxford Street, Darlinghurst
- 85-91 Oxford Street, Darlinghurst

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed per the enclosed gateway determination.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 14 November 2025. As this is a minor amendment, Council is to request Parliamentary Counsel's Office commence drafting as soon as practicable. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

Should you have any enquiries about this matter, I have arranged for Angela Bowden to assist you. Angela can be contacted on 02 8289 6325.

Yours sincerely,



Eva Stanbury
Manager, Local Planning and Council Support
Planning, Land Use Strategy, Housing and Infrastructure

Encl: Gateway determination

Gateway Determination

Planning proposal *(Department Ref: PP-2025-165)*: *Oxford Street LGBTIQA+ Heritage Items*

I, the *Manager* at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Sydney Local Environmental Plan 2012* to add three sites to Part 1 Schedule 5 should proceed subject to the following

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

(a) the planning proposal authority has satisfied all the conditions of the gateway determination.

(b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and

(c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 14 November 2025.

Gateway Conditions

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:

   (a) the planning proposal is categorised as basic as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and

   (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

   No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act

2. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 2 May 2025

Eva Stanbury
Manager
Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces

Attachment H

Council and Central Sydney Planning Committee Resolutions

Resolution of Council

16 December 2024

Item 11.3

Public Exhibition - Planning Proposal - Modern Residential Flat Buildings, Powerhouse Museum and Oxford Street LGBTIQA+ Heritage Items - Sydney Local Environmental Plan 2012 Amendments

It is resolved that:

(A) Council approve the Planning Proposal - Modern Residential Flat Buildings Heritage Items, shown at Attachment A to the subject report, for submission to the Department of Planning, Housing and Infrastructure with a request for a gateway determination;

(B) Council approve the Planning Proposal - Modern Residential Flat Buildings Heritage Items as shown at Attachment A for public authority consultation and public exhibition in accordance with any conditions imposed under the gateway determination;

(C) Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect the Planning Proposal - Modern Residential Flat Buildings Heritage Items;

(D) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal - Modern Residential Flat Buildings Heritage Items to correct any drafting errors or to ensure consistency with the gateway determination;

(E) Council approve the Planning Proposal - Oxford Street LGBTIQA+ Heritage Items, shown at Attachment B, to the subject report, for submission to the of Planning, Housing and Infrastructure with a request for a gateway determination;

(F) Council approve the Planning Proposal - Oxford Street LGBTIQA+ Heritage Items as shown at Attachment B for public authority consultation and public exhibition in accordance with any conditions imposed under the gateway determination;

(G) Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect the Planning Proposal - Oxford Street LGBTIQA+ Heritage Items;

(H) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal - Oxford Street LGBTIQA+ Heritage Items to correct any drafting errors or to ensure consistency with the gateway determination;

(I) the Chief Executive Officer be requested to investigate the local heritage listing of 273 Crown Street, Surry Hills, 40-42 Flinders Street, Darlinghurst and 207 Oxford Street, Darlinghurst, and if supported, submit a draft planning proposal in 2025; and

(J) Council defer consideration of the Planning Proposal - Powerhouse Museum Heritage Item Amendment, shown at Attachment C to the subject report, to enable a review of the purpose and whether any additional benefit is gained from the local listing against the recently expanded State heritage listing.

Carried unanimously.

X109515, X098649, X091578

Resolution of Central Sydney Planning Committee

12 December 2024

Item 8

Public Exhibition - Planning Proposal - Modern Residential Flat Buildings, Powerhouse Museum and Oxford Street LGBTIQA+ Heritage Items - Sydney Local Environmental Plan 2012 Amendments

Moved by the Chair (the Lord Mayor), seconded by Councillor Miller -

It is resolved that:

(A) the Central Sydney Planning Committee approve the Planning Proposal - Modern Residential Flat Buildings Heritage Items, shown at Attachment A to the subject report, for submission to the Department of Planning, Housing and Infrastructure with a request for a gateway determination;

(B) the Central Sydney Planning Committee approve the Planning Proposal - Modern Residential Flat Buildings Heritage Items as shown at Attachment A for public authority consultation and public exhibition in accordance with any conditions imposed under the gateway determination;

(C) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 9 December 2024 that Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect the Planning Proposal - Modern Residential Flat Buildings Heritage Items;

(D) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal - Modern Residential Flat Buildings Heritage Items to correct any drafting errors or to ensure consistency with the gateway determination;

(E) the Central Sydney Planning Committee approve the Planning Proposal - Oxford Street LGBTIQA+ Heritage Items, shown at Attachment B to the subject report, for submission to the of Planning, Housing and Infrastructure with a request for a gateway determination;

(F) the Central Sydney Planning Committee approve the Planning Proposal - Oxford Street LGBTIQA+ Heritage Items as shown at Attachment B for public authority consultation and public exhibition in accordance with any conditions imposed under the gateway determination;

(G) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 9 December 2024 that Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect the Planning Proposal - Oxford Street LGBTIQA+ Heritage Items;

(H) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal - Oxford Street LGBTIQA+ Heritage Items to correct any drafting errors or to ensure consistency with the gateway determination; and

(I) the Central Sydney Planning Committee defer consideration of the Planning Proposal - Powerhouse Museum Heritage Item Amendment, shown at Attachment C to the subject report, to enable a review of the purpose and additional benefit of the local listing against the recently expanded state heritage listing.

Carried unanimously.

X109515, X098649, X091578

Item 7.

Post Exhibition - Planning Proposal - Chinatown Heritage Items - Sydney Local Environmental Plan 2012 Amendment

File No: X099927

Summary

The Haymarket and Chinatown Revitalisation Strategy was adopted by Council on 11 December 2023. Part of the strategy included an action to recognise the cultural heritage of Chinatown by investigating the history and heritage significance of 3 buildings:

- **50-54 Dixon Street, Goon Yee, Loong Yee and Loon Fook tongs building**: Jointly funded and purpose-built in 1916 by the leaders of the Tsang Shing (Zengcheng) and Tung Koon (Dongguan) counties as clubhouses for 3 tongs. Tongs played a vital role in the Chinese Australian community which included offering services to assist the community with settling in Sydney or returning to China.

- **90-100 Hay Street, Former municipal stores**: Constructed as municipal stores for the markets and were occupied by Chinese Australian firms. These firms played a role in pioneering the processes of the banana and commercial vegetable growing industries in Australia. 96-100 Hay Street is now home to the Emperors Garden restaurant.

- **75-77 Ultimo Road, Kuo Min Tang building, movable heritage and archival collection**: Constructed for and has served continuously as the headquarters of the Chinese Nationalist Party of Australasia (Kuo Min Tang or KMT) since 1921.

In 2024, the City of Sydney engaged Hector Abrahams Architects and Dr Juanita Kwok to carry out historical research and prepare heritage assessments for each building. They concluded that all 3 buildings have local heritage significance and are historically significant to the Chinese Australian, and broader community.

In November 2024, the Central Sydney Planning Committee and Council resolved to seek a Gateway Determination and exhibit a planning proposal to heritage list the 3 buildings. The Department of Planning, Housing and Infrastructure approved public consultation for the planning proposal on 8 August 2025 in its Gateway Determination (Attachment J).

The planning proposal was exhibited from 18 August to 15 September 2025. We received 29 submissions, largely in favour of heritage listing the 3 properties.

Most submissions (25 submissions or 86%) supported heritage listing the 3 buildings. Respondents highlighted the importance of the buildings to Chinese cultural and community heritage, as well as their connections to Chinese political history and Chinese innovative commercial and entrepreneurial history.

Two submissions in relation to 50-54 Dixon Street and 96-100 Hay Street were supportive provided changes were made to heritage assessments and inventory sheets. Both suggested that significant fabric be limited to external street facing facades. No amendments are recommended to the listings in response to these submissions. This is because amendments are not necessary to ensure that there is an ongoing ability for property owners to modify, maintain and change external facades and building interiors as part of the heritage listing.

Two submissions opposed heritage listing of 92 Hay Street and 94 Hay Street (part of 90-100 Hay Street). Both submissions argued that the building's internal fabric no longer conveys its historic use, and the listing would result in unnecessary burdens for the owner without corresponding public benefit. Despite physical changes, the building continues to adequately convey its history and connections to Chinese merchants and the banana trade through its exterior fabric, stories connected to its historic use, and social significance. The management recommendations provide flexibility for alterations and additions to the building, and the owner would be eligible for the Heritage Floor Space scheme. This could offer funding opportunities for conservation and maintenance works to the building.

This report recommends the Central Sydney Planning Committee approve the planning proposal. If approved, Council is designated the local plan making authority and can proceed to finalisation. The amendment to the Sydney LEP 2012 will come into effect when it is published on the NSW Legislation website.

Recommendation

It is resolved that:

(A) the Central Sydney Planning Committee note the submissions received during the public exhibition of the Planning Proposal - Chinatown Heritage Items, Haymarket, shown at Attachment H to the subject report

(B) the Central Sydney Planning Committee approve the Planning Proposal - Chinatown Heritage Items, Haymarket, shown at Attachment A to the subject report, to be made as a local environmental plan under section 3.36 of the Environmental Planning and Assessment Act 1979; and

(C) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal - Chinatown Heritage Items, Haymarket shown at Attachment A to the subject report, to correct any drafting errors prior to finalisation of the local environmental plan.

Attachments

Attachment A.	Planning Proposal - Chinatown Heritage Items, Haymarket
Attachment B.	Hector Abrahams Architects - Heritage Assessment Report - 50-54 Dixon Street
Attachment C.	Hector Abrahams Architects - Heritage Assessment Report - 90-100 Hay Street
Attachment D.	Hector Abrahams Architects - Heritage Assessment Report - 75-77 Ultimo Road
Attachment E.	Hector Abrahams Architects - Heritage Inventory Sheet - 50-54 Dixon Street
Attachment F.	Hector Abrahams Architects - Heritage Inventory Sheet - 90-100 Hay Street
Attachment G.	Hector Abrahams Architects - Heritage Inventory Sheet - 75-77 Ultimo Road
Attachment H.	Engagement Report - Chinatown Heritage Items
Attachment I.	Council and Central Sydney Planning Committee Resolutions
Attachment J.	Gateway Determination - 8 August 2025

Background

1. The Haymarket and Chinatown Revitalisation Strategy was adopted by Council on 11 December 2023. Part of the strategy included an action to recognise the cultural heritage of Chinatown by investigating the history and heritage significance of 3 buildings.

   (a) **50-54 Dixon Street, Goon Yee, Loong Yee and Loon Fook tongs building**: Jointly funded and purpose-built in 1916 by the leaders of the Tsang Shing (Zengcheng) and Tung Koon (Dongguan) counties as clubhouses for 3 tongs.Tongs played a vital role in the Chinese Australian community which included offering services to assist the community with settling in Sydney or returning to China.

   (b) **90-100 Hay Street, Former municipal stores**: Constructed as municipal stores for the markets and were occupied by Chinese Australian firms. These firms played a role in pioneering the processes of the banana and commercial vegetable growing industries in Australia. 96-100 Hay Street is now home to the Emperors Garden restaurant.

   (c) **75-77 Ultimo Road, Kuo Min Tang building, movable heritage and archival collection**: Constructed for and has served continuously as the headquarters of the Chinese Nationalist Party of Australasia (Kuo Min Tang or KMT) since 1921.

2. In 2024, the City of Sydney engaged Hector Abrahams Architects and Dr Juanita Kwok to carry out historical research and prepare heritage assessments for each building. They concluded that all 3 buildings have local heritage significance and are historically significant to the Chinese Australian, and broader community.

We consulted on a proposal to heritage list the 3 buildings

3. In November 2024, the Central Sydney Planning Committee and Council resolved to seek a Gateway Determination and exhibit the planning proposal to heritage list the 3 buildings. The background and pre-exhibition report can be found here: https://meetings.cityofsydney.nsw.gov.au/ieListDocuments.aspx?CId=133&MId=4229&Ver=4

4. City staff submitted a request for Gateway on 17 December 2024. The Department of Planning, Housing and Infrastructure approved public consultation for the planning proposal in its Gateway Determination (Attachment J) issued on 8 August 2025. It also authorised the Council to exercise the functions of the local plan-making authority.

5. The planning proposal to heritage list the 3 buildings was placed on public exhibition from 18 August to 15 September 2025. A total of 3,797 letters and 5,415 emails were distributed to notify the community. The Sydney Your Say page was viewed 577 times, and the planning proposal downloaded 203 times. In addition to community notifications, 52 key stakeholders were contacted on 18 August 2025.

6. We received a total of 29 submissions via online survey (7) and email (22). Submissions were largely (86%) supportive of the proposal.

7. Three submissions were made on behalf of community groups and organisations: Chinese Australian Historical Society, Our Chinese Past, and Chinese Heritage Association of Australia Inc.

8. All 8 building owners were contacted regarding the consultation and were aware the consultation was occurring. Of the 8 building owners, 6 made submissions or had a submission made by consultants on their behalf. The owners for one building acknowledged that they were aware of the consultation and requested further information, which was provided to them. One owner did not make a submission.

9. A summary of owner submissions is presented below:

Proposed Heritage Item	Owner Address	Submitter	Submission
75-77 Ultimo Road, Haymarket: Kuo Min Tang building, movable heritage and archival collection	75–77 Ultimo Road, Haymarket	Representative on behalf of Committee.	Acknowledgement of consultation period and request for further information. Information was provided.
90-100 Hay Street, Haymarket: Former municipal stores	90 Hay Street, Haymarket	No submission received.	No submission received.
	92 Hay Street, Haymarket	Owner on behalf of property manager.	Opposed to heritage listing.
	94 Hay Street, Haymarket	Legal representative on behalf of owner.	Opposed to heritage listing.
	96-98 Hay Street, Haymarket	Consultant on behalf of owners.	Support with amendments.
	100 Hay Street, Haymarket	Consultant on behalf of owners.	Support with amendments.
50-54 Dixon Street: Goon Yee, Loong Yee and Loon Fook tongs building	50-52 Dixon Street, Haymarket	Consultant on behalf of owner.	Support with amendments.
	54 Dixon Street, Haymarket	Consultant on behalf of owner.	Support with amendments.

10. The planning proposal was referred to Heritage NSW for comment. Heritage NSW did not comment on the planning proposal. However, they generally encourage the identification and listing of new heritage items where all the necessary requirements have been met.

Summary of submissions

11. We received a total of 29 submissions. Of these, 25 were in favour of the proposal, 2 supported the proposal with amendments and 2 were opposed to the proposal.

25 submissions (86%) support the proposal

12. Respondents highlighted the importance of the buildings to Chinese Australian cultural and community heritage, as well as their connections to Chinese political history and innovative commercial and entrepreneurial activities.

13. Of the 25 submissions in favour of heritage listing the buildings, 3 submissions singled out one or 2 buildings rather than all 3.

14. The Heritage Assessment Reports and draft inventory sheets prepared by Hector Abrahams Architects and Dr Juanita Kwok were made publicly available as part of our consultation during the exhibition period. Although respondents were not asked to comment on this directly, one submission referred to and included supplementary historical material for 90 Hay Street, Haymarket. This information can be incorporated into a revised heritage inventory sheet for the building at any time, once verified. Opportunities for the inclusion of this material in the City of Sydney Archives will also be investigated.

2 submissions support the proposal with changes

15. The 2 submissions in support of the proposal with changes were for**:**

    (a) 50-54 Dixon Street**,** and

    (b) 96-100 Hay Street (the three eastern stores of 90-100 Hay Street, east of Kimber Lane).

16. The submission for 50-54 Dixon Street was made by a heritage consultant on behalf of the building owners: Loong Yee Tong Society Incorporated (50-52 Dixon Street) and Goon Yee Tong Limited (54 Dixon Street). It requested that the listing for the building be limited to the front elevation and its signage only. It included a petition signed by 226 members of the Goon Yee Tong organisation expressing their concern that "the listing would prevent us from using/selling the building to fulfil the needs of the members".

17. In response to this submission, it is noted that a heritage listing does not prevent ongoing use, change of use, or sale of the building to meet the Goon Yee Tong organisation's needs. The inventory sheet provides flexible management recommendations around future use of the building and does not limit the capacity for the building to be used or sold to fulfill the needs of organisation members.

18. Additionally, the management recommendations for the proposed listing allow for additions and alterations to 50-54 Dixon Street provided they retain the facade and any significant interiors (if existing). The extent of significant building interiors is not known as City of Sydney staff have not inspected the interior, despite a number of requests to do so, and the heritage assessment in the owner's submission does not provide details for all internal spaces in the building. Without this information, changes to the listing and its management recommendations cannot be made. The management recommendations in the inventory sheet are appropriate as they allow for internal changes and vertical additions. Revisions can be made to the heritage inventory sheet in the future should internal access be provided.

19. The submission for 96-100 Hay Street was made by a planning consultant on behalf of the owners of 96-98 Hay Street and 100 Hay Street. It requested the listing be amended to include only the Hay Street and Dixon Street facades which would enable changes to the building's Kimber Lane elevation.

20. The draft inventory sheet for 90-100 Hay Street allows for additions and alterations to the building provided they retain the whole form and original exterior detailing. These management recommendations do not prevent changes to the Kimber Lane facade such as new openings for vehicle access and services. Therefore, the current listing and management recommendations are considered appropriate, and no amendment is required.

2 submissions oppose the proposal

21. The 2 submissions in opposition of the proposal were for 92 and 94 Hay Street.

22. The submission for 94 Hay Street referred to the building no longer conveying its historical story due to physical changes over time.

23. The heritage assessment for 90-100 Hay Street notes that the interiors of 94 Hay Street have been significantly altered to accommodate its current use as a karaoke bar. It acknowledges that very little intact fabric has survived inside the building. Despite these alterations, the assessment concluded that the building continues to adequately convey its history through its exterior appearance and connections to past and present Chinese Australian communities and their heritage. The heritage assessment also demonstrated that the stores were historically open plan and would have had limited internal architectural elements or detailing. Internal modifications to the building do not minimise its heritage significance. The heritage assessment and proposed listing are considered adequate and appropriate in considering and acknowledging this issue.

24. Both the submissions for 92 and 94 Hay Street opposing the proposal noted that the heritage listing would result in unnecessary financial, redevelopment and maintenance burdens for the owners without delivering corresponding public benefit.

25. The heritage assessment and management recommendations for 90-100 Hay Street note that it can be changed internally and externally. Further, if heritage listed, the building may be eligible for the Heritage Floor Space scheme. This could offer funding opportunities for conservation and maintenance works to the building.

26. The engagement report, including a summary of submissions and the City of Sydney's response, can be found at Attachment H.

27. No amendments are proposed to the planning proposal following public exhibition, although additional historical information for 90 Hay Street, Haymarket once verified can be incorporated into the final inventory sheet for 90-100 Hay Street, Haymarket.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

28. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for the sustainable development of the city to 2050. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. The proposal is aligned with the following strategic directions and objectives:

    (a) Direction 8 - A thriving cultural life - the acknowledgement of the importance of the 3 Chinatown buildings will contribute to the City's cultural and creative life through the recognition and promotion of each building's historical significance and value to the community.

Risks

29. There is a risk some stakeholders may disagree with the proposed heritage listings. However, proceeding with the proposal is within the City's risk appetite for its reputation and image. We aim to strike a balance between achieving our strategic objectives, conserving and promoting culture and heritage, and protecting our reputation. The project aligns with our appetite to tolerate minor complaints relating to action which has long-term community benefit and aligns with agreed actions in Sustainable Sydney 2030-2050: Continuing the Vision.

30. Progressing the proposal, taking into account matters raised through the public consultation process, is within the City's risk tolerance and appetite. The proposal strikes the right balance between achieving our strategic objectives and preserving and promoting culture and heritage.

Relevant Legislation

31. Environmental Planning and Assessment Act 1979.

Critical Dates / Time Frames

32. The Gateway Determination specified that the amendment to the Sydney LEP 2012 is to be completed by 8 May 2026.

33. The Gateway Determination authorises Council to exercise its delegation and liaise directly with Parliamentary Counsel to draft and make the local environmental plan. If the planning proposal is approved by the Central Sydney Planning Committee and Council, the City will commence this process. Once the process is complete and the plan is made, the amendment to the Sydney LEP 2012 will come into effect when published on the NSW Legislation website.

GRAHAM JAHN AM

Chief Planner / Executive Director Planning, Development & Transport

Adele Zubrzycka, Senior Specialist Planner Heritage

Attachment A

Planning Proposal - Chinatown Heritage Items, Haymarket

CITY OF SYDNEY

Planning Proposal – Chinatown Heritage Items, Haymarket



The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

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Introduction

This planning proposal explains the intent of, and justification for, proposed amendments to Sydney Local Environmental Plan 2012 (SLEP 2012). The planning proposal identifies the following three buildings for inclusion as individual heritage items under Schedule 5 (Environmental heritage), Part 1 (Heritage items), of the LEP:

- 50-54 Dixon Street, Haymarket
- 90-100 Hay Street, Haymarket
- 75-77 Ultimo Road, Haymarket

The proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (the Act) and relevant Department of Planning guidelines.

Background

Site identification

This planning proposal relates to the following land and structures within Haymarket:

1. 50-54 Dixon Street, Haymarket - Lot A−C DP 958137
2. 90-100 Hay Street, Haymarket - Lots 1−6 DP 261942
3. 75-77 Ultimo Road, Haymarket - Lot 1 DP 79765

The relevant structures, Lot and DP boundaries are outlined in red in Figure 1.



Figure 1: Location of buildings and Lot and DP boundaries for 50-54 Dixon Street (1), 90-100 Hay Street (2) and 75-77 Ultimo Road (3), Haymarket.

50-54 Dixon Street, Haymarket – Goon Yee, Loong Yee and Loon Fook Tongs building

The building at 50-54 Dixon Street, Haymarket is located towards the northern end of Dixon Street and adjacent the northern Chinatown Gate. It is a three-storey masonry structure which incorporates a number of architectural styles including a classical pediment and some Greek detailing completed in 1916. Its construction was jointly funded by the leaders of the Tsang Shing (Zengcheng) and Tung Koon (Dongguan) counties as clubhouses for the Goon Yee Tong, the Loong Yee Tong and the Loon Fook Tong. The Tongs played a vital role in the Chinese Australian community by offering services to assist with settling in Sydney or returning to China. It has been owned and used by the Tongs for over 100 years.

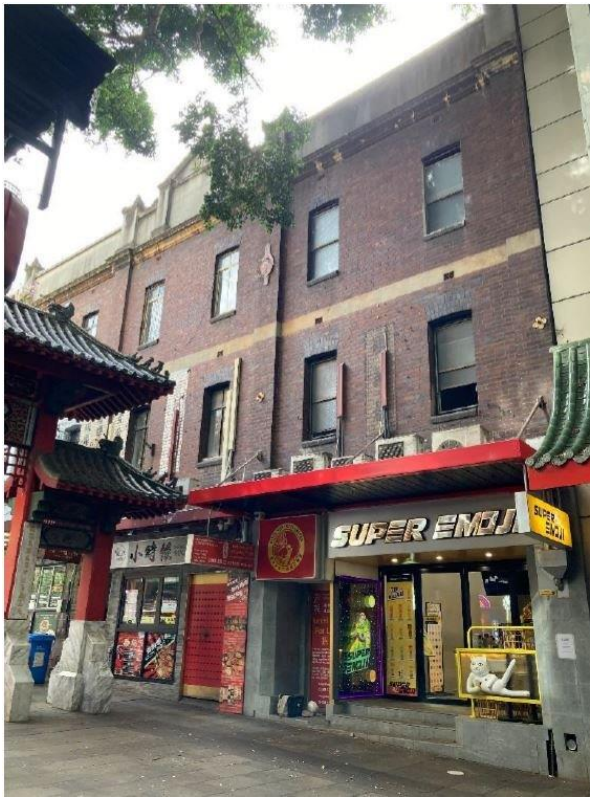


Figure 2: The Goon Yee, Loong Yee and Loon Fook Tongs building at 50-54 Dixon Street, Haymarket

90-100 Hay Street, Haymarket - Former Municipal Stores

The building at 90-100 Hay Street, Haymarket is situated between Harbour Street and Dixon Street with Kimber Lane traversing between 94 and 96 Hay Street. The building itself is characterised by two, three-storey masonry structures and was designed and built as Municipal stores for the neighbouring Municipal markets as a single block in 1911. It was historically occupied by Chinese Australian firms who played a role in pioneering the processes of the banana and commercial vegetable growing industries in Australia. Today, the buildings are used for a variety of food, retail and entertainment purposes.

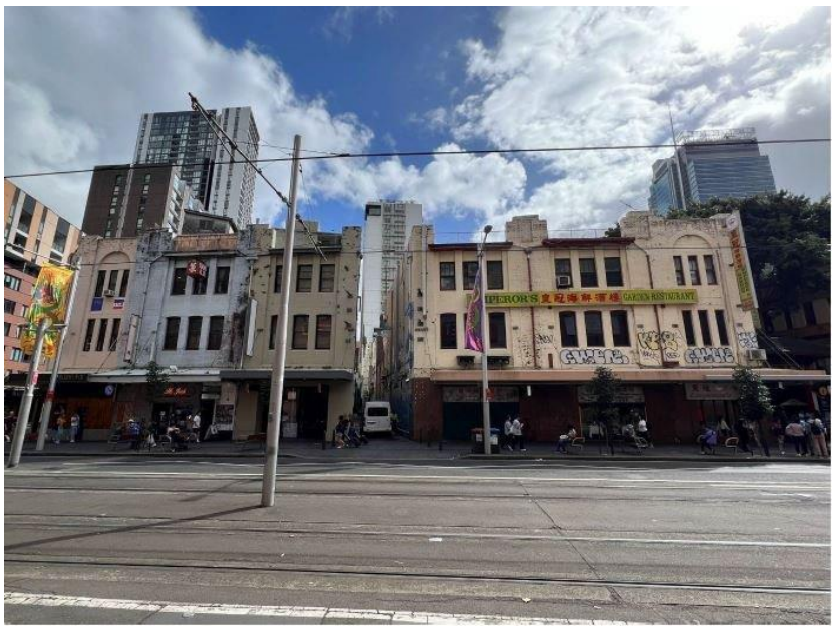


Figure 3: The Former Municipal Stores at 90-100 Hay Street, Haymarket

75-77 Ultimo Road, Haymarket - Kuo Min Tang building

The building at 75-77 Ultimo Road, Haymarket is located in the centre of Haymarket between Thomas and George Streets. Hay Street and Dixon Street are situated to the north. The Kuo Min Tang building is a four-storey masonry structure with distinctive fenestration under a single arch. It was constructed in 1921 as the headquarters for the Chinese Nationalist Party (Kuo Min Tang). The Kuo Min Tang continue to occupy the 1st, 2nd and 3rd floors and lease the ground floor for retail purposes.



Figure 4: The Kuo Min Tang Building at 75-77 Ultimo Road, Haymarket

Planning context

The three proposed heritage items occupy land zoned SP5, Metropolitan Centre. Two of the buildings – 50-54 Dixon Street and 90-100 Hay Street - are abutted by land zoned RE1, Public Recreation.

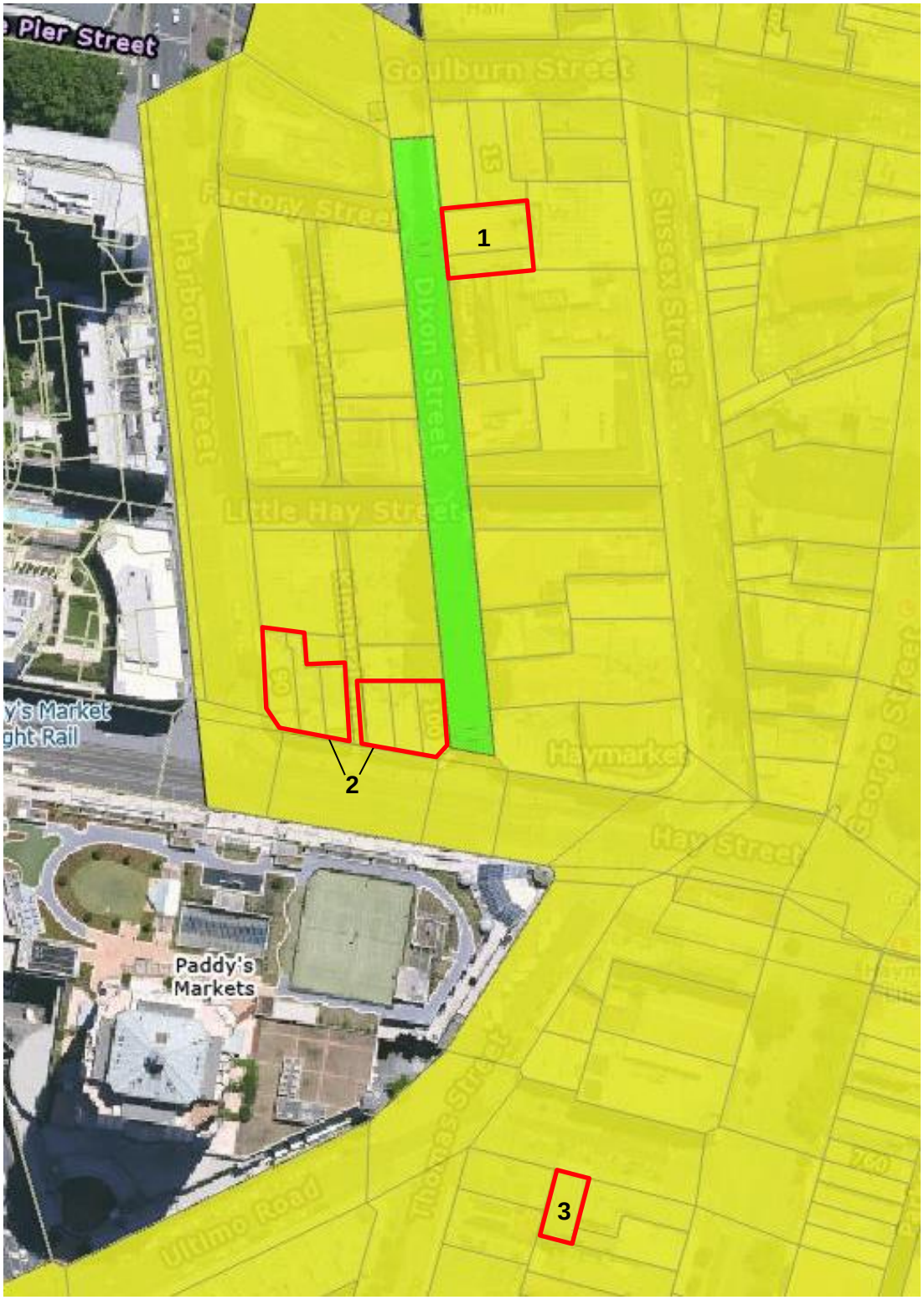


Figure 5: Extract from Zoning map in the SLEP 2012 showing zoning controls.

The three proposed heritage items are located in the vicinity of several individually items listed on the SLEP 2012:

50-54 Dixon Street, Haymarket – Goon Yee, Loong Yee and Loon Fook Tongs building

The nearest existing heritage items within the vicinity are the *Chinatown ceremonial gates and lion statues* on Dixon Street (I2301), are the Former Kwong War Chong & Co building at 82-84 Dixon Street (I2293) and the *Star Hotel including interior* at 385–387 Sussex Street (I864*). These are shown in Figure 6.

90-100 Hay Street, Haymarket - Former Municipal Stores

The nearest existing heritage items within the vicinity are the *Chinatown ceremonial gates and lion statues* on Dixon Street (I2301), *Former Kwong War Chong & Co building, including interiors and contents of 84 Dixon Street* at 82–84 Dixon Street (I2293*), the *Convent Garden Hotel including interior* at 102-108 Hay Street (I853) and the *Former Burlington Hotel including interior* at 431-439 Sussex Street (I865*). These are shown in Figure 6. In addition, on the opposite side of Hay Street, *Market City (Paddy's Market) Market Buildings 1 & 2* are listed on Place Management NSW's Heritage Conservation Register (s170 Register) as an item of local significance.

75-77 Ultimo Road, Haymarket - Kuo Min Tang building

The nearest existing heritage items within the vicinity are the *Mountbatten Hotel including interior* at 701–705 George Street, Haymarket (I837*) and the *Great Southern Hotel including interior* at 715–723 George Street (I838*). These are shown in Figure 6.



Figure 6: Extract from the SLEP 2012 Heritage Map (HER_15) showing heritage items adjacent to 50-54 Dixon Street (1), 90-100 Hay Street (2) and 75-77 Ultimo Road (3), Haymarket.

Heritage assessments

In 2023, as part of a coordinated response to the Chinatown Revitalisation Strategy, the City of Sydney Council engaged Hector Abrahams Architects (HAA) and Dr Juanita Kwok to prepare historic research reports and heritage assessments for the buildings at 50-54 Dixon Street, 90-100 Hay Street and 75-77 Ultimo Road, Haymarket. Each heritage assessment was prepared to determine whether the buildings met the threshold for local significance as individual heritage items on Schedule 5, Part 1 of the SLEP 2012. The historical research reports were prepared to inform each heritage assessment.

Heritage assessments prepared by HAA and Dr Juanita Kwok are included in **Appendix B, Appendix C** and **Appendix D**. Draft inventory sheets for each building, also prepared by HAA and Dr Juanita Kwok, are included in **Appendix E, Appendix F** and **Appendix G**.

Heritage assessment findings

50-54 Dixon Street, Haymarket - Goon Yee, Loong Yee and Loon Fook Tongs building

The heritage assessment concluded that the building meets the threshold for local significance in terms of:

- Criterion (a) Historic significance: The building at 50-54 Dixon Street is a purpose-built three-storey building for the Tung Koon (Dongguan) and Tsang Shing (Zengcheng) associations, which are key social organisations for the Chinese Australian community in Sydney. The role of the associations was significant in maintaining the Chinese Australian community's links with their hometown and facilitated the settlement of Chinese immigrants in Australia. The building also housed several other historically significant Chinese Australian organisations, The Tung Wah Times Newspaper, the NSW Chinese Chamber of Commerce, and a number of restaurants which were instrumental in developing the restaurant culture of Dixon Street.

- Criterion (b) Historical association: The three-storey building at 50-54 Dixon Street has historical association with the "Loon Fook Tong", "Loong Yee Tong" and "Goon Yee Tong" District Associations of the Tsang Shing and Tung Koon Counties. The place is also associated with the Chinese newspaper 'Tung Wah Times' (publishing address at 52 Dixon Street from 1918 until at least 1933 but likely until 1936) and the Chinese Chamber of Commerce (headquartered at 52 Dixon Street from 1918 to 1965). The place is associated with a number of prominent figures in the Chinese Australian community, particularly Ping Nam and Gilbert Yet Ting Quoy.

- Criterion (c) Aesthetic / creative / technical achievement: The building at 50-54 Dixon Street is aesthetically significant in providing an understanding of the historical streetscape of Dixon Street It is a good example of a late Federation building and it is this style that represents the founding architectural character of Dixon Street.

- Criterion (d) Social, cultural and spiritual: The Loon Fook Tong, Goon Yee Tong and Loong Yee Tong district associations have owned and/or used 50-54 Dixon Street for over 100 years and has ongoing social significance for members of the Tsang Shing County and Tung Koon districts. Although many of the historical functions of the district associations have ceased, such a bone repatriation, the district associations continue to hold sociable and charitable activities at the place.

  The place is symbolic of Chinese migration and settlement in Australia and is also evident of the Chinese diaspora's practice of maintaining, over many generations, strong ties to their home country. The building contributes to the local identity of the two communities within Sydney.

- Criterion (f) Rare: A small number of purpose-built district association buildings are known to have been erected in several parts of Australia since the late 19th century. The building at 50-54 Dixon Street is one of a handful of buildings in the country that continue to exist and function as district associations and have done so for over 100 years.

- Criterion (g) Representative: The late Federation building at 50-54 Dixon Street is one of a handful of buildings on Dixon Street that is representative of the historical scale, materiality and composition of the old Chinatown streetscape.

The heritage study concluded that the building at 50-54 Dixon Street, Haymarket meets the threshold for local heritage significance and warrants potential listing as a heritage item on the SLEP 2012.

In terms of future development, the report advised that vertical additions and alterations to 50-54 Dixon Street are acceptable but must incorporate appropriate setbacks and scale, be sympathetic to the existing building in terms of style, colour and materiality and ensure retention of the façade and any significant interiors (if existing).

<u>90-100 Hay Street, Haymarket - Former Municipal Stores</u>

The heritage assessment concluded that the building meets the threshold for local significance in terms of:

- Criterion (a) Historic significance: The banana industry was a major industry developed by Chinese Australian entrepreneurs in Australia and Fiji in the 1880s and 1890s, and firms such as Wing Sang based their headquarters in Sydney's Haymarket area. When the new Municipal markets opened at Haymarket in 1912, firms such as Wing Sang and its subsidiaries, leased stores at 90-100 Hay Street. Their businesses and premises are distinct places in NSW for understanding the banana industry and key destinations on this trade route. They provide a cultural history of the role of Chinese Australians in the fruit and vegetable industries, and their adaptation over time, particularly in the face of challenges posed under White Australia legislation.

- Criterion (b) Historical association: 90-100 Hay Street are associated with the Chinese merchant community who leased the buildings and operated out of them successful businesses such as Wing Sang & Co., Lee Sang & Co., Wing Tiy & Co., and Gee Ick & Co. These businesses were significant in development of the banana and vegetable produce industries of NSW and Australia. The buildings are also associated with notable individuals including Gilbert Yet Ting Quoy, the Lee family and Stanley Yee who were influential figures amongst the Chinese Australian community

- Criterion (c) Aesthetic/creative/technical achievement: The municipal stores at 90-100 Hay Street contribute to the townscape of Haymarket, particularly along Hay Street and the southern entrance to Dixon Street which is marked by its chamfered corner. The former Municipal Markets are located opposite and were once both part of the market's daily operation. Now the buildings, both of which are contemporaries of each other and designed by the City Architect, form a contextual relationship that defines the areas market character.

- Criterion (d) Social, cultural and spiritual: Members of the Chinese Australian community who were born and grew up in 90-100 Hay Street, whose parents, grandparents or great-grandparents worked in the stores hold deep connections to the buildings. For this community, the buildings are well remembered as stores which are symbolic of the hard work of the producers and the adaptability, resilience and achievements of the Chinese Australian firms.

- Criterion (e) Research potential: There is some potential for evidence of the processes and operations of the banana and produce stores.

- Criterion (f) Rare: The place is a rare surviving example of stores occupied by multiple major Chinese Australian firms including Wing Sang & Co., Lee Sang & Co., Wing Tiy & Co., and Gee Ick & Co.

The heritage assessment concluded that the Former Municipal Stores at 90-100 Hay Street, Haymarket meet the threshold for local heritage significance warrants potential listing as a heritage item on the SLEP 2012.

In terms of future development, the report advised that vertical additions and alterations to 90-100 Hay Street are appropriate but must ensure retention of the whole form and original detailing of the exterior of the principal building. Any future development is to be of a sympathetic design.

75-77 Ultimo Road, Haymarket - Kuo Min Tang building, moveable heritage and archival collection

The heritage assessment concluded that the building meets the threshold for local significance in terms of:

- Criterion (a) Historic significance: The KMT was globally a major political party in the 20th century and 75-77 Ultimo Road was the headquarters of the KMT in Australasia for over 100 years. It has been the locus of the Chinese Nationalist Party political activity since it was built in 1921. The building was also the publishing office for the Chinese Times newspaper (1925-1949) which was an organ of the Australasian KMT.

- Criterion (b) Historical association: 75-77 Ultimo Road is associated with the Australasian KMT who have owned and occupied the purpose-built building for over 100 years. Prominent individuals from the Chinese Australian community affiliated with the building include: Charles (Peter) Yee Wing, Samuel Wong, Mar Leong Wah and Eugene Seeto. The place is also associated with the notable architect Francis Ernest Stowe and Robert Wall & Sons, a significant building company in the 19th and 20th centuries in Sydney

- Criterion (c) Aesthetic/creative/technical achievement: The composition and detailing including arch, fenestration, brick mullions, pilasters, parapet and Chinese Characters make a notable contribution to the streetscape and demonstrates aesthetic characteristics associated with Haymarket's redevelopment in the early 20th century.

- Criterion (d) Social, cultural and spiritual: As a community hub where political, social and educational activities were located, 75-77 Ultimo Road continues to be highly valued by the Chinese Australian community. It is one of the major political venues of Chinatown and represents the political and social lives of the Chinese Australian community in Chinatown and NSW during the 20th century.

- Criterion (e) Research potential: 75-77 Ultimo Road is home to what is probably the largest collection of documents on the activities of the overseas KMT branches outside of China and Taiwan. The collection is an invaluable record of administrative records, publications and photographs not only of the Sydney branch but of those throughout Australia, New Zealand and the Pacific Islands. The archival collection has extensive interpretive value and potential to further our understanding of the history of the KMT.

- Criterion (f) Rare: 75-77 Ultimo Road is a rare surviving example of early Chinese Australian commissioned buildings and it is a rare example of a building purpose built for the KMT. The archival collection of the Sydney branch housed on-site, is likely a rare collection on the activities of the KMT's overseas branches.

The heritage assessment for 75-77 Ultimo Road, Haymarket concluded that the building meets the threshold for local heritage significance and warrants potential listing as a heritage item on the SLEP 2012.

Based on these conclusions, progressing local heritage listing for each proposed heritage item will ensure the local heritage significance of each building is appropriately considered and conserved as part of future plans or redevelopment.

Objectives and intended outcomes

The objective of the planning proposal is to recognise and conserve the significance of the three buildings at 50-54 Dixon Street, 90-100 Hay Street and 75-77 Ultimo Road by listing them as individual heritage items under Part 1, Schedule 5 of SLEP 2012.

Explanation of provisions

SLEP 2012 Heritage Schedule Amendments

The planning proposal seeks to amend the SLEP 2012 Schedule 5 Environmental Heritage by inserting the following item as shown below in **Table 1.** Text to insert is shown as **bold underline**.

Table 1: Proposed amendments to Schedule 5, Environmental heritage, Part 1, heritage items.

Locality	Item Name	Address	Property Description	Significance	Item no.
Haymarket	**Goon Yee, Loong Yee and Loon Fook Tongs building**	**50−54 Dixon Street**	**Lots A−C, DP 958137**	**Local**	**I2304**
Haymarket	**Former Municipal Stores**	**90−100 Hay Street**	**Lots 1−6 DP 261942**	**Local**	**I2303**
Haymarket	**Kuo Min Tang building, moveable heritage and archival collection**	**75−77 Ultimo Road**	**Lot 1, DP 79765**	**Local**	**I2302**

The name of each heritage item has been developed in accordance with the directions contained in the *Standard Instrument (Local Environmental Plans) Order 2006*, which require that an item name briefly describe those things that are part of its heritage significance.

The items are described further in the supporting information contained in the heritage inventory sheets included at **Appendix E, Appendix F** and **Appendix G**. The non-statutory heritage inventory sheets can continue to be updated as new information becomes available.

Justification

Section A – Need for the planning proposal

Q.1 Is the planning proposal a result of any strategic study or report?

Yes. The planning proposal is a result of three heritage assessments prepared by HAA and Juanita Kwok completed in July 2024. Preparation of the reports was an action in the Haymarket and Chinatown Revitalisation Strategy (the Strategy) prepared by the City of Sydney in 2023 and endorsed by Council on 11 December 2023. The Revitalisation Strategy and heritage assessments drew on the findings of a Thematic History of Chinatown prepared by Godden Mackay Logan (GML) in 2023.

The Strategy provides a coordinated response to the community vision and evidence based studies. It identifies actions in five areas:

a. renewal of the heart;
b. planning and heritage;
c. public domain and public art;
d. culture, events, and activations; and
e. collaboration and partnerships.

The Strategy includes an action to recognise the cultural heritage of Chinatown through investigating three buildings to better understand their history and significance:

a. 50-54 Dixon Steet, Goon Yee, Loong Yee and Loon Fook Tongs building
b. 90-100 Hay Street, Former Municipal Stores
c. 75-77 Ultimo Road, Kuo Min Tang building

The proposed items identified in this planning proposal were recommended for listing in the HAA heritage assessments as they met one or more of the NSW Heritage Council's (2023) criteria for local significance. A summary of each building's significance as assessed by HAA and Dr Juanita Kwok are presented below:

50-54 Dixon Street, Haymarket – Goon Yee, Loong Yee and Loon Fook Tongs building

Criteria (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

> *The building at 50-54 Dixon Street is a purpose-built three-storey building for the Tung Koon (Dongguan) and Tsang Shing (Zengcheng) associations, which are key social organisations for the Chinese Australian community in Sydney. The building also housed several other historically significant Chinese Australian organisations, The Tung Wah Times Newspaper, the NSW Chinese Chamber of Commerce, and a number of restaurants which were instrumental in developing the restaurant culture of Dixon Street. A plaque on the building and the painted Chinese characters are evidence of these historical uses.*
>
> ***District Associations***
>
> *The building at 50-54 Dixon Street is associated with the following district associations, the "Loon Fook Tong" at 50 Dixon Street, for people from Tsang Shing County, the "Goon Yee Tong" at 54 Dixon Street for people from Tung Koon County; and between 50 and 54 Dixon Street, a joint clubhouse at 52 Dixon Street, the "Loong Yee Tong". These clubs have occupied this address for over 100 years.*

Funding was raised by members of these district associations for the purchase of land at 50-54 Dixon Street and construction of the building which was completed in 1916. The historical role of the district associations was to provide funds for the sick, assist the aged in returning to China, raise funds for charity, both in Australia and China, provide accommodation and assist with the settlement of new persons arriving from their districts and those returning. The associations also most likely arranged the transfer of members remittances to China. The district associations also arranged bone-repatriation, donated money to hospitals and ensured the purchase of coffins for deceased Chinamen at sea. The place thus demonstrates the strong links between members in Australia and their native places.

The role of the association is significant in maintaining the Chinese Australian community's links with their hometown and facilitated the settlement of Chinese immigrants in Australia. Historian Mei-Fen Kuo has characterised Sydney in the late 19th to early twentieth century as "a hub of Chinese mobility" and "a centre of community mobilisation and identity formation".97 The building at 50-54 Dixon Street was central to this phenomenon.

NSW Chinese Chamber of Commerce, 52 Dixon Street, Haymarket

52 Dixon Street was the long-term (over two decades) headquarters of the NSW Chinese Chamber of Commerce which was significant for its role in promoting trade and defending the commercial interests of Chinese Australians from anti-Chinese movements and organisations such as the Anti-Chinese League and the Retail Grocers and Storekeepers Association, which ran public campaigns in the early nineteenth century to dissuade the public from patronising Chinese stores.

Members of the Chamber established the first Chinese Australian shipping line, the China-Australia Mail Steamship Line, which operated from 1917 to 1924 between Shanghai, Canton, Hong Kong and Australia.

Eastern Restaurant, 52 Dixon Street, Haymarket (1953-66)

As the first Chinese restaurant to obtain a liquor licence until 10pm, the Eastern Restaurant is significant as one of the earliest Chinese restaurants to popularise Chinese food in Sydney. Its English menu made Chinese food accessible to non-Chinese customers, demonstrating the adaptation of Chinese culture and community within the Australian context. Together the restaurants including the Eastern Restaurant and Lean Sun Low helped to develop the restaurant culture of Dixon Street.

The subject site meets this threshold at a local level

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

The three-storey building at 50-54 Dixon Street has historical association with the "Loon Fook Tong", "Loong Yee Tong" and "Goon Yee Tong" District Associations of the Tsang Shing and Tung Koon Counties. The place is also associated with the following organisations:

Notable Figures

The place is associated with a number of prominent figures in the Chinese Australian community, particularly Ping Nam and Gilbert Yet Ting Quoy.

Ping Nam was a well-known merchant, one of the founding members, and the first president of the NSW Chinese Chamber of Commerce. He was also the publisher of the Tung Wah Times, as well as an office bearer of the CERA.

Gilbert Yet Ting Quoy, a Sydney Chinese merchant, along with Ping Nam, campaigned for the establishment of the Sydney Chinese school which existed at 52 Dixon Street for over half a century.

Tung Wah Times, 52 Dixon Street

52 Dixon Street was the publishing address for the Chinese newspaper 'Tung Wah Times' from 1918 until at least 1933 but likely until 1936. The newspaper is significant for being the second Chinese newspaper in Sydney and for having had the largest circulation of any Chinese newspaper in the Commonwealth, New Zealand and Pacific Islands. It is demonstrative of the diverse political affiliations of the Chinese Australian community. Chinese newspapers promoted political interests of different factions within the community. The Tung Wah Times operated as an organ of the Chinese Empire Reform Association (CERA) which advocated reform of the imperial system and later the establishment of a constitutional monarchy in China.

NSW Chinese Chamber of Commerce, 52 Dixon Street

Formed in 1913, the Chinese Chamber of Commerce had its headquarters at 52 Dixon Street from 1918 to 1965. The place is also associated with a number of prominent figures in the Chinese Australian community, particularly Ping Nam and Gilbert Yet Ting Quoy.

Salvation Army Women's Home, 50 Dixon Street

There is potential for the place to have historical association with the Salvation Army Women's Home which was present in the building between 1919 and 1921. It could have significance as one of the earliest women's refuges. However, further research is needed to substantiate this.

The subject site meets this threshold at a local level

Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

The building at 50-54 Dixon Street is aesthetically significant in providing an understanding of the historical streetscape of Dixon Street It is a good example of a late Federation building and it is this style that represents the founding architectural character of Dixon Street.

The Chinese signage on the façade is a distinctive characteristic of the Chinatown area.

The subject site meets this threshold at a local level

Criterion (d) An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

The Loon Fook Tong, Goon Yee Tong and Loong Yee Tong district associations have owned and/or used 50-54 Dixon Street for over 100 years and has ongoing social significance for members of the Tsang Shing County and Tung Koon districts. Although many of the historical functions of the district associations have ceased, such a bone repatriation, the district associations continue to hold sociable and charitable activities at the place.

The place is symbolic of Chinese migration and settlement in Australia and is also evident of the Chinese diaspora's practice of maintaining, over many generations, strong ties to their home country. The building contributes to the local identity of the two communities within Sydney.

A number of moveable heritage items at the upper floors of 50 Dixon Street were identified in the 2016 photographs (figures 14 and 15), and may be held in the premises today. This is unconfirmed and needs further investigation. Items including photographs of members of the NSW Chinese Chamber of Commerce and presidents of Loong Fook Tong and other ephemera are apparent in the photographs. The display and safe keeping of these items are integral to the continued social significance of the place, should they be found upon further investigation.

The restaurants located at 50-54 Dixon Street including the Eastern Restaurant and Lean Sun Low, were popular places for eating and socialising amongst the local community and are remember fondly by older members of the Chinese Australia community.

The subject site meets this threshold at a local level.

Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

Lack of access to the interiors of 50-54 Dixon Street poses a limitation to the understating its research potential. Photographs of interiors taken in 2016 indicate that there were a number of moveable heritage items in the building, particularly photographs of members of the NSW Chinese Chamber of Commerce and presidents of Loong Fook Tong association, however their current location is unsubstantiated. These photographs and other records of the district associations membership and activities hold high research potential.

As the location of the moveable heritage items remains unsubstantiated, they cannot be assessed under this criterion. The subject site does not meet this threshold at a local level.

Criterion (f) An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

A small number of purpose-built district association buildings are known to have been erected in several parts of Australia since the late 19th century. The building at 50-54 Dixon Street is one of a handful of buildings in the country that continue to exist and function as district associations and have done so for over 100 years. Within Sydney or NSW, there is potential that the building at 50-54 Dixon Street is one of the last remaining original purpose-built district association buildings from the early 20th century.

Moveable heritage items, such as framed photographs of members of the organisations that operated at 50-54 Dixon Street, may be located within the building. This collection is likely rare as no other collection has been identified. They have the potential to provide an understanding of the cultural history of the area, particularly, the membership and operation of the NSW Chinese Chamber of Commerce, the Tung Wah Times and the district associations. It is important that the location of the photographs and any other records or ephemera pertaining to these organisations is ascertained and that the contents are documented and preserved.

The subject site meets this threshold at a local level.

Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The late Federation building at 50-54 Dixon Street is one of a handful of buildings on Dixon Street that is representative of the historical scale, materiality and composition of the old Chinatown streetscape.

The subject site meets this threshold at a local level.

90-100 Hay Street, Haymarket - Former Municipal Stores

Criteria (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

> *The banana industry was a major industry developed by Chinese Australian entrepreneurs in Australia and Fiji in the 1880s and 1890s, and firms such as Wing Sang based their headquarters in Sydney's Haymarket area. When the new Municipal markets opened at Haymarket in 1912, firms such as Wing Sang and its subsidiaries, leased stores at 90-100 Hay Street. Their businesses and premises are distinct places in NSW for understanding the banana industry and key destinations on this trade route. They provide a cultural history of the role of Chinese Australians in the fruit and vegetable industries, and their adaptation over time, particularly in the face of challenges posed under White Australia legislation.*
>
> *Profits from this industry were invested in commercial enterprises in China. Before Wing Sang and its subsidiaries leased 90-100 Hay Street, they established the first department stores in Shanghai, Canton and Hong Kong. These investments demonstrated the success of the Chinese diaspora in Australia and their continued connections to their native places. Although these department stores were established prior to the leasing of 90-100 Hay Street by Chinese Australian businesses, the stores serve as a marker of the achievements of Chinese Australian businesses recognised abroad by the Chinese diaspora.*
>
> *The Municipal Stores at 90-100 Hay Street are also a location marker of the role of Chinese market gardeners in the vegetable industry in New South Wales. In particular, Lee Sang & Co. were agents for produce grown not only in Sydney but in the market gardens of regional New South Wales, brought to Sydney by rail and delivered to the stores where they were repacked and then sold at the Municipal Markets across the road. The importance of the Markets to the commercial interests of Chinese Australians is evident in the relocation of their businesses to be close to the new market buildings, which then facilitated the evolution of the Haymarket Chinatown. Family histories connected to the stores at 90-100 Hay Street demonstrate how the White Australia legislation restricted entry to Australia and impacted Chinese Australian commercial interests, affecting the lives of those employed by firms leasing premises at 90-100 Hay Street. Merchants with status and business turnover, such as Gilbert Yet Ting Quoy and Henry Won Yep Lum, were able to sponsor family and clan members to enter Australia, but they were the exception during the White Australia years. The histories associated with the stores demonstrate some of the difficulties faced by Chinese Australians in the early to mid 20th century.*
>
> *The buildings at 90-100 Hay Street are part of the historical market landscape of the last operational fruit and vegetable markets in the city. The markets were relocated to Flemington in 1975. Markets were an important aspect of city life and 90-100 Hay Street together with the market buildings are demonstrative of this period when produce markets were prominent in Sydney.*

The subject site meets this threshold at a local level.

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

> *Nos. 90-100 Hay Street are associated with the Chinese merchant community who leased the buildings and operated out of them successful businesses such as Wing Sang & Co., Lee Sang & Co., Wing Tiy & Co., and Gee Ick & Co. These businesses were significant in development of the banana and vegetable produce industries of NSW and Australia.*

Nos. 90-100 Hay Street are associated with a number of notable individuals including Gilbert Yet Ting Quoy, the Lee family and Stanley Yee who were influential figures amongst the Chinese Australian community and fruit and produce industries.

- *Ting Quoy was a prominent and influential member of the Chinese Australian community. A successful merchant, his business Lee Sang & Co., occupied 90 Hay Street for up to 20 years with his family continuing to have businesses there until after the war. He was a leader of the China Emperor Reform Association (CERA), President of the Chinese Chamber of Commerce and founding member of China-Australia Mail Steamship Line. He also campaigned to establish a Chinese school at which he taught, and he sponsored the entry of family and clan members to Australia.*
- *The Lee family - Lee Gee Ick was a successful merchant whose business Gee Ick & Co., occupied 100 Hay Street from 1913-1919. His son, Lee Kee Chong, continued to occupy the address with his business, Hop Chong Co., until 1948. Gee Ick was a member of CERA, the NSW Chinese Chamber of Commerce and the Lin Yik Tong (the Chinese Commercial Association).*
- *Stanley Yee, born in Chuen Luk Village in Chungshan, came to Sydney as a high school student in the early 1960s and worked at one of the banana wholesale companies in the Haymarket and at Lean Sun Low café. In the late 1970s Yee bought property at 96-100 Hay Street where he established the now landmark Emperor's Garden Restaurant. Yee also established a number of other businesses in the Chinatown areas including a Chinese bakery, a butchery and a tofu factory. Yee was a member of the Dixon Street Beautification Committee, which in the early 1970s pushed for the regeneration of Dixon Street as a centrepiece to the broader Chinatown area. His philanthropic contributions are recognised in both his hometown in China and in Australia.*

The subject site meets this threshold at a local level.

Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

The municipal stores at 90-100 Hay Street contribute to the townscape of Haymarket, particularly along Hay Street and the southern entrance to Dixon Street which is marked by its chamfered corner. Its unified design defines the end of the city block on which it is located.

The former Municipal Markets are located opposite and were once both part of the market's daily operation. Now the buildings, both of which are contemporaries of each other and designed by the City Architect, form a contextual relationship that defines the areas market character.

The subject site meets this threshold at a local level.

Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

Members of the Chinese Australian community who were born and grew up in 90-100 Hay Street, whose parents, grandparents or great-grandparents worked in the stores hold deep connections to the buildings. For this community, the buildings are well remembered as stores which are symbolic of the hard work of the producers and the adaptability, resilience and achievements of the Chinese Australian firms.

The Emperors Garden Restaurant is also a place with a strong and special association to the Chinese Australian community as it is celebrated as one of the oldest, family-run Chinese restaurants in Chinatown and continues to operate.

The subject site meets this threshold at a local level

Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

There is some potential for evidence of the processes and operations of the banana and produce stores. 90 and 92 have not been inspected and therefore it is unknown if there is any evidence of these operations. There is some potential for evidence of the operations of these stores under false ceilings and floors in 94-100 but these were not inspected and cannot be confirmed.

The subject site meets this threshold at a local level.

Criterion (f) An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

The place is a rare surviving example of stores occupied by multiple major Chinese Australian firms including Wing Sang & Co., Lee Sang & Co., Wing Tiy & Co., and Gee Ick & Co. Though some stores formerly occupied Chinese Australian firms survive, such as 20-22 Campbell Street and 35-39 Ultimo Road, many of the earlier stores occupied by firms such as Gee Ick & Co. and Wing Sang & Co. were demolished in resumptions that destroyed earlier Chinatown areas in the Rocks, around Belmore Markets in the Haymarket and in land resumed for the building of Darling Harbour. Within this context rarity is a valuable criterion.

The subject site meets this threshold at a local level.

75-77 Ultimo Road, Haymarket - Kuo Min Tang building

Criteria (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

75-77 Ultimo Road was purpose built in 1921 for the Sydney branch of the Chinese Nationalist Party (its Chinese name being Kuo Min Tang or KMT). It continues to be the home of the Sydney branch of the party and an invaluable archival collection of the party's activities outside China. For a significant period of its history, it was the party's Australasian headquarters and the location of the Chinese Times newspaper. It demonstrates three historical processes: the political processes of the KMT, the social processes of the KMT and the operation of the Chinese Times.

Political processes of the KMT
The KMT was globally a major political party in the 20th century and 75-77 Ultimo Road was the headquarters of the KMT in Australasia for over 100 years. It has been the locus of the Chinese Nationalist Party political activity since it was built in 1921.

Throughout the 1920s Australasian branches of the KMT were establishing their headquarters and the construction of the headquarters of the Sydney branch in 1921 is an early example of this activity. The Sydney branch was purpose built and funded by donations from members across Australasia. The establishment of global branches,

purpose built and leased, is testament to the power and influence of the Chinese nationalist movement in the 20th century. The network of branches across Australia is representative of the contribution of Chinese Australians to the political revolution in China and the important part that the Australasian KMT played in a global network of Party branches.

The location of an Australasian headquarters in Sydney is demonstrative of the mobility and inter-connectedness of the Chinese communities across Australia and the Pacific through trade, communications and political affiliations which intersected in Sydney.

As the Australasian headquarters between 1922 and 1964, the Sydney branch is not only locally but also state, nationally and transnationally significant, as it oversaw branches in rural Australia and in capital cities, in New Zealand and in the South Pacific Islands. The Sydney office was the hub of KMT activity in the region and the site of a number of Australasian conventions over the years. Funds raised by members were remitted to support Sun Yat-Sen and then Chiang Kai-Shek Nationalist government which ruled China from 1927-1949.

The Chinese Nationalist Party of Australasia not only contributed crucial funding for the Nationalist cause and for the war effort during the Sino-Japanese War, but it was also a transmitter of ideas and technology to China. It was progressive in comparison to the KMT in China, leading the way in allowing female members to join the Party and it played a role in advocating for the rights of Chinese Australians during the White Australia years. The third floor of the building which is set up as a museum of KMT history contains a number of artefacts which show how technology was adopted and adapted over the years to share communications with China and other branches in Australia, New Zealand and the Pacific. These artefacts include cinematic projectors, audio tape records, old Gestetner machines, typewriters and printing and typographical equipment.

The building itself houses a large collection of records, documents, publications, photographs and artefacts related the history of the KMT's overseas activities.

The building is evidence of the keen interest in political reform in China maintained by Chinese Australians and how this carried over into their lives in Australia.

Social processes of the KMT

75-77 Ultimo Road was also the centre of many social activities and fundraisers for the Chinese Australian community of Sydney, particularly the annual Dragon Ball which began in 1938 and remained the major event on the social calendar for the Chinese Australian community until the early 1970s. It was also a place for people new to Sydney to connect through social activities.

Operation of the Chinese Times

75-77 Ultimo Road was the publishing office for the Chinese Times newspaper (1925-1949) which was an organ of the Australasian KMT.

The subject site meets this threshold at a local level.

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

75-77 Ultimo Road is associated with the Australasian KMT who have owned and occupied the purpose-built building for over 100 years.

Prominent individuals from the Chinese Australian community affiliated with the KMT at 75-77 Ultimo Road include:

- *Charles (Peter) Yee Wing, the merchant and managing director of Tiy Sang & Co., who served as president of the KMT from 1919-1930. He helped establish the Australasian KMT Canton Liaison Office and was a co-founder of the China-Australia Mail Steamship Line.*
- *Samuel Wong, the merchant of Tiy Sang & Co. who was Vice President of the Australasian KMT. His membership, was revoked for objecting to Chiang Kai-Shek's leadership and the Communist purges of the Party, but in 1945 he re-joined, the party and proposed a plan for the relief of the refugees which resulted in the establishment of the Chinese Youth League.*
- *Mar Leong Wah, merchant and manager of Wing Sang & Co., was leader of the KMT for over 20 years and a founding member of the Society of Chinese Residents in Australia supporting Chinese resistance during the Sino Japanese War.*
- *Eugene Seeto, a wartime refugee who came to Australia and was later elected to the executive of the Australasian KMT. Seeto instigated the preservation of the KMT's historical collection.*

The place is also associated with Robert Wall & Sons, a significant building company in the 19th and 20th centuries in Sydney who built 75-77 Ultimo Road and a number of other significant buildings such as Culwulla Chambers.

75-77 Ultimo Road is associated with the architect Francis Ernest Stowe. A notable architect and engineer of the late 19th and early 20th centuries, Stowe was a prominent Freemason who was the Grand Architect of the Grand Lodge. Besides designing 75-77 Ultimo Road, he designed a number of masonic buildings, as well as the Ball's Head Coal Loading Depot. He also founded the Sydney Marine Engineer College where students such as Florence Taylor attended.

The subject site meets this threshold at a local level.

Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

Architecturally, 75-77 Ultimo Road is an early example of an office building in Sydney. It is of some architectural interest for its unusual composition where the fenestration is arranged under a single arch and reads as a single window. The composition and detailing including arch, fenestration, brick mullions, pilasters, parapet and Chinese Characters make a notable contribution to the streetscape and demonstrates aesthetic characteristics associated with Haymarket's redevelopment in the early 20th century.

The subject site meets this threshold at a local level

Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

75-77 Ultimo Road has a strong association with the Australasian KMT and its members who have occupied the place for over 100 years. The place continues to be actively used and is the hub of the KMTs political activity in Sydney. As a community hub where political, social and educational activities were located, 75-77 Ultimo Road continues to be highly valued by the Chinese Australian community as it evidence of one of the major political venues of Chinatown, and represents the political and social lives of the Chinese Australian community in Chinatown during the 20th century. As the headquarters of a network of branches across Australasia it also represents the political activities of the Chinese in NSW.

The subject site meets this threshold at a local level.

Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The heritage assessment prepared by HAA and Dr Juanita Kwok notes:

> *75-77 Ultimo Road is home to what is probably the largest collection of documents on the activities of the overseas KMT branches outside of China and Taiwan. The collection is an invaluable record of administrative records, publications and photographs not only of the Sydney branch but of those throughout Australia, New Zealand and the Pacific Islands. The archival collection has extensive interpretive value for not only the Sydney branches but those across Australasia including those in regional NSW. The collection has great potential in furthering our understanding of the history of the KMT and the Chinese Australian community in NSW and beyond. The collection was crucial in the development of the Mei-Fen Kuo and Judith Buttler's book Unlocking the History of the Australasian Kuo Min Tang 1911-2013 though it is unclear to what extent the collection has been analysed. There is also further research potential in the activities of the KMT across Australasia, such as the establishment of other headquarters and their links to 75-77 Ultimo Road.*

The subject site meets this threshold at a local level.

Criterion (f) An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

> *The archival collection of the Sydney branch of the KMT, housed at 75-77 Ultimo Road, is likely a rare collection on the activities of the KMT's overseas branches. It is also likely the largest of its kind outside of China and Taiwan. Rarity is a valuable criterion in the context of the Chinese in Australia as there is a history of resumptions and even later development demolishing places associated with the early Chinese settlement in Australia. 75-77 Ultimo Road is a particularly significant building. 75-77 Ultimo Road is a rare surviving example of early Chinese Australian commissioned buildings and it is a rare example of a building purpose built for the KMT.*

The subject site meets this threshold at a local level.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. Appropriate heritage protection for this site is best achieved through their identification as local heritage items in an environmental planning instrument.

The buildings at 50-54 Dixon Street (Goon Yee, Loong Yee and Loon Fook Tongs building), 90-100 Hay Street (Former Municipal Stores) and 75-77 Ultimo Road (Kuo Min Tang building), currently have no statutory protection as individually listed heritage items or a heritage conservation area on the SLEP 2012 or under the *NSW Heritage Act 1977*.

Progressing local heritage listing for each proposed heritage item will ensure that their local heritage significance is appropriately considered and conserved. It will also ensure formal consultation with the landowners and broader community prior to any future change or development to the items. These outcomes are only achieved in the longer term through protection under Part 1, Schedule 5 of the SLEP 2012.

Section B – Relationship to strategic planning framework

Q3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

Yes. See comments below.

Greater Sydney Region Plan: A Metropolis of Three Cities

The Greater Sydney Region Plan, completed in March 2018, is the Greater Sydney Commission's vision for a Greater Sydney of three cities where most residents live within 30 minutes of their jobs and services. City of Sydney is situated within the Eastern Harbour City.

This plan sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. This sets out how the State Government's 10 directions for a Greater Sydney are to be implemented through integrated planning. These 10 directions, with 40 supporting objectives, address infrastructure, liveability, productivity and sustainability. This planning proposal is consistent with these high level directions and objectives. In particular it addresses the liveability great places direction objective:

Objective 13: Environmental heritage is identified conserved and enhanced

By listing each building on the SLEP 2012, this planning proposal will fulfill this objective.

Eastern City District Plan

The Eastern City District Plan completed by the Greater Sydney Commission in March 2018 is a 20-year plan to manage growth in the context of economic, social and environmental matters. The district plan identifies 22 planning priorities and associated actions that support a liveable, productive and sustainable future for the district. This planning proposal gives effect to the following key planning priority and actions:

Liveability Planning Priority E6 – Creating and renewing great places and local centres, and respecting the District's heritage

Action 26 - Identify, conserve and enhance environmental heritage by:

(a) engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place
(b) applying adaptive re-use and interpreting heritage to foster distinctive local places
(c) managing and monitoring the cumulative impact of development on the heritage values and character of places.

This priority seeks to enhance the district's liveability by identifying, conserving and enhancing the heritage of local centres and neighbourhoods. It notes that built heritage contributes to an area's sense of place, its distinctive character and diversity of built form and uses and brings people together.

By consulting the community to consider listing this item as having local heritage significance, this planning proposal will address the district plan by respecting the City's multi-cultural heritage and fostering great places to bring people together. The retention and conservation of the Chinatown Gates on Dixon Street, with strong links to the Chinese-Australian community, has potential to enhance the character and distinct sense of place of Chinatown.

Q4. Is the planning proposal consistent with council's local strategy or other local strategic plan?

Yes.

Sustainable Sydney 2030 – 2050 Community Strategic Plan

The City's Sustainable Sydney 2030 Strategic Plan is the vision for the sustainable development of the City to 2050 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This planning proposal is consistent with the key directions of Sustainable Sydney 2030 – 2050, particularly Direction 4 'Design excellence and sustainable development.'

Local strategic planning statement

The City Plan 2036 Local Strategic Planning Statement was completed in March 2020. This statement is the 20-year vision for land use planning in the city. It aims to link the NSW State Government's strategic plans and the community strategic plans with the city's planning controls. This plan highlights that the unique heritage character of Sydney is a strong focus for local communities.

The planning proposal identifies 50-54 Dixon Street (Goon Yee, Loong Yee and Loon Fook Tongs building), 75-77 Ultimo Road (Kuo Min Tang building, moveable heritage and archival collection), 90-100 Hay Street (Former Municipal Stores) as heritage items, thereby facilitating their conservation and allowing future generations to understand Haymarket's historical development. The heritage listing will ensure future development considers and maintains the heritage significance of each building.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

This planning proposal is consistent with applicable State Environmental Planning Policies (SEPPs) as summarised in Table 2 and detailed in the following section. In this table, consistent means that the planning proposal does not contradict of hinder the application of the relevant state environmental planning policy.

Table 2: Consistency with State Environmental Planning Policies.

State Environmental Planning Policy	Comment
SEPP (Biodiversity and Conservation) 2021	This planning proposal is consistent
SEPP (Building Sustainability Index: BASIX) 2004	This planning proposal is consistent
SEPP (Exempt and Complying Development Codes) 2008	This planning proposal is consistent
SEPP (Housing) 2021	This planning proposal is consistent
SEPP (Industry and Employment) 2021	This planning proposal is consistent
SEPP (Planning Systems) 2021	This planning proposal is consistent
SEPP (Precincts–Central River City) 2021	This planning proposal is consistent
SEPP (Precincts–Eastern Harbour City) 2021	This planning proposal is consistent
SEPP (Precincts–Regional) 2021	This planning proposal is consistent
SEPP (Precincts–Western Parkland City) 2021	This planning proposal is consistent
SEPP (Primary Production) 2021	This planning proposal is consistent
SEPP (Resilience and Hazards) 2021	This planning proposal is consistent
SEPP (Resources and Energy) 2021	This planning proposal is consistent

State Environmental Planning Policy	Comment
SEPP No 65 - Design Quality of Residential Flat Development	This planning proposal is consistent
SEPP (Transport and Infrastructure) 2021	This planning proposal is consistent
SEPP (Housing) Amendment (Transport Oriented Development) 2024	This planning proposal is consistent

Q6. Is the planning proposal consistent with applicable ministerial directions?

This planning proposal is consistent with all Ministerial Directions issued under section 9.1 of the *Environmental Planning and Assessment Act 1979*, as summarised in Table 2.

Table 3: Consistency of the planning proposal with ministerial directions**.**

Ministerial Direction	Comment
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	This planning proposal is consistent
1.2 Development of Aboriginal Land Council land	Not applicable
1.3 Approval and Referral Requirements	This planning proposal is consistent
1.4 Site Specific Provisions	This planning proposal is consistent
Focus area 1: Planning Systems – Place-based	
1.6 Parramatta Road Corridor Urban Transformation Strategy	Not applicable
1.7 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable
1.8 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.9 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable
1.10 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable
1.11 Implementation of the Western Sydney Aerotropolis Plan	Not applicable
1.12 Implementation of Bayside West Precincts 2036 Plan	Not applicable
1.13 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable
1.14 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable
1.15 Implementation of Greater Macarthur 2040	Not applicable
1.16 Implementation of the Pyrmont Peninsula Place Strategy	Not applicable
1.17 North West Rail Link Corridor Strategy	Not applicable
Focus area 2: Design and Place	No directions in place

Ministerial Direction	Comment
Focus area 3: Biodiversity and Conservation	
3.1 Conservation Zones	This planning proposal is consistent
3.2 Heritage Conservation	This planning proposal is consistent
3.3 Sydney Drinking Water Catchments	Not applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable
3.5 Recreation Vehicle Areas	Not applicable
Focus area 4: Resilience and Hazards	
4.1 Flooding	This planning proposal is consistent
4.2 Coastal Management	This planning proposal is consistent
4.3 Planning for Bushfire Protection	This planning proposal is consistent
4.4 Remediation of Contaminated Land	This planning proposal is consistent
4.5 Acid Sulfate Soils	This planning proposal is consistent
4.6 Mine Subsidence and Unstable Land	Not applicable
Focus area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	This planning proposal is consistent
5.2 Reserving Land for Public Purposes	This planning proposal is consistent
5.3 Development Near Regulated Airports and Defence Airfields	This planning proposal is consistent.
5.4 Shooting Ranges	Not applicable
Focus area 6: Housing	
6.1 Residential Zones	Not applicable
6.2 Caravan Parks and Manufactured Home Estates	Not applicable
Focus area 7: Industry and Employment	
7.1 Business and Industrial Zones	This planning proposal is consistent
7.2 Reduction in non-hosted short-term rental accommodation period	Not applicable
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
Focus area 8: Resources and Energy	
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable
Focus area 9: Primary Production	
9.1 Rural Zones	Not applicable

Ministerial Direction	Comment
9.2 Rural Lands	Not applicable
9.3 Oyster Aquaculture	Not applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable

Section C – Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The planning proposal will not adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. It is unlikely that the proposed amendment to Part 1, Schedule 5 of SLEP 2012 will result in development creating any environmental effects that cannot be readily controlled.

Q9. How has the planning proposal adequately addressed any social and economic effects?

Identification and recognition of each heritage item and its significance will facilitate retention of physical, social, cultural and historic values that may have significance to the community. No changes to current zoning controls are proposed. The merit-based heritage provisions provide capacity for Council and any proponent to take into account these matters when development is proposed.

Section D – State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

Yes. The proposed listing does not generate demand for infrastructure.

Q11. What are the views of State and Commonwealth public authorities consulted in the gateway determination?

If required by the Gateway Determination, the Heritage Council of NSW will be consulted during the public exhibition period. The identification of this heritage item, based on a comprehensive heritage assessment, is consistent with Heritage Council of NSW standards.

Mapping

The Heritage Map tile HER_015 will be updated to shade in brown the location of the three new heritage items. The heritage map extract at **Figure 7** shows the new heritage item.



Figure 7: Proposed heritage boundary for each item, Heritage Map tile HER_015.

Community consultation

Public Exhibition

This planning proposal shall be exhibited in accordance with the requirements of gateway determination once issued by the Department of Planning, Housing and Infrastructure.

It is anticipated that public exhibition will be for a period of at least 20 working days, which is consistent with the Environmental Planning and Assessment Act 1979 and the Local Environmental Plan Making Guideline prepared by the Department dated August 2023.

The public exhibition of the documents will be on the City of Sydney website and carried out in accordance with the City's Community Participation Plan.

Consultation with the necessary NSW agencies, authorities and other relevant organisations will be undertaken as required by the conditions contained within the gateway determination.

Project timeline

The anticipated timeline for the completion of the planning proposal is as follows:

Stage	Timeframe
Gateway request	November 2024
Public exhibition & government agency consultation	March 2025
Consideration of submissions	May 2025
Post exhibition consideration of proposal	June 2025
Draft and finalise LEP	August 2025

Appendices

Appendix B - Heritage Assessment, 50-54 Dixon Street, Haymarket
Appendix C - Heritage Assessment, 90-100 Hay Street, Haymarket
Appendix D - Heritage Assessment, 75-77 Ultimo Road, Haymarket
Appendix E - Heritage Inventory Sheet, 50-54 Dixon Street, Haymarket
Appendix F - Heritage Inventory Sheet, 90-100 Hay Street, Haymarket
Appendix G - Heritage Inventory Sheet, 75-77 Ultimo Road, Haymarket



Attachment B

Hector Abrahams Architects - Heritage Assessment Report - 50-54 Dixon Street

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50-54 Dixon Street, Haymarket

Heritage Assessment

FINAL Version 1.2
19 July 2024



For City of Sydney
By Hector Abrahams Architects

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Sydney NSW 2000

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ABN: 95 160 116 030
Nominated Architect:
Hector Abrahams, Reg No. 5245

Acknowledgment of Country

We acknowledge the Gadigal and Wiradjuri, the original inhabitants of the land on which we work. Nos 50-54 Dixon Street is located on the land of the Gadigal.

Aboriginal and Torres Strait Islander peoples have a connection to place, land, water and community, established over many thousands of years. We recognise the cultural significance inherent in these connections, that sovereignty over this land was never ceded and that it continues to be sacred to its rightful owners.

We pay respect to Elders past and present, and stand with all First Peoples in their quest for justice, truth telling, and reconciliation.

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Version	Authors	Status	Date
Version 1.0	Hector Abrahams Architects and Dr Juanita Kwok	Draft for internal review	18 June 2024
Version 1.1	Hector Abrahams Architects and Dr Juanita Kwok	Draft for review by City of Sydney	24 June 2024
Version 1.2	Hector Abrahams Architects and Dr Juanita Kwok	Final for City of Sydney	19 July 2024

1. Introduction

This report has been prepared in response to actions developed in the Haymarket and Chinatown Revitalisation Strategy. The past few years have been challenging for Haymarket and the City heard from the community that it is in need of revitalisation. The City adopted the Haymarket and Chinatown Revitalisation Strategy in December 2023 to outline actions in five priority areas to deliver on the community's vision for the area. The Strategy includes an action to strengthen recognition of cultural heritage, identifying three sites as potentially having cultural significance, linked to the Chinese Australian community. In order to provide a foundational understanding of the key themes from Chinatown's history, the City commissioned GML Heritage in 2022 to provide a Thematic History of Chinatown.

Hector Abrahams Architects (HAA) were engaged by the City of Sydney to investigate the significance of the place. The first stage was to examine the history and potential significance of three places at 90-100 Hay Street, 75-77 Ultimo Road and 50-54 Dixon Street, Haymarket. The findings of the first stage were compiled into standalone historical research reports which informs the second stage. Following the development of the Historical Research reports, HAA was engaged to undertake a heritage assessment of all three sites. HAA's approach to these reports is to work in co-authorship with the Chinese Australian Historian, Dr Juanita Kwok. Dr Kwok was engaged to conduct research and provide a contextual written history for the place and to advise on the place's significance and management.

This report assesses the heritage significance of 50-54 Dixon Street. The purpose of this report is to advise the City of any significance, to make a recommendation on heritage listing as well as management recommendations to conserve significance. This assessment will only make a recommendation on heritage listing within the Sydney LEP 2012.

This report briefly outlines the acquisition of the land and construction of the place by the Goon Yee Tong (the district association for migrants from Tung Koon) and the Loon Fook Tong (the district association for migrants from Tsang Shing). It then discusses these buildings as the meeting place, not only for members of the district associations, but for members of the NSW Chinese Chamber of Commerce and as the publishing address of the early Chinese newspaper, the *Tung Wah Times*. The report identifies other uses of the place and notable figures associated with the building.

A physical description of the place's current external condition is then provided and a comparative analysis investigates other district associations in Australia. The history and comparative analysis inform the assessment of significance which is based on Heritage NSW's *Assessing Heritage Significance Guidelines* (2023) and from which a recommendation is made on whether or not the place should be listed under Schedule 5, part 1 of the Sydney LEP 2012. The report concludes with management recommendations for the place.

This report was prepared by Hector Abrahams, Sioned Lavery and Sherly Robert of Hector Abrahams Architects, and Dr Juanita Kwok, historian. Research using Chinese language sources and Chinese-to-English translations were carried out by historical translator and consultant linguist, Ely Finch. The authors acknowledge Paul Macgregor for his input in section 5. The authors acknowledge and thank descendants and those who lived or worked in Chinatown for sharing their family stories and memories.

Note on romanisations

There is a distinction between historical and contemporary names for the district associations and districts in China. When known, the historical names for associations and districts have been used. Where the reference is contemporary, the contemporary name has been used.

Historical name	Contemporary pinyin romanisation
Loon Fook Tong	Luen Fook Tong
Tsang Shing	Zengcheng
Tung Koon	Dongguan

2. Site Description

The building at Nos. 50-54 Dixon Street, Haymarket is located towards the northern end of Dixon Street and adjacent the northern Chinatown gate. Its land title is Lot A DP 958137, lot B DP 958137 and lot C DP958137. Constructed in 1916, the place is a three-storey masonry building which incorporates a number of architectural styles including a classical pediment and some Greek detailing.

50-54 Dixon Street has been owned and used by the Goon Yee Tong, the Loong Yee Tong and the Loon Fook Tong associations for over 100 years. Besides its use as a meeting place and residential accommodation for members, particularly those newly arriving from or departing to the home district in China, the building was home to two significant Chinese Australian institutions – the NSW Chinese Chamber of Commerce and the *Tung Wah Times* newspaper. The building is also distinguished for housing early restaurants, the *Eastern Restaurant* and *Lean Sun Low Cafe*, both of which opened in the 1950s and were instrumental in the development of the restaurant culture of Dixon Street. Today the building continues to be owned by the district associations and the ground floors are leased to restaurants.



Figure 1. Aerial view showing 50-54 Dixon Street, Haymarket indicated in red. Source: Nearmap. Annotated by HAA.

3. History (written by Dr Juanita Kwok)

3.1. Contextual Background

The great majority of Chinese migrants who came to the Australian colonies for the goldrushes in the early 1850s came from counties in the Pearl River Delta, in the vicinity of the provincial capital of Canton. As Dr Michael Williams' research shows, they maintained strong ties to their villages.[1] People tied by native place, languages and kinship established associations to support and sponsor others from the same place or of the same surname. These associations included the Goon Yee Tong, for people from Tung Koon (Dongguan) County, and the Loon Fook Tong (Luen Fook Tong), for people from the Tsang Shing (Zengcheng) County.

The Goon Yee Tong was established by at least 1857, as the influential merchant Way Kee is known to have been Treasurer of the association from 1857 to 1889.[2] In the late 19th century, after the goldrushes had ended, the Chinese population in the Australian colonies was still largely a rural-based population. In NSW, people from Tung Koon were concentrated in rural towns such as Tamworth, Newcastle, Bathurst, Camden and Liverpool, where they mainly worked as market gardeners or storekeepers. A notice published in the *Chinese Australian Herald* in December 1902 indicates that the Goon Yee Tong association was established by Tung Koon natives to organise bone repatriation and engage in charitable endeavours.[3] A 1906 article in the *Tung Wah Times* named N. Lean Fore as the director of the organisation with responsibility for bone repatriation.[4]

People from Tsang Shing were concentrated in towns such as Wellington and Newcastle, and in Victoria and New Zealand, where they were also largely engaged in market gardening and storekeeping. The district association for people from Tsang Shing was called the Loon Fook Tong. These two district associations merged to create a joint Tung Koon-Tsang Shing association called the Loong Yee Tong.

Evidence given in the 1891 *Report on the Royal Commission on alleged Chinese gambling and immorality and charges of bribery against members of the police force* shows that the Loong Yee Tong was in existence from at least 1891. Way Shong, Treasurer of the Loong Yee Tong, who was amongst the many Chinese community members interviewed for the 1891 Commission, stated he knew of two Chinese societies in Sydney – the Goon Yee Tong and the Loong Yee Tong. [5] Way Shong stated that the objects of the Loong Yee Tong are to "provide a fund for sick people and people who are unable to pay their passages home". He also spoke of funds donated to the hospital and sent to Hong Kong for buying coffins to put on board the boats so that if any Chinaman died at sea his body would not be thrown overboard.[6] Another interviewee, Pow Chee stated that "the Loong Yee Tong belongs to two districts, and I think about 80 or 90 percent of [the migrants from] those districts belong to the Society".[7]

Early development of the area

The buildings which occupy 50-54 Dixon Street are part of 15 acres of Gadigal land at the head of Cockle Bay, granted to John Dickson in 1813. The grant was subsequently sub-divided and in 1830 and 1833 allotments were sold in Sussex, Goulburn and Dickson (sic) Streets (see figure 2).

[1] See WILLIAMS, M. 2018. *Returning Home With Glory: Chinese Villagers around the Pacific, 1849 to 1949*, Hong Kong University Press.
[2] People from Tung Koon were concentrated in rural NSW in towns such as Tamworth, Newcastle, Orange, Bathurst, Camden and Liverpool. Their district association, t
[3] The *Chinese Australian Herald*, 27 December, 1902, 5, https://trove.nla.gov.au/newspaper/article/169055770
[4] 1906 '敬 告 本 邑 梓 友', *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 30 June, 5. , viewed 21 Feb 2024, http://nla.gov.au/nla.news-article247428605
[5] *Report of the Royal Commission on alleged Chinese gambling and immorality and charges of bribery against members of the police force*, appointed August 20, 1891, presented to Parliament by command, Hathi Trust, accessed 6 December 2023, https://babel.hathitrust.org/cgi/pt?id=coo1.ark:/13960/t59c7hk45&seq=49
[6] Way Shong, 22 September 1891, *Report of the Royal Commission on alleged Chinese gambling.*
[7] Pow Chee, 12 October 1891, *Report of the Royal Commission on alleged Chinese gambling.*

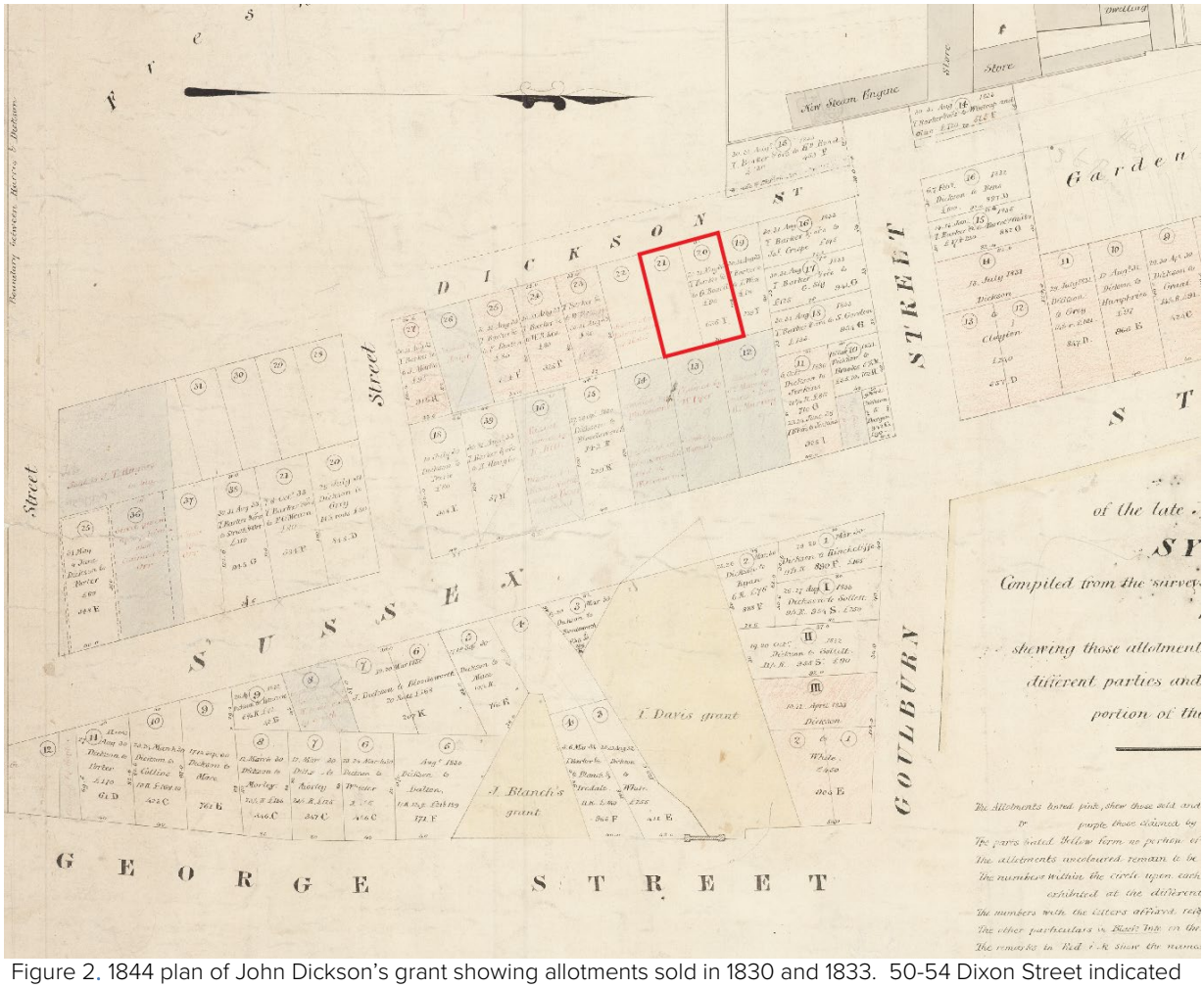


Figure 2. 1844 plan of John Dickson's grant showing allotments sold in 1830 and 1833. 50-54 Dixon Street indicated in red at lots 20 and 21. The former has been sold but the later yet to be sold. Source: Mitchell Library [SLNSW_FL3710912]. Annotated by HAA.

Dove's Plan 1880 plan shows two plots where 50-54 Dixon Street stands today. The northern plot was a yard with two single-storey wooden buildings with shingle roofs at the west entrance, three two-storey brick or stone buildings with shingle roofs to the south, and one single-storey wooden structure with a slate or metal roof in the eastern corner (figure 3).

The southern plot was a timber yard with a wood and iron shed along the northern edge of the plot, as well as a single-storey wooden structure with slate or metal roof in the north east corner (figure 3). It is unknown when these structures were demolished.

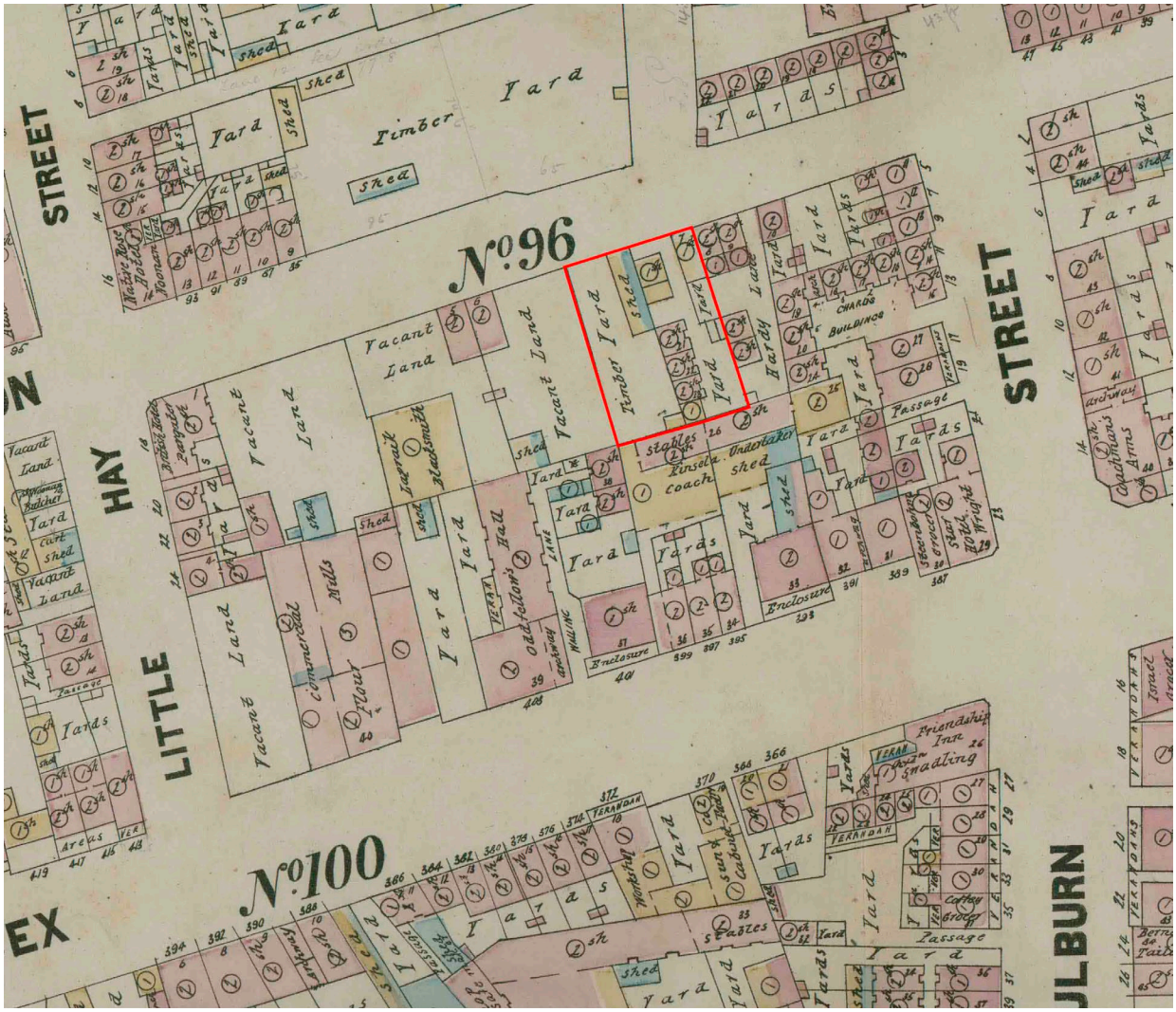


Figure 3. 1880 Dove's Plans of Sydney with the location of 50-54 Dixon Street highlighted in red. Source: City of Sydney Archives (A-00880144). Annotated by HAA.

In 1900, the title for 50-54 Dixon Street was transferred to Dugald Thomson.[8] By that time, buildings on Dixon Street were run-down. A photograph showing the rear view of a row of conjoined brick cottages at 37-47 Dixon Street, Haymarket, reveals the state of nearby buildings on Dixon Street at the turn of the century (see figure 4).

[8] (Assessment book, Lang ward 1914, 88)



Figure 4. City of Sydney, Print - Dixon Street Haymarket, circa 1901 (01/01/1901 - 31/12/1901). Source: City of Sydney Archives [A-00040934].

In 1908, Sydney Municipal Council resumed terrace houses, mills and workshops spread over four acres bounded by Ultimo, Thomas, Hay, Quay and Engine Streets to make way for new market buildings designed by the City Architect. The first Municipal Market building opened in

1909 and the second in 1910.[9] These developments were reported in the *Chinese Australian Herald* in March 1909, with the comment that numerous Chinese firms were expected to move in light of the market's relocation.[10] From 1910, Chinese firms which had previously been centred around Campbell Street, Haymarket in proximity to the Belmore Markets, began to open stores in Hay, Dixon, Quay, Harbour Streets and Ultimo Road close to the new Municipal Markets.

50-54 Dixon Street – clubhouses for the Tung Koon "Goon Yee Tong", Tung-Jaang "Loong Yee Tong", and Tsang Shing "Loon Fook Tong"

In an oral history interview conducted sometime around 1991, businessman Leslie Chang, whose family were from Tung Koon recalled:

> *When the Tung Koon people came to Sydney, there were so many of them, they decided to join forces with people from the neighbouring county of Jaang Sheng [sic].. They put their money together and bought three shops in Dixon Street, the rent from which was to be used for charitable and educational purposes.*[11]

Maxwell Yip, Secretary of the Goon Yee Tong stated:

> *I was told by my late Uncle Henry Lum Yip that money was raised by donations from businessmen, market gardeners and anyone willing to contribute towards the purchasing of 50-52-54 Dixon Street. Goon Yee Tong and Ling Fook Tong [sic] formed a combined association called Ling Yee Tong [sic].*[12]

50-54 Dixon Street was in fact purpose-built on purchased land using funds raised from members of the associations. In 1907, nine rounds of donations for the Loong Yee Tong were published in the *Tung Wah Times* newspaper.[13] By early 1916, sufficient funds had been raised for the Goon Yee Tong and the Loon Fook Tong to purchase land in Dixon Street. On 11 February 1916, land title for two blocks of land at 50-54 Dixon Street was transferred from Dugald Thomson to Goon Yee Tong representatives, Chee Sung and Gilbert Yet Ting Quoy and Loon Fook Tong representatives Fung Nam and James Kwong Sing.[14] That same year, a building application was made to the Council and a plan submitted by G. L. Quoy (likely Gilbert Yet Ting Quoy), for a three-storey building at 50-54 Dixon Street to house three stores and dwellings (see Figure 5).[15] Gilbert Yet Ting Quoy was a leader of the Tung Koon community. He was the lessee of produce business, Lee Sang & Co. which occupied the Municipal building at 90 Hay Street. The pediment of the building at 50-54 Dixon Street shows the date of its completion as 1916. See Figure 6.

[9] Description, City of Sydney, *Glass Negative - Fruit and vegetable markets, Haymarket, circa 1920* (01/01/1920 - 31/12/1920), [A-01001328]. City of Sydney Archives, accessed 11 Jan 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1726756

[10] 1909 '决 議 改 建 街 市', *Guang yi hua bao = The Chinese Australian Herald (Sydney, NSW: 1894 - 1923)*, 13 March,2. viewed 21 Feb 2024, http://nla.gov.au/nla.news-article168080171

[11] CHANG, THELMA AND LESLIE, "In a Nutshell" in, Gock Yen, Mavis, Yen Siaoman, and Richard Horsburgh. *South Flows the Pearl.* Sydney: Sydney University Press, 2022, 47.

[12] Chinese Community of Sydney in the Past, facebook group. Post by Anthony Ah Kee, 22 May 2022. Accessed 21 February 2024, https://www.facebook.com/groups/1535721703222852

[13] For example, 1907 '東增聯 義 堂 第 一次捐**欵芳名**', *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 27 July, 7. , viewed 21 Feb 2024, http://nla.gov.au/nla.news-article246930263.

[14] Land Titles, Vol. Fol. 1323-162; 1830, 1900, 1916.

[15] *Dixon St (50-54) G L Quoy three stores* (01/01/1916 - 31/12/1916), [A-00580341]. City of Sydney Archives, accessed 08 Feb 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1449673

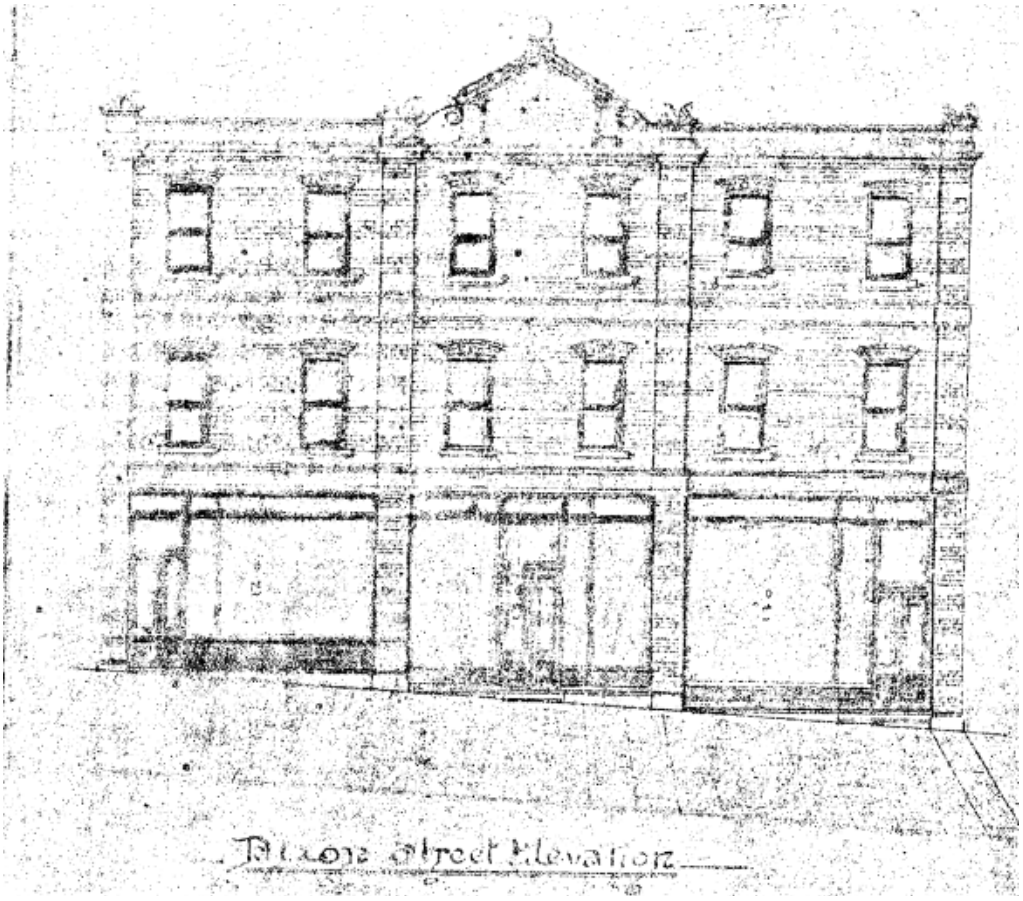


Figure 5. Part of Plan showing front of Dixon Street (50-54) G L Quoy three stores (01/01/1916 - 31/12/1916), Source: City of Sydney Archives [A-00580341].



Figure 6. Pediment of 50-54 Dixon Street showing the date 1916. Source: Juanita Kwok, January 2024.

A plaque at the entrance to the building at 50-54 Dixon Street reads in English *Loong Yee Tong Inc*. See Figure 7.

The Chinese characters read:

增城聯福堂
東增聯義堂會所
東莞公義堂

In translation:
Tsang Shing “Loon Fook Tong”,
Tung Koon Goon Yee Tong, and
Tung-Jaang Loong Yee Tong clubhouse.”
[“Quotation marks indicate a coined romanisation”]



Figure 7. Loong Yee Tong plaque, 50-54 Dixon Street. Source: Juanita Kwok, January 2024.

According to Daphne Lowe Kelley, former President of the Luen Fook Tong and the Loong Yee Tong:

> The original access to the upper floors of 50-52 Dixon St was internally through each building. However, as this was not always convenient to the lessee shop-owners, a decision was made to build a separate stairway to access the upper floors to LFT and GYT. I can't remember the exact year but it was after 1995 when Loong Fook Tong Inc was registered. The street plaque was added at that time.[16]

Signs are painted in Chinese on the exterior of 50-54 Dixon Street. See Figure 8.

The signs read from right to left:

東莞公義堂
東增聯義堂
增城聯福堂

They translate, respectively, to:
Tung Koon Goon Yee Tong,
Tung-Jaang Loong Yee Tong, and
Tsang Shing "Loon Fook Tong"



Figure **8.** Chinese signs on the exterior of 50-52 Dixon Street. Source: Juanita Kwok, January 2024.

[16] Daphne Lowe Kelley, pers. comm. 18 June 2024.

There are two additional faded painted signs on the exterior of the building. A sign above 52 Dixon Street (see Figure 9) appears to read:

中華總商會

This translates as *Chinese Chamber of Commerce*, though the third and fourth characters are not clear.[17]



Figure **9.** Photograph of faded calligraphy on upper floor of 52 Dixon Street. Source: Juanita Kwok, January 2024.

[17] Translation by Ely Finch.

A sign above 54 Dixon Street (see Figure 10) reads:

"聯新樓" [18]

This translates as *Lean Sun Low*.

The Chinese Chamber of Commerce at 52 Dixon Street and the Lean Sun Low restaurant at 54 Dixon Street are discussed later in this report.

Earlier photographs of 50-54 Dixon Street show that the signs on the exterior of buildings at 50, 52 and 54 Dixon Street have been repainted over the years. See Figures 11 and 12.



Figure 10. Chinese sign on the exterior of 54 Dixon Street reads “Lean Sun Low”. Source: HAA, March 2024.

[18] Translation by Ely Finch.



Figure 11. 1979 View of 50-54 Dixon Street showing Chinese signs on the façade indicated in red. Source: City of Sydney Archives [A-00008201]. Annotated by HAA.



Figure 12. 1984 photograph showing part of 50-54 Dixon Street and the Chinese characters on 50 Dixon Street that have since been painted over. Source: City of Sydney Archives [A-00058682]

There has been a change to the joint ownership of the three buildings between the two associations. According to Daphne Lowe Kelley "the land on which the buildings known as 50, 52 and 54 Dixon Street are located was purchased in the name of four trustees, two of whom were from Dongguan [sic] and two from Jung Seng [sic]. A short while after the three adjoining buildings were completed, 54 had a change of trustees when Charlie Young replaced the two Jung Seng trustees."[19]

The land title record confirms that in August 1917, the title for 54 Dixon Street was transferred from Chee Sung, Gilbert Yet Ting Quoy, Fung Nam and James Kwong Sing to Chee Sung, Gilbert Yet Ting Quoy and Charlie Young.[20] With this transfer, joint trusteeship of 54 Dixon Street ceased and trustees were exclusively from Tung Koon. Upon the death of Chee Sung in 1927, 54 Dixon Street was transferred to Gilbert Yet Ting Quoy and Charlie Young, the remaining trustees.[21] In 1930, it was further transferred to Yet Quork Yan, Chung Lun, Charley Foo On and Noble Lean Fore as joint tenants.[22] The loss of joint trusteeship of 54 Dixon Street has, since 1917, disadvantaged the members of the Luen Fook Tong.[23]

According to Lowe Kelley, the societies were only registered as incorporated associations in 1995. When they registered, 50 and 52 Dixon Street were registered as belonging to the joint association. No.50 and 52 Dixon Street are still owned by the joint association of the Loong Yee Tong. The Goon Yee Tong is no longer an incorporated association, but a company limited by guarantee.[24]

[19] Chinese Community of Sydney in the Past, facebook group. Post by Anthony Ah Kee, 22 May 2022, comment by Daphne Lowe Kelley.
[20] Land Titles, Vol. Fol. 2782-50, 1917.
[21] Land Titles, Vol. Fol. 2782-50, 1927.
[22] Land Titles, Vol. Fol. 2782-50, 1930.
[23] Daphne Lowe Kelley, pers. comm. 27 April 2024.
[24] Daphne Lowe Kelley, pers. comm. 27 April 2024.

3.1. 50 Dixon Street



Figure 13. 50 Dixon Street, with Canton Restaurant on the ground floor. Source: Juanita Kwok, 2024.

Although 50 Dixon Street was built as a clubhouse for the Tsang Shing Loon Fook Tong Association, the earliest land title for 50 Dixon Street lists Salvation Army (General) William Bramwell Booth as leasing the building in 1918.[25] 50 Dixon Street is listed in the 1919 Sands Directory as the Salvation Army Women's Home.[26] The Assessment Books do not stipulate which floor/s was leased for this purpose. While it is established that the Salvation Army worked and recruited amongst the Chinese community, particularly on the tin fields of Northern NSW in the 1870s - early 1920s, there appears to be little written on this early history of the Salvation Army Women's Home and any relationship between the Chinese Australian owners of the building and the Salvation Army. The Salvation Army Women's Hostel was not established at its long-term address at 471 South Dowling Street, Surry Hills until 1924.

The Sands Directory of 1922 lists 50 Dixon Street as occupied by W. & G. Ping, Manufacturers agents.[27] William and George Ping dissolved their partnership in 1925 when George Ping retired and William Ping carried on the business until 1933.[28] In 1923, Ho Hing & Co. Importers was also listed at 50 Dixon Street.[29] Upon the death of Chee Sung in 1927, land at 50 Dixon Street was

[25] Land Titles, Vol. Fol. 2782-51, 1918.
[26] *1919 Part 1 - City Street Directory - A-Gou* (01/01/1919 - 31/12/1919), [A-01136885]. City of Sydney Archives, accessed 09 May 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1899634;
[27] *Sands Directory*, 1922 part 1 City St Directory, Call No. A-01136237, (50)
[28] Advertising (1925, December 4). *The Daily Telegraph (Sydney, NSW : 1883 - 1930)*, 11. Retrieved February 20, 2024, from http://nla.gov.au/nla.news-article245063064; Sands Directory, 1932-33 Part 1 City Street Directory - A-Mar (39)
[29] *Sands Directory*, 1923a part 1 City St Directory, Call No. A-01136236, (49)

transferred to surviving joint trustees Gilbert Yet Ting Quoy, James Kwong Sing and Ping Nam.[30]

Between 1920 and 1928, the ground floor of 50 Dixon Street was occupied by the Eastern Residential House, advertising accommodation "for Eastern tourists, merchants, travellers and students, both interstate and country".[31] An advertisement from 1920 names the proprietors (葉秉樑 and 葉秉棟). They share the same surname ("Yip/Yet"), and first character of their given name, suggesting that they are brothers or cousins.[32]

A building survey of 50-54 Dixon Street conducted in 1945 recorded 4 to 6 persons in residence in each building. The type of business was described as Chinese stores, bulk stores, Chinese Club with 30-40 at Club meetings.[33] It is not clear which club this referred to.

The district association in recent times

Today the Loon Fook Tong is named the Zengcheng Association of Australia. According to Lowe Kelley, in the last 40 years or so, as a result of the committees conducting meetings in Chinese, the membership has few English-speaking descendants from the older families. In recent years, there are now some committee members who have both Chinese and English.[34]

In 2016, King Fong conducted a walking tour of Chinatown which included a visit to 50 Dixon Street. Photos taken upstairs at 50 Dixon Street (see Figures 14 and 15) and posted on Facebook show framed photographs hanging on a wall. According to Daphne Lowe Kelley, these are photographs of the members of the NSW Chinese Chamber of Commerce for different years.[35]

The photographs on display, along with any other records, documents and ephemera, are an integral part of the history of this building and are a rich source of information about the associations, their members and activities.

[30] Land Titles, Vol. Fol. 2782-51, 1927.
[31] Advertising (1922, May 20). *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 6. Retrieved February 20, 2024, from http://nla.gov.au/nla.news-article227656590;
Advertising (1928, October 6). *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 1. Retrieved February 20, 2024, from http://nla.gov.au/nla.news-article224803806.
[32] 1920 'Advertising', *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 25 December, 6. , viewed 21 Feb 2024, http://nla.gov.au/nla.news-article227013534.
[33] *Building Survey Card - Chinese stores and club, 50-54 Dixon Street Haymarket, 1945* (01/01/1945), [A-00508333]. City of Sydney Archives, accessed 08 Feb 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/959411
[34] Daphne Lowe Kelley, pers. comm. 27 April 2024.
[35] Pers. comm. Daphne Lowe Kelley, 2 March 2024.



Figure 14. "Inside the native place of the Duan Guan [sic] people", posted by Michael Williams, 10 September 2016 on the Chinese Australian History Facebook page, accessed 20 March 2024, (3) Chinese Australian History | Inside the native place association of the Duan Guan people. | Facebook



Figure 15. Photos of former Presidents of the Loong Fook Tong, courtesy of Daphne Lowe Kelley

3.1. 52 Dixon Street



Figure 16. Photo showing 50 and 52 Dixon Street. Source: Juanita Kwok 2024.

52 Dixon Street was the address of the joint Tung Koon-Tsang Shing association, the Loong Yee Tong. Contemporary newspaper accounts shed little light on the purpose of the association. Historian Mei-Fen Kuo writes that "the Loong Yee Tong's main objective was to collect money "to put coffins on board ships passing to and from China."[36] The Sands Directory shows that the earliest tenants of the building were the *Tung Wah Times* newspaper and the NSW Chinese Chamber of Commerce. Members of the Goon Yee Tong and the Loon Fook Tong were associated with both the *Tung Wah Times* and the NSW Chinese Chamber of Commerce.

The *Tung Wah Times* (1902-1936)

From 1918, the address of the *Tung Wah Times* newspaper was given as 52 Dixon Street.[37] Its publisher was J. Young of Dixon Street, Haymarket.[38] Published from 1898–1902 as the *Tung Wah News*, then as the *Tung Wah Times,* it was the second Chinese newspaper to be established in Sydney after the *Chinese Australian Herald*, which began publication in 1894.[39] Mei-Fen Kuo argues that the Chinese press has special distinction as:

[36] KUO, M.-F. 2018. Jinxin: The remittance trade and enterprising Chinese Australians, 1850–1916. In: BENTON, G., LIU, H. & ZHANG, H. (eds.) The Qiaopi Trade and Transnational Networks in the Chinese Diaspora. Abingdon, Oxon and New York: Routledge.
[37] *Sands Directory*, 1918 part 1 City St Directory, Call No. A-01136241, (49)
[38] Advertising (1918, May 4). *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 8. Retrieved February 8, 2024, from http://nla.gov.au/nla.news-article227019117; "Advertising", Tung Wah Times, 28 June 1919, 1, https://trove.nla.gov.au/newspaper/article/227015723
[39] YONG, C. F. 1977, *The New Gold Mountain*, 117.

> *The only foreign-language press in Sydney to publish without interruption over three decades from the 1890s to the 1920s … no foreign-language newspapers of any stamp could match the record of continuous circulation of Chinese-language newspapers in Sydney from the 1890s into the 1950s.*[40]

Besides associations based on native place or lineage, Chinese people established organisations which were aligned to their social, commercial and political ideals. Chinese diaspora migrants in Australia sought to modernise China, but had different ideas on how this might be achieved. For example, the Yee Hing Society, active from the gold rush times, sought the overthrow of imperial rule in China. The *Tung Wah News* encouraged Chinese in Australia to set up the Chinese Empire Reform Association (CERA), which promoted Chinese intellectuals Kang Youwei and Liang Qichao's advocacy of reform of the imperial system and later the establishment of a constitutional monarchy in China. In 1900, supported by the NSW Chinese Chamber of Commerce, the *Tung Wah Times* became the official organ of the Chinese Empire Reform Association.[41] Gilbert Yet Ting Quoy was an office bearer of the CERA along with other well-known merchants in the Sydney Chinese community, including Thomas Yee Hing, Ping Nam, C. Leanfore, Henry Fine Cheong, Goon Ick, W.R.G. Lee and George Bew.[42]

Ting Quoy also launched a campaign through the *Tung Wah Times* newspaper in 1908 and 1909 advocating the need to establish schools to teach Chinese language. Along with Ping Nam, Leong Cheong, Lee Chun, John Hoe and Lean Fore, Ting Quoy taught at the first Sydney Chinese School which was established at the Loong Yee Tong clubhouse at 52 Dixon Street in the early twentieth century. The school lasted for more than half a century.[43]

In 1914, the *Tung Wah Times* boasted the largest circulation of any Chinese newspaper in the Commonwealth, New Zealand and the Pacific Islands.[44] The *Tung Wah Times* ceased publishing in 1936, but it is unclear why. The *Tung Wah Times* was located in 52 Dixon Street until at least 1933.[45]

The NSW Chinese Chamber of Commerce

In 1917, 52 Dixon Street was also the headquarters of the NSW Chinese Chamber of Commerce[46], which was a successor to earlier merchants' associations, the Lin Yik Tong (Chinese Commercial Association, 1892-1903) and the Chinese Merchants Society (1903-1912), established by Tsang Shing merchants Thomas Yee Hing and Ping Nam. According to historian C.F. Yong, the NSW Chinese Chamber of Commerce was formed in 1913 in order to send a representative to Peking for the election of the first Parliament. The first President of the NSW Chinese Chamber of Commerce was Ping Nam, a merchant in the firm of On Chong & Co. [47] Ping Nam was publisher of the *Tung Wah Times* in 1912, and one of the joint title-holders to 50-52 Dixon Street in 1927.[48] The constitution of the NSW Chinese Chamber of Commerce, which stated that the sole aim of the Chamber was to maintain and promote trade, prevented Chinese labouring and farming classes from joining.[49] The Chamber defended the commercial interests of Chinese merchants against organisations such as the *Anti-Chinese League* and the *Retail Grocers and Storekeepers Association* which ran public campaigns in the early nineteenth century to dissuade the public from patronising Chinese stores. Amongst the influential

[40] KUO, M. F. 2013, *Making Chinese Australia,* 1.
[41] Fitzgerald, J. (2007). *Big white lie: Chinese Australians in white Australia*. University of New South Wales Press.
[42] YONG, C. F. 1977, *The New Gold Mountain,* 120-121.
[43] YONG, C. F. 1977, 214; KUO, *Making Chinese Australia*, 229; Pers. comm. with Mei-Fen Kuo, 1 May 2024.
[44] Advertising (1914, September 19). *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 1. Retrieved February 20, 2024, from http://nla.gov.au/nla.news-article227973558
[45] *Sands Directory*, 1932-33 part 1 City St Directory, Call No. A-01136227, (39).
[46] *Sands Directory*, 1918 part 1 City St Directory, Call No. A-01136241, (49)
[47] Yong, C.F., 1977,,86-88.
[48] Land Titles, Vol. Fol. 2782-51, 1927.
[49] Yong, C.F., 1977, 90-2.

businessmen who were members of the Chinese Chamber of Commerce was Gilbert Yet Ting Quoy, who was President of the Chamber in 1924.

According to Yong, "five round-table meetings were held in the headquarters of the NSW Chinese Chamber of Commerce at 52 Dixon Street which culminated in the formation in 1917 of the first Chinese Australian shipping line, the China-Australia Mail Steamship Line."[50] With funds raised from shares sold to Chinese in Australia and the Pacific, the Line purchased three passenger ships to sail between Shanghai, Canton, Hong Kong and Australia. According to Yong, there was aggressive competition from established British and Japanese shipping companies, coupled with losses resulting from the Australian government requisitioning the ships for the war effort. He writes,

> "Amidst accusations of poor administration and the disintegration of the entente between rival factions, the line suffered irrecoverable losses and the business was wound up in 1924".[51]

The NSW Chinese Chamber of Commerce was dissolved in 1965.[52]



Figure 17. (1928, October 13). "New South Wales Chinese Chamber of Commerce Anniversary Picnic Committee", Tung Wah Times (Sydney, NSW : 1901 - 1936), 5. Source: http://nla.gov.au/nla.news-page24098979 Reproduction by NSW State Library, courtesy of Ely Finch.

[50] Yong, C. F., 97-109.
[51] YONG, C. F. 1977, *The New Gold Mountain,* 106-9.
[52] Dictionary of Sydney, NSW Chinese Chamber of Commerce, accessed 13 May 2024, https://dictionaryofsydney.org/organisation/new_south_wales_chinese_chamber_of_commerce

The Eastern Restaurant

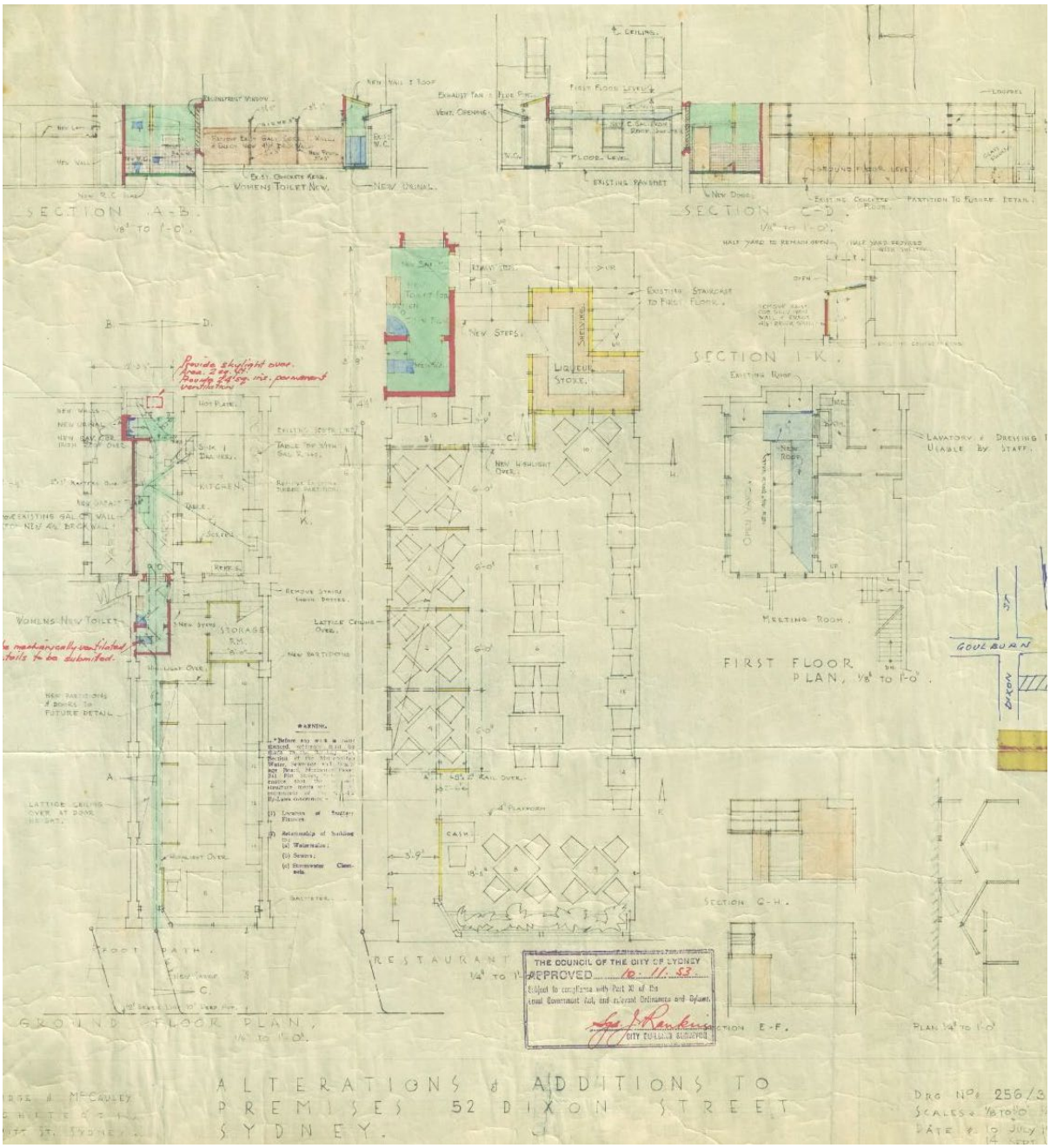


Figure 18. 1953 Plans for Alterations and Additions to 52 Dixon Street, Haymarket. Source: City of Sydney Archives [A-00558224].

In 1950 and 1952, applications were made to make alterations to the shopfront of 52 Dixon Street and in 1953 Council approved the conversion of 52 Dixon Street into a restaurant.[53] The City Archives contains plans of 52 Dixon Street in 1953 showing the restaurant layout on the ground and first floor of the building. See Figure 18.[54]

The Eastern Restaurant (in Chinese "Doong Shan") on the ground floor of 52 Dixon Street. was run by Victor Peter Googan (Lowe Hing Choy, born in Coonamble) and his wife Louie Lee

[53] City Council Applications (1953, September 30). *Construction (Sydney, NSW : 1938 - 1954)*, 24. Retrieved February 8, 2024, from http://nla.gov.au/nla.news-article222898664
[54] *Dixon St (52)* (01/01/1953 - 31/12/1953), [A-00558224]. City of Sydney Archives, accessed 21 Feb 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1414776

(Wong Loy Day, born in Stuart Town, NSW). The story behind the Googan name is that the name of Peter's father, Lowe Goo Gun (born in Tong Mei village, Tsang Shing), was recorded as Googan. Peter Googan was bilingual, which allowed him to deal easily both with his Australian suppliers and customers and with Chinese businesses. The chefs brought out from Hong Kong to work in his restaurant lived upstairs from the restaurant. Peter had an import/export licence which allowed him to import such items as crockery, various foodstuffs and a noodle machine to make wonton wrappers.

The restaurant had modern, square, coloured linoleum tiles on the floor, but also had a feature wall decorated with antique carved wooden decorative panels from Quong Tart's tearoom in the Queen Victoria Building, given to the Googans by the McEvoy family, descendants of Quong Tart. Peter's eldest daughter Gwenda recalls waitressing at the restaurant still wearing her school uniform. There were around 16 tables in the restaurant, though if there were banquets, guests could go upstairs to dine.

The Eastern was the first Chinese restaurant to obtain a liquor licence until 10pm, at a time when liquor service in hotels ended at 6pm (see Figure 19). The liquor licence and the English menu attracted non-Chinese customers. Gwenda recalls that at the time of the big flood in Maitland in the mid1-950s, customers queued up to support a flood relief fundraiser held at the Eastern. The restaurant's signature dish was "Doong Shan Faan" a rice lined bowl filled with a combination of chicken, pork and prawn tipped onto a plate and served with an egg-white and milk sauce.[55]

The Eastern Restaurant was in business from the mid-50s to the late 60s.

In the 1960s at least, the upper floors of 52 Dixon Street provided dormitory accommodation. In an interview with Lance Lai conducted by Christopher Cheng for the Australians with Chinese Heritage Oral History Project, Lance discussed how he and his family lived on the top floor of 52 Dixon Street before moving to 54 Dixon Street, above their family-run restaurant Lean Sun Low. Lance described the first and second floors of 52 and 54 Dixon Street as a "commune" for people from Tung Koon.[56]

In 1988, the Luen Fook Tong made a building application for internal fit-out for a shop and office at 50-52 Dixon Street.[57] In the 1990s, the Eastern August Moon Restaurant operated across both 52 and 54 Dixon Street.[58]

Today, the Luen Fook Tong have their office at 52 Dixon Street and committee meetings are still held there, but the three flights of stairs make it difficult for older members. Functions are now held off-site, such as the recent Chinese New Year celebrations at Fitzroy Hall and Woodstock Community Centre and Park in Burwood.[59] The current arrangement is that Goon Yee Tong has a sub-lease from Loong Yee Tong for 50 Dixon Street and Luen Fook Tong has a similar arrangement for 52 Dixon Street.[60] The ground floor of 52 Dixon Street is currently leased as a Chinese BBQ restaurant.

[55] Author's interview with Gwenda Bau, 20 January 2024.
[56] "Lance Lai Interviewed by Christopher Cheng for the Australians with Chinese Heritage Oral History Project." By Christopher Cheng, 2023, https://nla.gov.au/nla.obj-3183559394/listen.
[57] *BA (Building Applications) 50 - 52 Dixon St Sydney Eastern Restaurant - Internal Fitout Shop & Office - $30000 - 12 05 88 LUEN FOOK TONG SOCIETY* (12/05/1988 - 25/02/1993), [A-00661100]. City of Sydney Archives, accessed 21 Feb 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1478464
[58] *DEVELOPMENT APPLICATION - 50 - 52 Dixon St Sydney - Erect Top Hamper & Under Awning Signs - $133 80 - 29 04 96 - Eastern August Moon Chinese* (11/06/1996 - 27/01/2000), [A-00672244]. City of Sydney Archives, accessed 21 Feb 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1489726
[59] Pers. comm with Daphne Lowe Kelley, 2 March 2024.
[60] Pers. comm. Daphne Lowe Kelley, 2 March 2024.



Figure 19. Dixon Street Chinatown, circa 1960, photographer unknown, Facebook post by Chinese Heritage Association of Australia, posted 23 June 2020, accessed 23 February 2024, https://www.facebook.com/photo/?fbid=2872483332873777

3.1. 54 Dixon Street



Figure 20. 50-54 Dixon Street, foregrounding 54 Dixon Street. Source: Juanita Kwok, January 2024.

54 Dixon Street was built as the clubhouse of the Tung Koon Association. Over the more than 100 years that the Goon Yee Tong has owned the building, it has also fulfilled an important role in providing accommodation for people from Tung Koon, who were either arriving or returning to China. In 1918, a building application was approved to make alterations to 54 Dixon Street, to build partitions to create six rooms on the first and second floor of 54 Dixon Street by Council.[61]

As Leslie Chang recalled:

> *In the early days there were also dormitories in the upstairs of the Dixon Street buildings for Tung Koon and Tsang Shing people passing through Sydney. Under the constitution of the society the shops can only be leased to a Tung Koon person at a very reasonable rental.*[62]

On the ground floor of 54 Dixon Street in 1920 was the China Trading Co., which was advertised as "Importers, exporters, Eastern Merchants and indent agents".[63] As indent agents, the company distributed goods on receipt of purchasing orders. An advertisement from 1921 showed the company sold imported rice, ginger, sauce, peanuts, silks and teas and sought to buy shark fins and beche-de-mer.[64]

A Chinese restaurant called Lean Sun Low which had opened on the ground floor of 54 Dixon Street by December 1922, advertised banquets, meals, Chinese cakes, barbequed meats and welcomed birthday, marriage and other celebrations.[65] In the 1950s, the Lean Sun Low Café was run by the Lai family. Historian Shirley Fitzgerald wrote:

> *Alan Lai, who had arrived in Sydney as a teenager in 1951 and lived in Dixon Street, was at the time running Lean Sun Low... He recalled that in the 50s, girls would walk past holding their noses, and the only Aussies who came in were often drunk and reluctant to pay the bill."*[66]

[61] *Dixon St (54) Jim Le Ling partition* (01/01/1918 - 31/12/1918), [A-00551744]. City of Sydney Archives, accessed 09 Feb 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1417942
[62] CHANG, THELMA AND LESLIE, "In a Nutshell" in, Gock Yen, Mavis, Yen Siaoman, and Richard Horsburgh. *South Flows the Pearl.* Sydney: Sydney University Press, 2022, 47.
[63] Advertising (1920, October 23). *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 7. Retrieved February 19, 2024, from http://nla.gov.au/nla.news-article227018088
[64] Advertising (1921, July 13). *Daily Commercial News and Shipping List (Sydney, NSW : 1891 - 1954)*, 2 (Weekly Summary). Retrieved February 9, 2024, from http://nla.gov.au/nla.news-article159593337
[65] Advertising (1922, December 9). *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 4. Retrieved February 19, 2024, from http://nla.gov.au/nla.news-article227655088
[66] Fitzgerald, S. (1997). Red tape gold scissors: The story of Sydney's Chinese. Sydney, State Library of New South Wales Press, 149, citing Graham Shirley.



Figure 21. 1979 Street view showing Lean Sun Low Café and Eastern Restaurant on the ground floor of 50-54 Dixon Street, Haymarket to the left. Source: City of Sydney Archives [A-00011720].

Amongst the Chinese community, however, Lean Sun Low was very popular for its wonton (short soup). Irene Moss, born in Dixon Street in 1948, recalled her childhood:

> *Mum and Dad used to work quite hard packing tomatoes. And sometimes when Mum didn't have time to cook a meal, she would give me a couple of bob and, because she knew the people at Lean Sun Low pretty well, I'd go in there and they'd know what to get me - a little bowl of wonton soup. I used to do that quite a lot.*[67]

Fashion designer Jenny Kee, whose father was a produce agent at the markets, also recalled going to the Lean Sun Low Café after visiting her father's office upstairs at the markets in the early 1950s. "On the way home, we always stopped by the Lin [sic] Sun Low Café to have our billy cans filled with a savoury rice porridge called juk."[68] A 1959 photograph titled "Chinese in Sydney" shows the street number 54 at the top of the glass door. The restaurant in the photograph is Lean Sun Low. See Figure 22.

According to Lance Lai's recollections, his father Lai Kum Hung was in his early twenties when he was sponsored to come Australia around 1954. Lance's mother Eileen Hung Wah Lai arrived in Australia when she was fourteen. There were many people like the Lai family, who moved from their villages to Hong Kong and then to Australia, and on arrival lived for cheap rent at 52 and 54 Dixon Street until finding a place to rent in the suburbs. According to Lance, his father Lai Kum Hung became an elder in the community and was President of the Goon Yee Tong in

[67] Shun Wah, Annette and Aitken, Greg, Banquet: Ten Courses to Harmony, Sydney, Doubleday, 1999, 130.
[68] Chinese Community of Sydney in the Past, Facebook post by Anthony Ah Kee, 29 May 2018, accessed 9 February 2024, (1) Chinese Community of Sydney in the past | Jenny Kee describes her childhood impressions of Haymarket Chinatown in the early 1950s: | Facebook

the 1980s. Along with others such as Henry Tsang, King Fong, Bernard Chan and Stanley Wong, Lai Kum Hung was one of the founders of the Chinatown Mall and his name is inscribed on the northern archway.[69]

The Lean Sun Low Café continued operating into the early 1990s when an application was made to build a new shop front for the restaurant.[70] In 2000, the restaurant operating across both 52 and 54 Dixon Street, was called the Eastern August Moon (see Figure 23).



Figure 22. Chinese in Sydney, October 1959/ Photographs by Ivan. Source: Mitchell Library [ON 388/Box 085/Item 047]

[69] "Lance Lai Interviewed by Christopher Cheng for the Australians with Chinese Heritage Oral History Project." By Christopher Cheng, 2023, https://nla.gov.au/nla.obj-3183559394/listen.
[70] *BUILDING APPLICATION - 54 Dixon St Sydney - New Shopfront To Restaurant Lean Sun Low - $8000 - 28 12 90 - Jackson Design* (28/12/1990 - 19/10/1993), [A-00661361]. City of Sydney Archives, accessed 09 Feb 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1478725



Figure 23. c.2000 View of 50-54 Dixon Street showing Eastern August Moon Chinese Restaurant on the ground floor. Source: City of Sydney Archives [A-01129462].

The ground floor of 54 Dixon Street is currently leased for retail and dining whilst the Goon Yee Tong Ltd occupies Level 1 of 50 Dixon Street, Haymarket. Its website describes the association as:

> *A registered non-profit Chinese society based in Sydney, Australia. It was founded over a century ago by Chinese migrants from the district of Dongguan, Guangdong province in southern China.*[71]

The current arrangement is that Goon Yee Tong has a sublease from Loong Yee Tong for 50 Dixon Street and Luen Fook Tong has a similar arrangement for 52 Dixon Street.[72]

[71] Goon Yee Tong Ltd website, accessed 21 February 2024, https://goonyeetong.org.au/en/about/
[72] Pers. comm. Daphne Lowe Kelley, 2 March 2024.

Community appreciation

A discussion about the buildings at 50-54 Dixon Street took place amongst participants of the Chinatown Heritage Study Stakeholder Workshop, hosted by the City of Sydney on 5 April 2024. Daniel Ma, who also spent his childhood growing up in Chinatown, would like to see the building at 50-54 Dixon Street preserved. Making reference to 58 Hay Street [the Wing Sang Headquarters Building] which was lost to redevelopment and can no longer communicate its stories in the same way, Daniel commented, "*Buildings are stories in themselves*". Daniel expressed the opinion that without the building and its internal fabric, its history is meaningless. However, some participants of the workshop did not believe that the buildings needed to be retained and that their significance could be interpreted in other ways.

The participants expressed that the building is important as it is the only building where clan societies have operated continually for over 100 years. More recently the composition of the association has changed leading to different appreciations of the place. For instance:

> *More recent arrivals (post-Tiananmen) from China have little appreciation of the history of the district, and the racism and exclusion experienced by 19th and early 20th Century migrants. The White Australia legislation reduced the Cantonese population. The mainland Chinese (who settled in large numbers from the late 1980s) did not experience the racism and the feeling of being in an isolated minority. Different waves experienced Chinatown differently, and many have no sentimental attachment to the building let alone a historical one.*[73]

Notwithstanding recent changes, the associations remain very strong. For instance, Man-Yee Leanfore, who has a family connection to the building both through her own (Ho) family and her late-husband's family, would like for the story of the place to be told and the history to be recognised.

[73] Brad Powe, Chinatown Heritage Study Stakeholder Workshop, hosted by the City of Sydney on 5 April 2024.

4. Physical Analysis



Figure 24. External view of 50-54 Dixon Street. Source: HAA, 2024.

The physical analysis of the building at nos.50-54 Dixon Street is limited to the external façade of the building's Dixon Street frontage. Internal access to the building was not provided.

The building at nos.50-54 Dixon Street is a three-storey masonry building. Two brick pilasters divide the façade into three vertical bays. Each bay corresponds to the three individual lot boundaries upon which the single building was built. The ground floor awning, a painted cement band at the second floor level and a cornice and parapet at the roof level creates a visual division indicating each floor. Atop the building is a parapet with a central pediment and inscription 'AD 1916' indicating the date of completion of the building (figure 25).



Figure 25. Pediment and architrave detailing on 50-54 Dixon Street. Source: HAA, 2024.

The ground floor of the building has been significantly altered by the introduction of contemporary food and retail premises with contemporary fit outs.

The façade of the upper floors consists of 12 equidistant windows. A noteworthy feature of the façade are the Chinese characters written across the first floor exterior. The Lean Sun Low sign painted in Chinese characters on the exterior of 54 Dixon Street appears to be original, as does the very faded Chinese Chamber of Commerce sign on 52 Dixon Street. The signs painted on the exterior of the building between 50 and 52 Dixon Street appears in later photographs dating from 1984 (see figures 8 to 12).

The ground floor is sublet to eateries, the above floors are believed to be owned and occupied by the district associations. Internal configurations, surviving fabric and contemporary use are unknown. Signage on the ground floor door of 54 Dixon Street indicates that the above floors are available for commercial office or retail shop lease, with street level advertising allowed.

50 Dixon Street



Figure 26. View of 50 Dixon Street. Source: HAA, 2024.

The ground floor of 50 Dixon Street hosts the *Canton* restaurant and is characterised by contemporary glazed maroon tiles, kitchen window and main entrance. A plaque with Chinese characters is located at the edge of the tiled façade.

The first floor brick façade has been painted grey, covering the original Chinese writing shown in figure 12, while the second floor retains its original brick finish.

Each floor comprises of two window openings with exposed arched brick lintels and bullnose brick sills. The first floor comprises of two double hung windows with opaque glazing and metal framing, and the second floor has four-panel transparent glazed sliding windows with metal frames. The top left window on the second floor is fitted with an external grill mesh. Air conditioning units sit above the awning (figure 27).



Figure 27. View of the upper floors of 50 Dixon Street. Source: HAA, 2024.

52 Dixon Steet



Figure 28. View of 52 Dixon Street. Source: HAA, 2024.

No.52 Dixon Street's ground floor facade is embellished with contemporary grey stone cladding and shopfront windows for the *Skewer BBQ* restaurant. A stairway installed in circa 1995 leading to the first floor, is located on the northern side of the shop. A plaque indicating the names of the district associations is positioned on the wall to the left of the stairway on the ground floor, and was mounted in circa 1995.

The awning at 52 Dixon Street has been set back to accommodate the Chinatown gates abutting the building (figure 29). On the first and second storeys, the building is a face brick finish with two window openings with arched brick lintels and bullnose brick sills per floor. These four-panel glazed sliding windows have metal frames and are modern additions to the building, dating to some time after 1979 (figure 11). The first floor windows have internal metal grills. The northern window on the second floor is fitted with an external grill mesh (figure 28).

The Chinese characters on 52 Dixon Street are obstructed by the addition of electrical conduits (figure 29). Air conditioning units sit above the awning. Metal embellishments with Chinese motifs can be seen on the pilaster between 52 and 54 Dixon Street (figure 29).



Figure 29. View of 52 Dixon Street. Source: HAA, 2024.

54 Dixon Street



Figure 30. View of 54 Dixon Street. Source: HAA, 2024.

On the ground floor, 54 Dixon Street is currently occupied by *Super Emoji* juice shop. A door identifying the district associations is located north of the juice shop. Signage over the door shows the logo of the *Goon Yee Tong Limited* association (figure 30). It is assumed that the doorway leads to a stairwell to the above floors.

The ground floor façade is clad with grey tiles and contains three steps leading to a setback glazed shopfront. On the first and second floor, the façade comprises of four window openings with arched brick lintels and bullnose brick sills, two at each floor. The windows are double hung with frosted glass panels and metal frames. The old Lean Sun Low sign painted on the exterior of 54 Dixon Street is obstructed by the addition of electrical conduits (figure 30). Air conditioning units are located above the awnings.

5. Comparative analysis

The creation of district associations across Australia is a historic process which continues today with a number of new associations being created in the late 20th century and early 21st century.[74] This comparative analysis focuses on the district associations founded in the 19th and early 20th century, in order to understand the historical significance, rarity and representativeness of 50-54 Dixon Street.

Image	Address	Description
New South Wales		
	Sydney, NSW	**Chin Wah Benevolent Association**[75] It is unclear when this Association was established, but it has existed since at least 1913. Information on the functions of the association and its address is unknown.
	158 George Street, Redfern	**Chung Hwa National Association**[76] It is unclear when this Association was established, but it has existed since at least 1913. Information on the functions of the association and whether it is extant is unknown. Historical aerials indicate that the building had been demolished by 1975.
 Figure 31. Dixon House building. Source: Google Street view, October 2015.	417 Sussex Street, Haymarket	**Yiu Ming Hung Fook Tong** The Yiu Ming Hung Fook Tong was founded in 1880 for the Ko Yiu people in Sydney.[77] Today, the place is known as Dixon House. It is unclear if the building was purpose-built for the District Association or if it leased space within the building. The exact functions of the Tong or whether the Tong continues to use the building is unknown.

[74] Alexandra Wong, Kay Anderson, Ien Ang and Donal McNeill, "Sydney's Chinatown in the Asian Century: From ethnic enclave to global hub", Western Sydney University, July 2016, p.47,
[75] "International Chinese Business Directory of the world for the year 1913", International Chinese Business Directory Co.,Inc., San Francisco, California, USA, p.1225, https://babel.hathitrust.org/cgi/pt?id=uc1.$b440600&seq=9
[76] "International Chinese Business Directory of the world for the year 1913", p.1225
[77] "Sydney's Chinatown in the Asian Century: From ethnic enclave to global hub", p.47.

Image	Address	Description
 Figure 32. Chinese Youth League building. Source: Google Street view, September 2020.	10 Dixon Street, Haymarket	**Chinese Youth League of Australia** The Chinese Youth League was founded in 1939 in an attempt to gather patriotic Chinese youth to form an association to fight the Japanese invasion in China. The league assisted in providing jobs, meals and accommodation to stranded Chinese seamen who jumped ship or came to Sydney as refugees during WWII. The league is also known for its efforts in fighting the white Australian policy. The building is extant and the league conducts activities and sports events for Chinese youth in Sydney.[78]
 Figure 33. Kwong War Chong building at 84 Dixon Street. Source: HAA, 2019.	84 Dixon Street, Haymarket	**Kwong War Chong Building** The Kwong War Chong building was erected in 1909 for Philip Lum Chun Lee's company 'Kwong War Chong & Co.' The ground floor of the building was a general store. The above floors served as an early community centre for the Zhongshan (Chungshan) people in Sydney, and as a meeting place for the 'Tong Sen Tong', a society for the Long Du people. [79] The place is no longer used by the associations. The place is listed on the NSW State Heritage Register (Listing No. 02089) and on the Sydney LEP (Item no. I2293)[80]

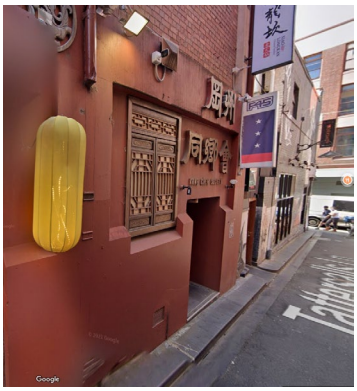
[78] Chinese Youth League of Australia website, https://www.cyl.org.au/
[79] "Former Kwong War Chong Building received heritage listing", The China-Australia heritage corridor, https://www.heritagecorridor.org.au/news-and-blogs/former-kwong-war-chong-building-received-heritage-listing
[80] "Kwong War Chong", State Heritage Inventory, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5067050

Image	Address	Description
 Figure 34. Chungshan Society at 50 Albion Street, Sydney. Source: Google Street view, 2024.	50 Albion Street, Surry Hills	**Chungshan Society of Australia Inc.** Founded in 1983, the Chungshan society offers migration services for Chinese immigrants from Zhongshan. The society also conducts tours to attend winter camps and cultural exchanges in Zhongshan, particularly for the descendants of the Zhongshanese in Sydney.[81] The organisation continues to operate out of this address. This building is located within the Reservoir Street & Fosterville Heritage Conservation Area.[82]
 Figure 35. Sze Yup Temple in c.2005. Source: City of Sydney Archives [A-01154329].	2 Edward Street, Glebe	**Sze Yup Temple** The Sze Yup Temple was funded and built by Chinese immigrants from the four Sze Yup districts of Kwangtung in 1898, as a place of worship and as a cultural centre. The place provided accommodation for Chinese travellers and migrants, material assistance, and conducted bone repatriation for deceased Chinese people in Sydney.[83] The place is listed on the NSW State Heritage Register (Listing No. 00267) and on the Sydney LEP (Item no. I680)[84]
 Figure 36. Yiu Ming Temple. Source: State Heritage Inventory [#01297].	16-22 Retreat Street, Alexandria	**Yiu Ming Temple** Construction of the Yiu Ming Temple began in 1908. It functioned as a temple as well as a cultural and social centre for the community. The place assisted new arrivals with funding, provided accommodation and employment opportunities for the people from Gaoyao and Gaoming districts. The temple also organised

[81] "Xiao Yu RUAN", The China-Australia Heritage Corridor website, https://www.heritagecorridor.org.au/people/xiao-yu-ruan
[82] E-Planning Spatial Viewer website, https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address
[83] "Sze Yup Temple", The Glebe Society website, https://glebesociety.org.au/buildings/sze-yup-temple/
[84] "Sze Yup Temple", State Heritage Inventory, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045668

Image	Address	Description
		bone repatriation of deceased society members. The place is listed on the NSW State Heritage Register (Listing No. 01297) and on the Sydney LEP (Item no. I28) [85]
Victoria		
 Figure 37 Num Pon Soon Society Building at 200-202 Little Bourke Street, Melbourne. Source: Victorian Heritage Database.	200-202 Little Bourke Street, Melbourne	**Num Pon Soon Society Building** The place was purpose-built in 1861 for Sam Yup Society (later the Num Pon Soon Society) the district association for people from the three Sam Yup districts. It is the earliest surviving Chinese community building in Victoria. It is significant for its historical and social association with Chinese immigrants, their customs and traditions. The place is listed on the Victorian Heritage Register (Listing No. H0485). [86]
 Figure 38. Ning Yang Society building. Source: Google Street view, 2024.	208 Little Bourke Street, Melbourne	**Ning Yang Society** The Ning Yang Society (also known as Taishan Society) was formed in c.1909.[87] The place was built for the people of the Ning Yang (Sim Hing) district of Canton.[88] The district association is located in the upper floors.

[85] "Yiu Ming Temple", State Heritage Inventory, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5044695
[86] Victorian Heritage database report, 'Num Pon Soon Society Building' https://vhd.heritagecouncil.vic.gov.au/places/780
[87] "Ning Yang Society", Chinese-Australian Historical Images in Australia, https://www.chia.chinesemuseum.com.au/biogs/CH01855b.htm
[88] "Ning Yang Woikwon- New Chinese Society", The Herald (Melbourne, Vic. :1861-1954, 16 June 1909, p.1, https://trove.nla.gov.au/newspaper/article/242065980?searchTerm=Ning%20Yang%20Society#

Image	Address	Description
 Figure 39. Kong Chew Society building at 4 Tattersalls Lane, Melbourne. Source: Google Street view, 2024.	4 Tattersalls Lane, Melbourne	**Kong Chew Society** Founded in c.1850, the Kong Chew Society functioned as a welfare and mutual aid organisation for the people of the Guangdong province of China. The society still exists as a registered organisation.[89] It is the earliest See Yup (now known as Siyi) association in Australia. People from the Siyi region migrated overseas and created district associations known as "Kong Chew" to illustrate their ancestry and ties to their home region.[90]
 Figure 40. See Yup Temple at 76 Raglan Street, Melbourne. Source: Victorian Heritage Database.	76 Raglan Street, South Melbourne	**See Yup Society Temple** The See Yup Society Temple was constructed in 1866 to support the Chinese people of four See Yup districts[91] who arrived in Melbourne in the late 19th century.[92] The place is the principal centre of worship and death registry of the Cantonese in Victoria. The place is listed on the Victorian Heritage Register (Listing No. H0219). [93]

[89] Australian National University Archives, 'Kong Chew Society', https://archivescollection.anu.edu.au/index.php/kong-chew-society
[90] Kong Chew Society website, https://www.kongchewsociety.com.au/about-us/
[91] Paul Macgregor, in email to authors, June 2024.
[92] "The search for Ah Loong: A Chinese Grandfather Rediscovered", My China Roots Traceable, https://www.mychinaroots.com/blog/stories/the-search-for-ah-loong-a-chinese-grandfather-rediscovered/
[93] Victorian Heritage Database report, 'See Yup Temple', http://vhd.heritage.vic.gov.au/search/nattrust_result_detail/66652

Image	Address	Description
Perth		
 Figure 41. Chung Wah Association building. Source: Chung Wah Association website.	128 James Street, Northbridge	**Chung Wah Association** Established in 1909, the Chung Wah Association is the largest and oldest surviving non-profit organisation in WA. The association was formed to support the social welfare of the Chinese migrants in Perth and continues to operate at the same location.[94] The place is listed on the WA State Register (Place No. 02027)[95]
Darwin		
 Figure 42. Chung Wah Society building. Source: Google Street view, November 2021.	6 Litchfield Street, Darwin City	**Chung Wah Society** Established in 1911, the Chung Wah Society was built as a social and sporting club for the Chinese population in Darwin. The place promotes cultural education, social interests and welfare of the members. It also functions as a Chinese temple. The place continues to operate at the same location. [96]

Comparative analysis conclusion

Since the 1850s, Chinese migrants in Australia have built both temples and association buildings as a way of providing a meeting place for the local community and for offering services and assistance in various aspects of life. The majority of purpose-built district association buildings still in use today are located in Victoria. Within NSW, there is a mix of purpose built, leased and multi-use buildings including temples. The building at nos. 50-54 Dixon Street is a rare example in NSW of a purpose-built building constructed primarily for the use of the district associations and continues to be owned and used by these associations.

[94] Chung Wah Association website, https://www.chungwah.org.au/en/about-us/
[95] "Chung Wah Association Hall", Govt. of Western Australia Heritage Council, https://inherit.dplh.wa.gov.au/Public/Inventory/Details/26f3e0a6-c7d9-4642-8e8c-640d7cedef06
[96] Chung Wah Society website, https://www.chungwahnt.asn.au/

6. Assessment of Significance

6.1. Ability to demonstrate

Guidelines from the NSW Heritage Office emphasise the role of history in the heritage assessment process. A list of state historical themes has been developed by the NSW Heritage Council, in *New South Wales Historical Themes Table showing correlation of national, state and local themes, with annotations dated 4 October 2001.*

The table below identifies fabric, spaces and visual relationships that demonstrate the relevant historic themes in evidence at 50-54 Dixon Street.

Australian Theme	NSW Theme	Notes	Discussion
2 Peopling Australia	Ethnic influences	Activities associated with common cultural traditions and peoples of shared descent, and with exchanges between such traditions and peoples	The building at 50-54 Dixon Street is evidence of cultural traditions of the Chinese diaspora, specifically the establishment of district associations by migrants in their place of settlement.
2 Peopling Australia	Migration	Activities and processes associated with the resettling of people from one place to another (international, interstate, intrastate) and the impacts of such movements	The Goon Yee Tong, the Loong Yee Tong and the Loon Fook Tong facilitated the migration of people from the Zengchen and Dongguan district of Guandong to Australia throughout the 20th century. These associations assisted newly arrived members by providing temporary accommodation and services. Assistance was also provided to those making return trips back to China. The associations were also responsible for making arrangements for deceased members.
3 Developing local, regional and national economies	Communication	Activities relating to the creation and conveyance of information	52 Dixon Street is associated with the influential Chinese '*Tung Wah Times* newspaper'. Its circulation extended throughout the Commonwealth, New Zealand and Pacific Islands.

Australian Theme	NSW Theme	Notes	Discussion
3 Developing local, regional and national economies	Transport	Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements	The district associations at 50-54 Dixon Street arranged bone repatriation of deceased Chinese migrants to China. In 1920, the China Trading Co., at 54 Dixon Street imported and distributed goods from China.
4 Building settlements, towns and cities	Land tenure	Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Historical occupancy of the building at 50-54 Dixon Street by the Chinese Chamber of Commerce, and the continued use and ownership by each district associations, is indicated by painted signage on the façade.
4 Building settlements, towns and cities	Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	The upper floor of 50-54 Dixon Street provided accommodation for members of the Associations and boarders. Some specific examples cited in the Report are: 50 Dixon Street briefly provided residential housing for tourists, merchants, travellers and students, between 1920 and 1928. 52 Dixon Street provided dormitory accommodation for the people of the Tung Koon districts during the 1960s. 54 Dixon Street provided temporary accommodation for people who were arriving at Sydney from the Tung Koon and Tsang Shing district, and those returning to China.

Australian Theme	NSW Theme	Notes	Discussion
6 Educating	Education	Activities associated with teaching and learning by children and adults, formally and informally.	52 Dixon Street was the location of the Sydney Chinese School, at which at which Cantonese was taught for over half a century.
7 Governing	Welfare	Activities and process associated with the provision of social services by the state or philanthropic organisations	In 1919, 50 Dixon Street was leased by the Salvation Army and opened as the Salvation Army Women's Home. It pre-dates the the Salvation Army Women's Hostel at 471 South Dowling Street, Surry Hills which opened in 1924. The district associations at 50-54 Dixon Street provided support for newly arrived migrants such as temporary accommodation, provided services for members, most likely arranging remittances and assisted with bone repatriation of deceased members.
8 Developing Australia's cultural life	Social institutions	Activities and organisational arrangements for the provision of social activities	The restaurants at 50-54 Dixon Street such as the Eastern Restaurant and the Lean Sun Low café were dining hubs, not only for members of the district associations, but for the broader Chinese Australian community and for non-Chinese diners. These two restaurants played a key part in pioneering the restaurant culture of Dixon Street for which it became famous.
9 Marking the phases of life	Birth and Death	Activities associated with the initial stages of human life and the bearing of children, and with the final stages of human life and disposal of the dead.	The district associations arranged the bone-repatriation and also provided funds for the purchase of coffins for deceased Chinamen at sea.

GML's *Chinatown Thematic History* (2023) was developed to provide key historical themes to guide understanding of the development of Chinatown. The following table identifies the relevant themes from GML's report.

GML main theme	GML sub-theme	Discussion
Theme 1: Evolving Chinatown	Creating 'Chinatown'	The restaurants on the ground floor of 50-54 Dixon Street played a key role in popularising the Chinese food culture of Dixon Street.
Theme 2: Living and working in Chinatown	Burgeoning businesses	The restaurants at the ground floor of 50-54 Dixon Street were family-run Chinese restaurants. The ground floor premises have a long history of being leased as restaurants and continue to operate as restaurants today. In the 1920s, 54 Dixon Street was also the location of the China Trading Co., a company that imported and distributed a variety of food items from China.
	Return to the flowery land	The district associations at 50-54 Dixon Street provided funds for their members travelling back to their home countries and likely assisted with sending remittances to their hometowns. Bone repatriation was also arranged by the district associations.
Theme 3: Belief, Culture and Community	Clan houses, clubs and associations	The building at nos. 50-54 Dixon Street was purpose-built to function as two individual and one joint clubhouse for the people of the Tung Koon and Tsang Shing districts.
	The taste of Chinatown	The restaurants on the ground floor of 50-54 Dixon Street played an important role in the popularisation of Chinese food culture in Dixon Street.

6.2. Assessment against NSW Heritage Assessment Criteria

Criterion A Historic Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The building at nos.50-54 Dixon Street is a purpose-built three-storey building for the Tung Koon (Dongguan) and Tsang Shing (Zengcheng) associations, which are key social organisations for the Chinese Australian community in Sydney. The building also housed several other historically significant Chinese Australian organisations, The *Tung Wah Times* Newspaper, the NSW Chinese Chamber of Commerce, and a number of restaurants which were instrumental in developing the restaurant culture of Dixon Street. A plaque on the building and the painted Chinese characters are evidence of these historical uses.

District Associations

The building at nos. 50-54 Dixon Street is associated with the following district associations, the "Loon Fook Tong" at 50 Dixon Street, for people from Tsang Shing County, the "Goon Yee Tong" at 54 Dixon Street for people from Tung Koon County; and between 50 and 54 Dixon Street, a joint clubhouse at 52 Dixon Street, the "Loong Yee Tong". These clubs have occupied this address for over 100 years.

Funding was raised by members of these district associations for the purchase of land at 50-54 Dixon Street and construction of the building which was completed in 1916. The historical role of the district associations was to provide funds for the sick, assist the aged in returning to China, raise funds for charity, both in Australia and China, provide accommodation and assist with the settlement of new persons arriving from their districts and those returning. The associations also most likely arranged the transfer of members remittances to China. The district associations also arranged bone-repatriation, donated money to hospitals and ensured the purchase of coffins for deceased Chinamen at sea. The place thus demonstrates the strong links between members in Australia and their native places.

The role of the association is significant in maintaining the Chinese Australian community's links with their hometown and facilitated the settlement of Chinese immigrants in Australia. Historian Mei-Fen Kuo has characterised Sydney in the late 19th to early twentieth century as "a hub of Chinese mobility" and "a centre of community mobilisation and identity formation".[97] The building at nos. 50-54 Dixon Street was central to this phenomenon.

NSW Chinese Chamber of Commerce, 52 Dixon Street, Haymarket

52 Dixon Street was the long-term (over two decades) headquarters of the NSW Chinese Chamber of Commerce which was significant for its role in promoting trade and defending the commercial interests of Chinese Australians from anti-Chinese movements and organisations such as the Anti-Chinese League and the Retail Grocers and Storekeepers Association, which ran public campaigns in the early nineteenth century to dissuade the public from patronising Chinese stores.

Members of the Chamber established the first Chinese Australian shipping line, the China-Australia Mail Steamship Line, which operated from 1917 to 1924 between Shanghai, Canton, Hong Kong and Australia.

Eastern Restaurant, 52 Dixon Street, Haymarket (1953-66)

As the first Chinese restaurant to obtain a liquor licence until 10pm, the Eastern Restaurant is significant as one of the earliest Chinese restaurants to popularise Chinese food in Sydney. Its English menu made Chinese food accessible to non-Chinese customers, demonstrating the

[97] KUO, M. F. 2013, Making Chinese Australia : Urban elites, newspapers and the formation of Chinese Australian Identity, Melbourne, Monash University Publishing.

adaptation of Chinese culture and community within the Australian context. Together the restaurants including the Eastern Restaurant and Lean Sun Low helped to develop the restaurant culture of Dixon Street.

Significance indicator	Assessment
Association with an event, or series of events, of historical, cultural or natural significance	Not applicable.
Demonstration of important periods or phases in history	The district associations are directly associated with and facilitated the settlement of Chinese migrants from the Tsang Shing and Tung Koon districts. The raising of funds to have a purpose-built district association building demonstrates the increasing number of Chinese migrants in the area during the early 20th century Restaurants of 50-54 Dixon Street helped develop the restaurant culture of Dixon Street. The Chinese Chamber of Commerce evidences the success of Chinese owned business in the early 20th century. It played a key role in maintaining and promoting trade and defended the rights of Chinese merchants during the early 20th century.
Association with important cultural phases or movements	The building at 50-54 Dixon Street played a key role in facilitating the migration of people from the Tsang Shing and Tung Koon districts and the establishment of Chinatown in proximity to the municipal markets. The *Tung Wah Times*, at 52 Dixon Street, operated as an organ of the Chinese Empire Reform Association (CERA) which advocated reform of the imperial system and later the establishment of a constitutional monarchy in China. The *Tung Wah Times* had a wide circulation across NSW and Sydney.

Significance indicator	Assessment
Demonstration of important historical, natural or cultural processes or activities	The China Trading Co., on the ground floor of 54 Dixon Street is demonstrative of historical trading processes as it operated as an import export company, selling imported rice, ginger, sauce, peanuts, silks and teas and buying shark fins and beche-de-mer. The district associations provided community services such as bone-repatriation, accommodation for new arrivals and charitable events in the local area. The associations also most likely arranged remittances to China. The upper floors of 50-54 Dixon Street were intended as temporary accommodation for association members moving between China and Australia, however, in some cases, they accommodated individuals, or families for years. This pattern of domestic life can be seen in other buildings in Dixon Street, such as the Kwong War Chong Building which at times housed the Lee and Pang families, and 96 Hay Street which housed members of the Ma family.
Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement	The place is symbolic to the local Chinese Australian community, of the historical process of establishing district associations by the Chinese diaspora in Australia. The district associations at 50-54 Dixon Street, the Eastern Restaurant and Lean Sun Low café supported employment and migration into Chinatown and the development of the dining culture centred on Dixon Street.

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Criterion B Historical Association

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The three-storey building at nos. 50-54 Dixon Street has historical association with the "Loon Fook Tong", "Loong Yee Tong" and "Goon Yee Tong" District Associations of the Tsang Shing and Tung Koon Counties. The place is also associated with the following organisations:

Notable Figures

The place is associated with a number of prominent figures in the Chinese Australian community, particularly Ping Nam and Gilbert Yet Ting Quoy.

Ping Nam was a well-known merchant, one of the founding members, and the first president of the NSW Chinese Chamber of Commerce. He was also the publisher of the Tung Wah Times, as well as an office bearer of the CERA.

Gilbert Yet Ting Quoy, a Sydney Chinese merchant, along with Ping Nam, campaigned for the establishment of the Sydney Chinese school which existed at 52 Dixon Street for over half a century.

Tung Wah Times, 52 Dixon Street

52 Dixon Street was the publishing address for the Chinese newspaper '*Tung Wah Times'* from 1918 until at least 1933 but likely until 1936. The newspaper is significant for being the second Chinese newspaper in Sydney and for having had the largest circulation of any Chinese newspaper in the Commonwealth, New Zealand and Pacific Islands. It is demonstrative of the diverse political affiliations of the Chinese Australian community. Chinese newspapers promoted political interests of different factions within the community. The *Tung Wah Times* operated as an organ of the Chinese Empire Reform Association (CERA) which advocated reform of the imperial system and later the establishment of a constitutional monarchy in China.

NSW Chinese Chamber of Commerce, 52 Dixon Street

Formed in 1913, the Chinese Chamber of Commerce had its headquarters at 52 Dixon Street from 1918 to 1965. The place is also associated with a number of prominent figures in the Chinese Australian community, particularly Ping Nam and Gilbert Yet Ting Quoy.

Salvation Army Women's Home, 50 Dixon Street

There is potential for the place to have historical association with the Salvation Army Women's Home which was present in the building between 1919 and 1921. It could have significance as one of the earliest women's refuges. However, further research is needed to substantiate this.

Significance indicator	Assessment
A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation	The presence of the district associations at 50-54 Dixon Street has assisted the local community for over 100 years. The NSW Chinese Chamber of Commerce played a key role in maintaining and promoting trade in NSW and the local area, and defended the rights of Chinese merchants during the early 20th century. Ping Nam and Gilbert Yet Ting Quoy played significant roles in the functioning of the *Tung Wah Times,* the Chinese Empire Reform Association, the NSW Chinese Chamber of Commerce and the Sydney Chinese School. The Lean Sun Low Café and Eastern Restaurant were popular Chinese family-run restaurants that served the area in the 20th century.
An event or series of events of historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation	The NSW Chinese Chamber of Commerce and *Tung Wah Times* were important organisations located at 52 Dixon Street, with influence across NSW and beyond.
One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object	The ***Tung Wah Times*** is significant for having had in 1914, the largest circulation within Sydney, the Commonwealth and Australasian region of any Chinese newspaper. Ping Nam and Gilbert Yet Ting Quoy played significant roles in establishing the Sydney Chinese School at 52 Dixon Street.

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Criterion C Aesthetic /Creative/technical achievement

An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).

The building at nos. 50-54 Dixon Street is aesthetically significant in providing an understanding of the historical streetscape of Dixon Street It is a good example of a late Federation building and it is this style that represents the founding architectural character of Dixon Street

The Chinese signage on the façade is a distinctive characteristic of the Chinatown area.

Significance indicator	Assessment
Recognition as a landmark or distinctive aesthetic natural environment	The late Federation aesthetic is distinctive to this building and is a defining character of Dixon Street.
Recognition of artistic or design excellence	Not applicable.
Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions	Not applicable.
Distinctiveness as a design solution, treatment or use of technology	Not applicable.
Adapts technology in a creative manner or extends the limits of available technology	Not applicable.

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Criterion D Social, cultural and spiritual

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

The Loon Fook Tong, Goon Yee Tong and Loong Yee Tong district associations have owned and/or used 50-54 Dixon Street for over 100 years and has ongoing social significance for members of the Tsang Shing County and Tung Koon districts. Although many of the historical functions of the district associations have ceased, such a bone repatriation, the district associations continue to hold sociable and charitable activities at the place.

The place is symbolic of Chinese migration and settlement in Australia and is also evident of the Chinese diaspora's practice of maintaining, over many generations, strong ties to their home country. The building contributes to the local identity of the two communities within Sydney.

A number of moveable heritage items at the upper floors of 50 Dixon Street were identified in the 2016 photographs (figures 14 and 15), and may be held in the premises today. This is unconfirmed and needs further investigation. Items including photographs of members of the NSW Chinese Chamber of Commerce and presidents of Loong Fook Tong and other ephemera are apparent in the photographs. The display and safe keeping of these items are integral to the continued social significance of the place, should they be found upon further investigation.

The restaurants located at 50-54 Dixon Street including the Eastern Restaurant and Lean Sun Low, were popular places for eating and socialising amongst the local community and are remember fondly by older members of the Chinese Australia community.

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Significance indicator	Assessment
Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment	Not applicable.
Important to the community as a landmark within social and political history	Not applicable.
Important as a place of symbolic meaning and community identity	As the meeting place of the district associations, the place symbolically represents the historic migration of Chinese people to Australia and their contributions to the development of Chinatown around the Haymarket area. It is also evidence of the support provided by the district associations to their members through various services and social activities.
Important as a place of public socialisation	Properties 50-54 Dixon Street have continually functioned as clubhouses for the district associations, where the communities have gathered for over 100 years.
Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums)	Not applicable.
Important in linking the past affectionately to the present	The building at nos.50-54 Dixon Street continues to be owned by the district associations. There may be moveable heritage items, in particular photos of past committee members, located in the upper floors of 50 Dixon Street. There is photographic evidence of these items from 2016 but due to limitations in the inspections it is unsubstantiated if they remain at the place. These items are demonstrative of the continual link between the past and present by the local community.

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Criterion E Research potential

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Lack of access to the interiors of 50-54 Dixon Street poses a limitation to the understating its research potential. Photographs of interiors taken in 2016 indicate that there were a number of moveable heritage items in the building, particularly photographs of members of the NSW Chinese Chamber of Commerce and presidents of Loong Fook Tong association, however their current location is unsubstantiated. These photographs and other records of the district associations membership and activities hold high research potential.

As the location of the moveable heritage items remains unsubstantiated, they cannot be assessed under this criterion.

Significance indicator	Assessment
Comparative analysis	Not applicable.
Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past	The site may have some archaeological potential.
Potential to inform/confirm unproven historical concepts or research questions relevant to our past	Not applicable.
Potential to provide information about single or multiple periods of occupation or use	There may be moveable heritage items at 50 Dixon Street, which may possess research potential for furthering understanding of the historical occupation by the district associations, the NSW Chinese Chamber of Commerce and other functions. However, their current location is unconfirmed.
Potential to yield site-specific information that would contribute to an understanding of significance against other criteria	Not applicable.

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Criterion F Rare

An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

A small number of purpose-built district association buildings are known to have been erected in several parts of Australia since the late 19th century. The building at nos.50-54 Dixon Street is one of a handful of buildings in the country that continue to exist and function as district associations and have done so for over 100 years. Within Sydney or NSW, there is potential that the building at nos.50-54 Dixon Street is one of the last remaining original purpose-built district association buildings from the early 20th century.

Moveable heritage items, such as framed photographs of members of the organisations that operated at 50-54 Dixon Street, may be located within the building. This collection is likely rare as no other collection has been identified. They have the potential to provide an understanding of the cultural history of the area, particularly, the membership and operation of the NSW Chinese Chamber of Commerce, the *Tung Wah Times* and the district associations. It is important that the location of the photographs and any other records or ephemera pertaining to these organisations is ascertained and that the contents are documented and preserved.

Significance indicator	Assessment
Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised	Within NSW, the building at nos. 50-54 Dixon Street has potential to be one of the last remaining purpose-built district association building that is still owned and used by the associations.
Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred	Not applicable
Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.	Not applicable
Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection	Not applicable

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Criterion G Representative

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The late Federation building at nos.50-54 Dixon Street is one of a handful of buildings on Dixon Street that is representative of the historical scale, materiality and composition of the old Chinatown streetscape.

Significance indicator	Assessment
A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance.	The late Federation building at 50-54 Dixon Street is representative of the historical streetscape of Dixon Street particularly its composition scale and architectural style.
Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance	Not applicable.
Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance	Not applicable.
Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance	Not applicable.

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6.3. Statement of Significance

The building at 50-54 Dixon Street has historical significance as key social organisations for the Chinese Australian community, and for enabling its members to maintain links to their hometowns. The three-storey building at 50-54 Dixon Street was jointly funded and purpose-built in 1916 by leaders of the Tsang Shing (Zengcheng) and Tung Koon (Dongguan) counties. It was built to house the Loon Fook Tong (Luen Fook Tong) clubhouse at 50 Dixon Street for people from the Tsang Shing County; the "Goon Yee Tong" clubhouse at 54 Dixon Street for people from Tung Koon County; and between the two clubhouses, at 52 Dixon Street, a joint clubhouse, the "Loong Yee Tong". The three district associations have occupied 50-54 Dixon Street for over 100 years. The associations played a vital role in the Chinese Australian community by offering services to assist with settling in Sydney or returning to China, arranged bone-repatriation, provided accommodation, conducted charitable events and most likely arranged the transfer of members' remittances to China.

52 Dixon Street has historical association with the *Tung Wah Times* newspaper (1902–1936), the second Chinese newspaper to be established in Sydney. In 1914, the *Tung Wah Times* boasted the largest circulation of any Chinese newspaper in Australasia. The coexistence of a number of different Chinese newspapers indicates the diverse political affiliations of Chinese diaspora and the newspapers' role in shaping Chinese Australian identity. 52 Dixon Street was also the meeting place for members of the NSW Chinese Chamber of Commerce (1913-1965), which promoted overseas trade and defended Chinese Australian commercial interests from anti-Chinese campaigns. Historian Mei-Fen Kuo has characterised Sydney in the late 19th to early twentieth century as "a hub of Chinese mobility" and "a centre of community mobilisation and identity formation".[98] 50-54 Dixon Street was central to this development.

The form and aesthetics of the building are consistent with those of early 20th century buildings pertaining to Chinatown and thereby contribute to the understanding of the historical streetscape of Dixon Street. The Chinese signage on the façade is significant as markers of the historical uses of the building.

The district associations continue to play a social role amongst their respective communities. The historical uses of the place such as the popular restaurants which occupied the ground floors are remembered fondly by the local Chinese Australian community.

The place is representative of early purpose-built district association buildings built across the country to serve the increasing Chinese diaspora in Australia. The building at nos. 50-54 Dixon Street is likely to be the last surviving example of a purpose-built district association building in Sydney or NSW, continually owned by the associations for over 100 years.

[98] KUO, M. F. (2013). Making Chinese Australia : Urban elites, newspapers and the formation of Chinese-Australian Identity. Melbourne, Monash University Publishing.

7. Listing Recommendations

Under its Local Environmental Plan (2012), the City of Sydney is required under 5.10(a) to "conserve the environmental heritage of the City of Sydney". For a place to be heritage listed it needs to substantially meet at least one of NSW Heritage's criteria (2023) for assessing significance. The significance assessment of 50-54 Dixon Street has found that the place meets six criteria at least at a local level, and therefore warrants protection under the Local Environmental Plan. The significance assessment has demonstrated that the place has importance to Sydney with its distinct history in the Haymarket precinct, its representing of the significant role of Chinese in Australia and the current regard held for the buildings by the community. Therefore, the place should be listed under Schedule 5, Part 1 of the City of Sydney LEP 2012.

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8. Management Recommendations

The following recommendations are drawn solely from a consideration of the significance of the place and good heritage practice.

Given that the historical and social significance of the place is particularly important, these recommendations are framed with an understanding that heritage conservation is a social contract, requiring responsibility to be shared by the owners and consent authorities for the mutual benefit of all stakeholders, including the Chinese community.

As such, these recommendations are written with consideration of possible future ambitions of the owners, while striving to achieve the best heritage outcome for the place, and with an expectation that the consent authority, in representing the community's interest, will assist/support the owners in managing and conserving the significance of the place, where possible.

8.1. Obligations arising from significance

The high cultural significance of the place identified in the statement of significance obliges its conservation and good management (Burra Charter Article 2).

In the Burra Charter, significance is embodied in the place, where place means site, area, land, landscape, building of other work, group of buildings or other works, and may include components, contents, spaces and views. Place also includes fabric, setting, use, associations, meanings, records, related places, and related objects. (Burra Charter Article 1).

This place has been in continual ownership by the district associations for over 100 years and should, where practicable, continue to do so.

Markers of historical use such as the painted Chinese signage on the façade, should be conserved.

8.2. Tolerance for change

There is limited tolerance for change to original fabric on the first and second floors of the building façade. The internal layout and extent of original internal fabric is unknown.

There is a greater tolerance for change to non-original fabric particularly on the ground floors which are currently occupied by food retail stores. Retail signage should not be located above the awning.

Internal changes to the building for service upgrades and access, including lifts and reconfiguration of any original staircases is appropriate, but should consider impacts to any significant fabric or floor plans (if applicable).

8.3. Conservation of fabric

The façade contributes to understanding the historical streetscape of Dixon Street. The Chinese characters painted on the façade communicate historical association with the district associations. It is recommended that the following fabric be conserved to support these significances:

- All original fabric on the façade including face brick finish, lintels and sills, cornices, and pediment, entablature and associated embellishments.
- The plaque on the ground floor facade of the building denoting the names "Loon Fook Tong", "Goon Yee Tong", and "Loong Yee Tong".
- The Chinese characters painted onto the façade of the upper floors, indicating the names of the district associations, the NSW Chinese Chamber of Commerce and Lean Sun Low restaurant.

8.4. Interpretation

Where the opportunity arises, the paint to 50 Dixon Street should ideally be removed to restore the original face brick finish. The Chinese characters should also be repainted by a calligrapher, with careful attention to retaining the calligraphic style, and intrusive elements such as electrical conduits on the facade removed.

There may be movable heritage items in the upper floors of 50 Dixon Street. It is recommended that further investigation of the interiors be carried out in order to confirm the existence of this collection. If confirmed, the moveable heritage items have high interpretative value and therefore it is advised that the collection be professionally photographed, catalogued and made accessible to professionals for research.

The significance of the place is not independent of the history and development of Chinatown in the Haymarket area, and as such, interpretive strategies for 50-54 Dixon Street should be considered within an overall interpretation strategy for Chinatown.

It is recommended that the City of Sydney and the owners work together in considering additional interpretive strategies for the place such as:

- Setting up a plaque(s) identifying the history and significance of the place.
- Creation of digital archives/ websites showcasing the history and significance of Chinatown, identifying 50-54 Dixon Street as a place of significance in the area.

A heritage interpretation plan must be provided in the event of altering the building for change of use and/or major developments.

8.5. Future development

Additions and alterations to 50-54 Dixon Street is acceptable but must ensure retention of the façade and any significant interiors (if existing), and be sympathetic to the existing building in terms of style, colour and materiality. Future development must also be sympathetic to the overall Dixon Street streetscape, nearby heritage items, and locality statements for the area.

The setback and scale of any vertical additions to the place must be sufficient to maintain the readability of the existing form and scale of the principal building.

8.6. Future use

As much as practicable, it is recommended that the place continues to be used and accessed by the district associations and their members. Where necessary, development/ upgrading of the place to support this use is acceptable.

Other appropriate uses include but may not necessarily be limited to office, retail and commercial use, but these should not preclude use of the place as clubhouses by the district associations and their members.

Prior to any proposed major development including change of use, respectful and purposeful engagement with members of the district associations and with the Chinese Australian community, including descendants of early committee members is recommended.

Attachment C

Hector Abrahams Architects - Heritage Assessment Report - 90-100 Hay Street

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90-100 Hay Street, Haymarket

Heritage Assessment

Final Version 1.2
19 July 2024



for City of Sydney
by Hector Abrahams Architects

Acknowledgment of Country

We acknowledge the Gadigal and Wiradjuri, the original inhabitants of the land on which we work. Nos 75-77 Ultimo Road is also located on the land of the Gadigal.

Aboriginal and Torres Strait Islander peoples have a connection to place, land, water and community, established over many thousands of years. We recognise the cultural significance inherent in these connections, that sovereignty over this land was never ceded and that it continues to be sacred to its rightful owners.

We pay respect to Elders past and present, and stand with all First Peoples in their quest for justice, truth telling, and reconciliation.

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Version	Authors	Status	Date
Version 1.0	Hector Abrahams Architects and Dr Juanita Kwok	Draft for internal review	26/06/2024
Version 1.1	Hector Abrahams Architects and Dr Juanita Kwok	Final daft for City of Sydney review	27/06/2024
Version 1.2	Hector Abrahams Architects and Dr Juanita Kwok	Final version for issue to City of Sydney	19/07/2024

1. Introduction

This report has been prepared in response to the Haymarket and Chinatown Revitalisation Strategy. The past few years have been challenging for Haymarket and the City heard from the community that the area needs revitalisation. The City adopted the Haymarket and Chinatown Revitalisation Strategy in December 2023 to outline actions in five priority areas to deliver on the community's vision for the area. The Strategy includes an action to strengthen recognition of cultural heritage, identifying three sites as potentially having cultural significance, linked to the Chinese Australian community. To provide a foundational understanding of the key themes from Chinatown's history the City commissioned GML Heritage in 2022 to provide a Thematic History of Chinatown.

Hector Abrahams Architects (HAA) have been asked by the City of Sydney to investigate the significance of three places identified in the strategy: 90-100 Hay Street, 75-77 Ultimo Road and 50-54 Dixon Street, Haymarket. Our first stage was to examine the history and potential significance of these places. The findings were compiled in standalone historical research reports. Following the development of the Historical Research reports, HAA was then asked to undertake a heritage assessment of 90-100 Hay Street, Haymarket. Our approach to all of these reports is to work in co-authorship with the Chinese Australian historian, Dr Juanita Kwok. Dr Kwok was asked to conduct research and provide a contextual written history for the place and to advise on the place's significance and management.

This report assesses the heritage significance of 90-100 Hay Street, Haymarket. Its purpose is to advise the City of any significance, to make a recommendation on heritage listing and provide management recommendations. This assessment will only make a recommendation on heritage listing within the Sydney Local Environmental Plan 2012.

The history of 90-100 Hay Street has been put in context by providing a brief discussion of the pioneering role of Chinese migrants in the commercial vegetable and banana industries as well as how White Australia legislation impacted on their family and business lives. It goes on to outline the development of Chinatown in the Haymarket and the establishment of the Municipal Markets and Stores. The report details the Chinese Australian firms which leased the Municipal Stores, identifying people and uses associated with the buildings at 90-100 Hay Street.

A detailed description of the place in its current condition follows the history, along with a detailed comparative analysis of other banana and produce stores owned and run by Chinese Australian firms. Our history and comparative analysis then inform the assessment of significance which is based on Heritage NSW's *Assessing Heritage Significance Guidelines* (2023) and from which a recommendation on whether or not the place should be listed. The report concludes with management recommendations to conserve significance.

This report was prepared by Hector Abrahams and Sioned Lavery of Hector Abrahams Architects, and Dr Juanita Kwok, historian. Research using Chinese language sources and Chinese-to-English translations and research were done by historical translator and consultant linguist, Ely Finch.

The authors acknowledge and sincerely thank descendants and those who lived or worked in Chinatown for sharing their family stories and memories.

1.1. Limitations

The authors were not able to gain internal access to all premises. Therefore for some premises, specifically 90-22 Hay Street, inspections were external only.

2. Description of Site

The place is located at 90-100 Hay Street in the centre of Haymarket between Harbour Street and Dixon Street with Kimber Lane traversing between nos. 94 and 96 Hay Street. Its land title reference is Lot 1 DP261942, Lot 2 DP261942, Lot 3 DP261942, Lot 4 DP261942, Lot 5 DP261942 and Lot 6 DP261942.

Designed and built as a single block in 1911, nos. 90-100 Hay Street are three-storey masonry buildings historically occupied by fruit and produce stores with residences upstairs. Today the buildings have a variety of restaurants and entertainment uses.



Figure 1 Aerial of 90-100 Hay Steet indicated in red. Source Sixmaps with HAA overlay.

3. History

3.1. Preface

The history of the buildings at 90-100 Hay Street might be divided into a market period and a post market period. In the market period, from the 1910s to the 1970s, the buildings functioned as Municipal Stores, leased from the City Council, for the most part by Chinese Australian fruit and vegetable merchants. At this time, the majority of the Chinese originated from the Pearl River Delta, in the vicinity of the provincial capital of Canton, and Cantonese or district languages were the main Chinese languages spoken in Sydney. It was also a time when the Chinese Australian population was a minority population, owing to White Australia legislation which virtually prohibited the entry of new migrants from China or Hong Kong and restricted the family life, occupations and industries of resident Chinese Australians. The end of this period in the mid-late 1970s coincides with the abolition of White Australia legislation and the relocation of the Municipal Market to Flemington.

The later period dates from around the late 1970s, by which time migration was increasing with the relaxation of restrictions and Chinatown evolved as a dining destination. From this time and up to the current day, the buildings at 90-100 Hay Street, which were no longer owned by the City of Sydney, were primarily used as restaurants. As the authors of *China Unbound* write:

> *By the 1980s, when these Western societies had largely given up their racially discriminatory immigration policies and opened up to Asian immigration, the dominant conception of Chinatown was no longer that of an abject ethnic ghetto: rather, Chinatown was now seen as a positive expression of multicultural heritage and difference.*[1]

This report on 90-100 Hay Street focuses on the market period as the most historically significant period in the history of the buildings. According to Major General (retd) Darryl Low Choy, President of the Chinese Australian Historical Society, the connections of 90-100 Hay Street with the banana trade tells the story of Chinatown and demonstrates the adaptability of Chinese Australians to changing economic and political conditions in order to survive. Low Choy believes Chinese Australian migrants are misrepresented only as sojourners who eventually left Australia, but the history of 90-100 Hay Street (and also 75-77 Ultimo Road and 50-54 Dixon Street) tells a different story of the many unrecognised contributions which Chinese migrants settlers made to Australia. He argues that the buildings must be understood in their political context as businesses adapted to the changing laws and policies of Australia.[2]

More information on the second period of Chinatown from the 1970s can be found in *Chinatown Unbound* and in the Chinatown Gates, Haymarket Heritage Assessment Report, Prepared by GML for City of Sydney, June 2023.

In preparing this historical report, the authors acknowledge the assistance of Dr Michael Willams and Paul Macgregor and extend special thanks to Ely Finch who did all the Chinese-to-English translations and research. The authors would also like to thank descendants and those who lived or worked in Chinatown for sharing their family stories and memories.

[1] Anderson, Kay, Ien Ang, Andrea Del Bono, Donald McNeill, and Alexandra Wong. *Chinatown Unbound: Trans-Asian Urbanism in the Age of China,* Rowman & Littlefield Publishers, 2019.
[2] Major General Darryl Low Choy, in conversation during Chinatown Heritage Study Stakeholder Workshop held April 5, 2024 by City of Sydney.

3.2. Contextual Background

Chinese Australians in the fruit and vegetable industries

The great majority of Chinese migrants who arrived in the Australian colonies from the early 1850s came from counties in the Pearl River Delta, in the vicinity of the provincial capital of Canton. Initially they were drawn by the goldrushes, but later came to work in a variety of other occupations, including as tin miners, market gardeners, scrub clearers and cabinet makers. They maintained strong ties to their villages.[3]

Chinese immigrants to the goldfields brought horticultural skills with them, which not only included water management skills and age-old knowledge of growing vegetables and fruit, but capital sharing and marketing strategies."[4] In Australia, they adapted to different climates and market needs to develop successful commercial growing and wholesale businesses. In the latter decades of the 19th century, fruit and vegetable production, distribution and sales became major occupations of Chinese people in the Australian colonies. The 1885 Sands Directory listed 54 gardens in Sydney, largely in Alexandria and Botany.[5] The extension of rail networks enabled regional producers to send their produce to the market in Sydney. As historian C.F. Yong writes, "the extensive cultivation of vegetables by Chinese growers gave Chinese greengrocers in cities and towns a large share in the wholesale and retail vegetable trade, for Chinese market gardeners often supplied their produce to Chinese greengrocers."[6]

Besides growing vegetables, Chinese migrants also developed fruit industries, in particular the banana industry. Chinese who had arrived in North Queensland to work on the Palmer and Hodgkinson gold fields turned to agriculture in the mid-1870s. The *Cairns Post* of 28 May 1887 declared, "The Chinese farmers and fruit growers of the North may almost be regarded as the fathers of agriculture in the Cairns district".[7] Chinese fruit merchant firms were involved in all aspects of the banana industry from land-clearing, cultivation, and developing the means of transport. Chinese banana growers, particularly along the Johnstone River would alter water courses to accommodate their banana laden sampans.[8] Bananas were freighted to southern cities for sale by wholesale fruit merchant firms. One of the most successful of the Sydney-based Chinese fruit merchants was Wing Sang & Co. founded in 1890. Wing Sang & Co. invested capital gained from its banana wholesale business into ventures in Hong Kong and China, founding the Sincere Co. which opened the first department store in Hong Kong in 1900 (see Figure 2).

Another banana wholesale firm, Wing On & Co. followed suit, opening a department store in Hong Kong in 1907, then in Shanghai (see Figure 3), and diversifying into banking, insurance and textile milling. Wing Sang and Wing On developed business networks which extended throughout Asia and the Pacific and in Hong Kong and China. The decision to invest capital earned from Australian ventures into Hong Kong and China was due in no small part to colonial and Commonwealth legislations which obstructed business opportunities for Chinese people in Australia and the Pacific.

Wing Sang & Co. and other Chinese Australian firms had begun establishing these department stores and transnational business networks a decade before the Municipal markets were

[3] See WILLIAMS, M. 2018. *Returning Home With Glory: Chinese Villagers around the Pacific, 1849 to 1949*, Hong Kong University Press.
[4] Boileau, Joanna. *Chinese Market Gardening in Australia and New Zealand.* Cham, Switzerland: Palgrave, 2017, pp 2-7.
[5] FITZGERALD, S. 1997, *Red tape gold scissors: The story of Sydney's Chinese,* Sydney, State Library of New South Wales Press, 95.
[6] YONG, C. F. 1977, *The New Gold Mountain*, 36.
[7] Johnston, Connor. "The Chinese Contribution to Agriculture in the Cairns District.
[8] Johnston, Connor. "The Chinese Contribution to Agriculture in the Cairns District from 1870 to 1920" , p. 23, https://www.academia.edu/18059032/The_Chinese_Contribution_to_Agriculture_in_the_Cairns_District_from_1870_to_1920, accessed 24 April 2024.

completed, Wing Sang & Co. and its subsidiaries leased 94 and 96 Hay Street and a Chinatown area centred on Dixon Street evolved.



Figure 2. The first Sincere Department store in Hong Kong. Source from the China-Australia Heritage Corridor Project website, https://www.heritagecorridor.org.au/places/sincere-department-stores-hong-kong accessed 8 March 2024.



Figure 3. Wing On in the 1920s at the corner of Nanking and Chekiang roads, Shanghai. Source: Shanghai Daily online, 6 June 2019, accessed 8 March 2024, https://www.shine.cn/feature/art-culture/1906066204/

White Australia legislation

Australian colonies had already introduced legislation to restrict the entry of Chinese people to Australia in the late 19th century, but the *1901 Immigration Restriction Act* introduced a dictation test designed to prevent entry of non-whites into the Commonwealth. Chinese people already resident in Australia who wished to travel could apply to be exempted from the Dictation Test. Certain categories of Chinese people had some exemptions from the restrictions, such as students and merchants. Import/export merchants with a certain business turnover were allowed to bring in assistants and special clerks to assist them in their businesses, with extensions renewable on an annual basis. As Alexandra Wong and Ien Ang write, "the system of exemptions was a complicated bureaucratic process and required the active sponsorship of a merchant or employer already in Australia, which reinforced the entry of people from the same hometowns or lineages".[9] The effect of these policies can be seen very much in the lives of the Yip families at 90 Hay Street and the Ma families at 94 and 96 Hay Street.

The merchant class represented 15.6 percent of the whole Chinese population in NSW in 1901.[10] After 1905, only wives of well-established merchants were admitted, and for short periods only, usually six months."[11] No such privileges were extended to the labouring class of market gardeners, carters, packers, stall-holders and storemen associated with the markets. Chinese were prohibited from becoming naturalised between 1903 and 1957. They could not bring their wives or families to Australia, and could only apply for exemption from the dictation test to return to their villages, marry and to visit their families.

Towards the end of the 19th century, the Chinese population in the Australian colonies began to transition from a rural to an urban population. In 1880 there were 1014 Chinese people in Sydney as against 9000 others in the rest of the State, but in 1888, Sydney had 4,202 Chinese people.[12] The 1901 Census of NSW recorded 3276 males and only 56 females born in China.[13] The gender imbalance, owing to migration preferences in the first place and then restrictive legislation, decreased with the birth of females born of Chinese or Chinese-European parents in Australia. However, NSW Census figures for women born in China remained low until naturalisation restrictions were relaxed in 1957.[14]

The Development of Chinatown in the Haymarket district

The Chinatown centred on Dixon Street came about as a result of the construction of the Municipal Markets, but the markets which preceded them are an important part of the history. Hay Street traces its origins to 1829, when a site was designated for cattle and corn markets. The Haymarket, as it became known, was a convenient stopping place for farmers' bullock carts before the long haul up the Brickfield Hill to the city's early market buildings, on the site of what is now the Queen Victoria Building.[15]

In 1869, the City Council established produce markets, known as the Belmore Markets on Campbell Street on a block to the east of the Capitol Theatre (see Figure 4).[16] Chinese businesses, previously located in the Rocks area of Sydney near the overseas shipping wharves, re-located their businesses to Pitt, Campbell and Goulburn Streets and adjoining

[9] ANG, I. & WONG, A. 2023, Zhongshan in Sydney's Chinatown, 221.
[10] YONG, C. F. 1977, *The New Gold Mountain*, 45.
[11] CHOI, C. Y. 1975, *Chinese migration and settlement in Australia,* Sydney, Sydney University Press.
[12] YONG, C. F. 1977, *The New Gold Mountain : the Chinese in Australia, 1901-1921,* Richmond, Australia, Raphael Arts.
[13] FITZGERALD, S. 1997, *Red tape gold scissors: The story of Sydney's Chinese,* Sydney, State Library of New South Wales Press, 93.
[14] ANG, I. & WONG, A. 2023, Zhongshan in Sydney's Chinatown. *In:* BYRNE, D., ANG, I. & MAR, P. (eds.) *The China-Australia Migration Corridor: History and Heritage*. Hong Kong: HK University Press, 220
[15] Fitzgerald, Shirley, Haymarket, Dictionary of Sydney, 2009, https://dictionaryofsydney.org/entry/haymarket, viewed 25 Jun 2024.
[16] ELLMOOS, LAILA, Capitol Theatre building, Dictionary of Sydney, 2008, https://dictionaryofsydney.org/entry/capitol_theatre_building, viewed 05 Feb 2024.

laneways to be near to the Belmore Markets. The (old) Belmore Markets were replaced by the (new) Belmore Markets built on the present site of the Capitol Theatre between 1892 and 1893.[17]

Historian C.F. Yong writes, "In Sydney Belmore Market was the vegetable emporium. There Chinese and Australian growers sold their vegetables from the carts which were backed into stalls and the horses remained in the vehicles until the stock was sold out." (see Figure 5).[18]



Figure 4. City of Sydney, Print - Old Belmore Markets Haymarket, circa 1909 (01/01/1909 - 31/12/1909), [A-00038649]. Source City of Sydney Archives, accessed 12 Jan 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/674048

[17] ELLMOOS, LAILA, Capitol Theatre building.
[18] YONG, C. F. 1977, *The New Gold Mountain*, 37.



Figure 5 New Belmore Markets building, Hay Street Haymarket, 1901 (01/01/1901 - 31/12/1901), [A-00008397]. Source City of Sydney Archives, accessed 12 Jan 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/569042

The City of Sydney Local Environment Plan 2012 has listed highly significant buildings which relate to the Chinese Australian history of the Belmore Markets era, in particular, the Wing Sang building at 20 Campbell Street - Terrace Group (Listing Number I827) and the Chinese Masonic Hall including interiors at 18 Mary Street (Sydney LEP 2012 Item No. I1571).[19]

By the turn of the century, the new Belmore Markets could no longer accommodate the 350 local vegetable growers and nearly 200 fruit-growers who brought their produce into the market to sell and so a special market committee was set up to examine new sites.[20] The committee came up with a plan, approved by the public and the press, whereby the Wexford Street area would be resumed, cleared of slum dwellings and re-developed as a market. As City historian Shirley Fitzgerald wrote, while Wexford Street, Exeter Place, Foster, Mary, Stephen and Elizabeth Streets in Surry Hills were home to Chinese Australian families, "to the wider community this area was a slum…" [21] Historian of the Sydney markets, Michael Christie observed, "The advantage of the scheme from the Council point of view, was that local business would be placated and the 'Chinese problem' dealt with".[22] The City Council was granted authority to resume land under the *Sydney Corporation Amendment Act*, 1905.[23] In 1906, Council began a process of land resumption and demolition beginning with Wexford Street which was replaced by Wentworth Avenue. Two Chinese churches were destroyed in the resumption – the Chinese Presbyterian Church in Foster Street (1893-1910) and the Chinese

[19] The China-Australia Heritage Corridor website, https://www.heritagecorridor.org.au/places/the-wing-sang-co-buildings-sydney, accessed 24 April 2024; NSW State Heritage Inventory, Terrace Group including interiors, 12-20 Campbell St, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2435698; Chinese Masonic Hall including interior https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2420970
[20] CHRISTIE, M. 1988, *The Sydney Markets,* Sydney, Sydney Marketing Authority, 87.
[21] FITZGERALD, S. 1997, 90.
[22] CHRISTIE, M. 1988, 87.
[23] ELLMOOS, LAILA, Capitol Theatre building, Dictionary of Sydney, 2008, https://dictionaryofsydney.org/entry/capitol_theatre_building, viewed 05 Feb 2024

Mission's St Luke's Church in Wexford Street, demolished only ten years after the foundation stone was laid. An estimated 724 people had their houses demolished.[24] This resumption and demolition was unnecessary as the chosen market site was located west of George Street near Darling Harbour and the Railway."[25]

In 1908, Sydney Municipal Council resumed terrace houses, mills and workshops spread over four acres bounded by Ultimo, Thomas, Hay, Quay and Engine Streets to make way for two new market buildings, including the Municipal Stores at 90-100 Hay Street, designed by the City Architect. The first market building on Hay Street opened in 1909 and the second in 1910 (see Figure 6).[26] These developments were reported in the *Chinese Australian Herald* in March 1909, with the comment that numerous Chinese firms were expected to move in light of the market's relocation.[27] From 1910, Chinese firms which had previously been centred around Campbell Street, Haymarket in proximity to the Belmore Markets began to open stores in Hay, Dixon, Quay, Harbour Streets and Ultimo Road, close to the new Municipal Markets. First amongst these was Chungshan (Zhongshan) merchant Phillip Lee Chun, who in 1909 purchased land at 82-84 Dixon Street and had a building constructed on that land for his business, Kwong War Chong, which for sixty years afterwards provided a remittance service to NSW's Loong Tu community.[28]



Figure 6. City of Sydney, Glass Negative - Fruit and vegetable markets, Haymarket, circa 1920 (01/01/1920 - 31/12/1920), [A-01001328]. Source City of Sydney Archives, accessed 11 Jan 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1726756

[24] FITZGERALD, S. (1997) 123.
[25] CHRISTIE, M. 1988, 87.
[26] The City of Sydney Archives have a large number of photos of the demolitions and resumptions and the construction of the markets in the Demolition Series of photographs.
[27] 1909 '决 議 改 建 街 市', *Guang yi hua bao = The Chinese Australian Herald (Sydney, NSW: 1894 - 1923)*, 13 March,2. , viewed 21 Feb 2024, http://nla.gov.au/nla.news-article168080171
[28] HECTOR ABRAHAMS ARCHITECTS, 82-84 Dixon Street, Haymarket, Heritage Assessment Version 1.1 Final for City of Sydney Council, 4.

Occupants of prior buildings at 90-100 Hay Street

Dove's 1880 plan of Sydney (see Figure 7) shows four one to two storey masonry buildings between Harbour Street and Kimber Lane and a single two storey timber building between Kimber Lane and Dixon Street. Prior to the building of the Municipal Stores at 90-100 Hay Street, the buildings on Hay Street from Harbour Street to Kimber Lane were numbered 92-98 Hay Street and those from Kimber Lane to Dixon Street were 100-106 Hay Street.

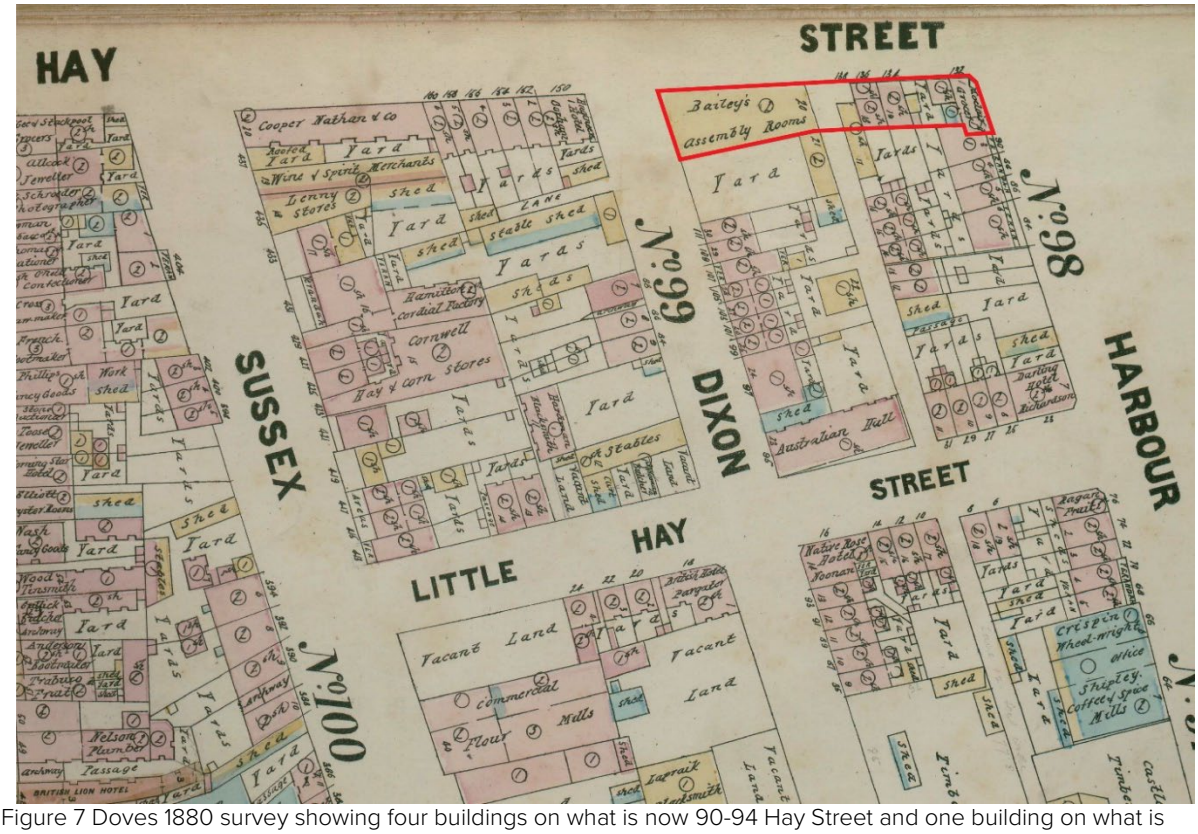


Figure 7 Doves 1880 survey showing four buildings on what is now 90-94 Hay Street and one building on what is now 100 Hay Street. Source: City of Sydney Archives with HAA overlay.

The owner of 92 Hay Street in 1907 (now 90 Hay Street) was Samuel Hordern, of the successful Anthony Hordern and Sons firm. No. 92 Hay Street was used as a Hordern and Sons store and stables before the land was purchased and cleared for the construction of the Municipal Stores.[29] A photograph of the corner of Harbour and Hay Streets taken in 1910 (see Figure 8) shows that 92 Hay Street had been demolished by then.

The City Assessment books and Sands Directory show that occupants of 94 Hay Street prior to its demolition were Mrs Mary Doherty, fruiterer and Mr George Doherty, pattern maker from 1900 to 1904; Peter Peterson in 1905 and George Hanna hairdresser from 1906 to 1910.[30] Lee & Co. occupied 94 Hay Street in 1911.[31]

Businesses which occupied 96 Hay Street (now 92/94 Hay Street) were Daniel S. Ford, printer, 1903-1905; Ross Frederick William 1909-10; and Mrs Elizabeth Shea, Refreshment Rooms in 1911.[32] At 98 Hay Street was Yee Sang, pork butcher.[33]

Figure 9 shows a photograph of 94-98 Hay Street to the corner of Kimber Lane. S. Lee, House and Land Agent and Estate and General Agent is on the left at 94 Hay Street, The Haymarket

[29] Assessment Books A-01136253- A-01136244.
[30]Assessment Books, City of Sydney Archives 1903- 1910, (A-01136249 - A-01136256)
[31] Assessment Books, City of Sydney Archives, 1911, (A-01136248)
[32] *Assessment Books,* 1903 – 1911, (A-01136256 - A-01136248)
[33] *Assessment Books* 1911 (A-01136248).

Refreshment Room sign can be seen at 96 Hay Street and displayed in the window of 98 Hay Street is a sign which reads Yee Sang pork butcher.

From 1900 to 1910, 100-106 Hay Street, the block from Kimber Lane to Dixon Street (now 96-100 Hay Street) was occupied by West's Patent Tyre Co Ltd and by J.E. Bishop, Secretary.[34]



Figure 8 City of Sydney, Print - Vacant block and buildings corner of Hay and Harbour Streets Haymarket, 1910 (28/09/1910), [A-00038777]. Source: City of Sydney Archives, accessed 04 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/675332



Figure 9 Photographer: Hall and Company, Print - Streetscape commercial businesses, Hay Street Haymarket, 1910 (28/09/1910), [A-00038778]. City of Sydney Archives, accessed 25 Jun 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/675347

[34] City of Sydney Archives Assessment Books, 1910 (A-01136249); 1911 (A-01136248).

3.3.90-100 Hay Street: The Municipal Stores

In 1911, the Municipal Council put out a tender for the construction of Municipal Stores at 90-100 Hay Street, opposite the new Municipal Markets. The tender stipulated that the contractor was to complete the whole of the works in six months or in default, to pay £5 per day for every day until the work was completed.[35] The successful tenderer was Charles C. Coleman who signed a contract with the City on 21 July 1911.(See Figures 10 and 11)

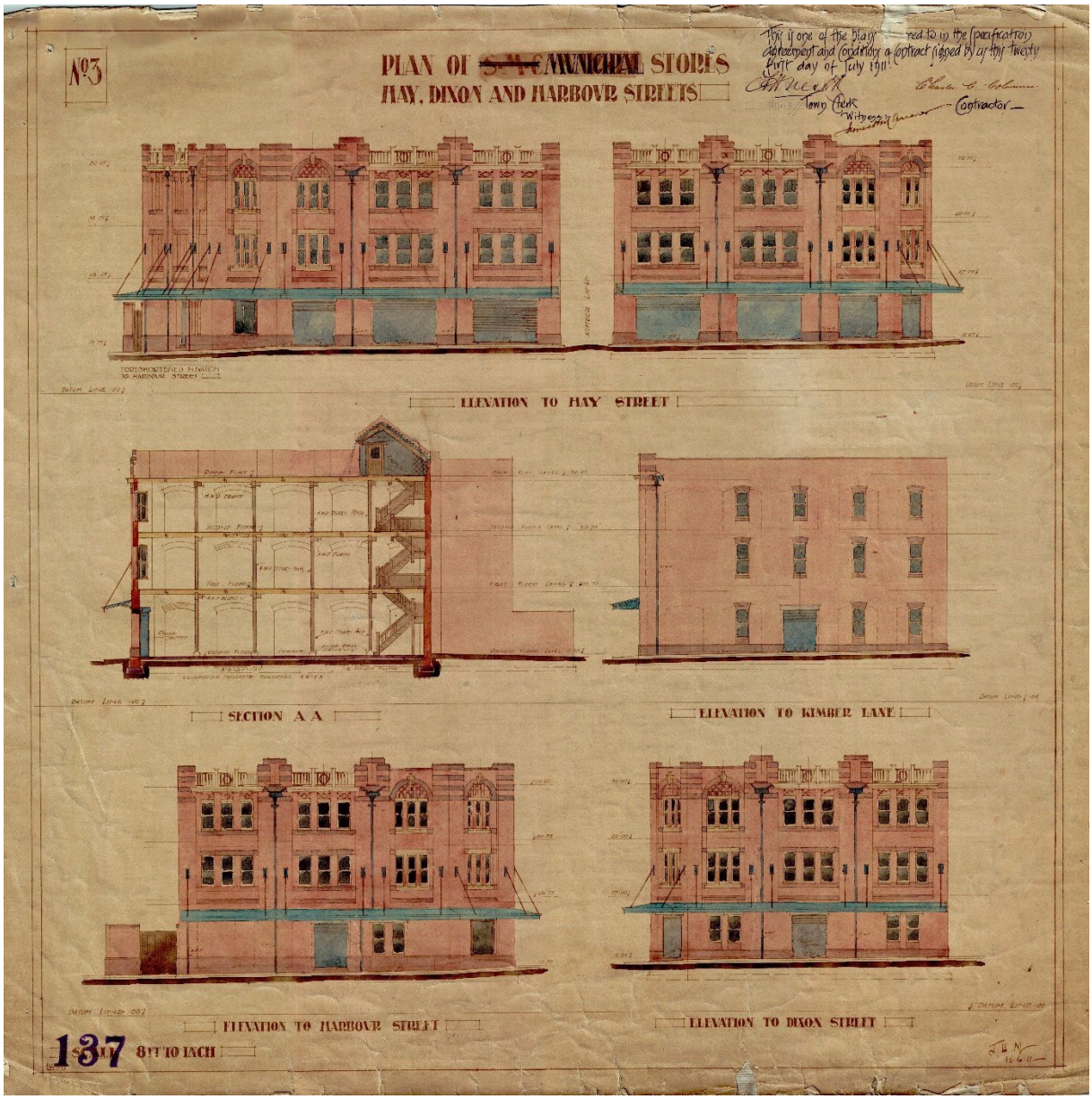


Figure 10 Plan – Elevations Municipal Stores, Hay, Dixon and Harbour Streets Haymarket, 1911 (15/06/1911 – 21/07/1911), [A-00543602]. Source City of Sydney Archives, accessed 04 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1714326

[35] *Erection and completion of market stores in Hay, Dixon and Harbour Streets Haymarket, 1911* (21/07/1911), [A-00455910]. City of Sydney Archives, accessed 28 Feb 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/992532

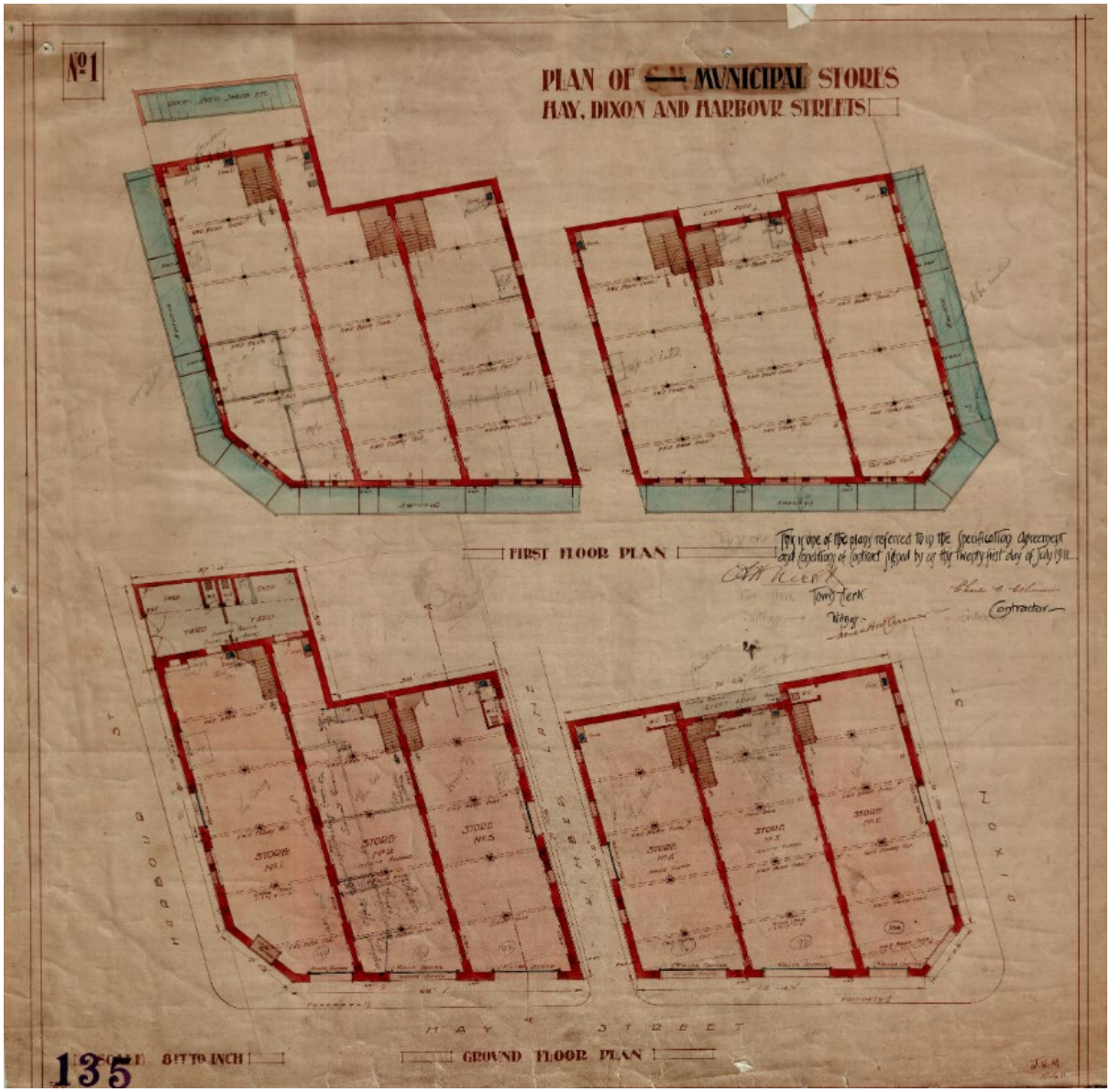


Figure 11 Plan - Municipal Stores, Hay, Dixon and Harbour Streets Haymarket, 1911 (15/06/1911 - 21/07/1911), [A-00543600]. Source City of Sydney Archives, accessed 04 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1714324

The buildings which had previously existed at 92–106 Hay Street were demolished in 1911 and replaced by the current three storey buildings. Buildings at 92-98 Hay Street were re-numbered as 90-94 Hay Street and buildings from 100-106 Hay Street became 96-100 Hay Street. Figure 12 shows the new Municipal Stores looking from 100 Hay Street on the corner of Dixon Street.



Figure 12 City of Sydney, Glass Negative - Hay Street Haymarket, circa 1919 (01/01/1919 - 31/12/1919), [A-01001358]. Source City of Sydney Archives, accessed 09 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1726786

The City Council owned, leased and managed the Municipal Stores until 1969, when the newly established Sydney Farm Produce Market Authority took over running of the stores on 1 January, 1969.[36] The new Sydney Markets at Flemington were opened in 1975 and trading ceased at the Municipal Markets in the Haymarket.

After the markets moved to Flemington, the Municipal Stores were vacant for some time before investors such as Alan Seeto, Bernard Chan and Stanley Wong and family bought up real estate in Chinatown. Alan Seeto, who came to Australian in 1973 from Papua New Guinea owned a building with three restaurants on the corner of Hay and Harbour Streets.[37] Nos. 90-100 Hay Street was the site of a number of restaurants, but the evolution of Chinatown's restaurant culture is better demonstrated by earlier restaurants such as the Eastern Restaurant and Lean Sun Low at 50-54 Dixon Street. An exception to this is the standout example of longevity of the restaurants owned and operated by the family of Stanley Yee at 96-100 Hay Street since 1979.

[36] 1968 'SYDNEY FARM PRODUCE MARKET AUTHORITY ACT, 1968.—PROCLAMATION', *Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001)*, 20 December, p. 5000. , viewed 09 Mar 2024, http://nla.gov.au/nla.news-article220039190

[37] 1986 'THE LORDS OF CHINATOWN', *The Canberra Times (ACT : 1926 - 1995)*, 2 February, p. 50. , viewed 30 Apr 2024, http://nla.gov.au/nla.news-article118202202

3.4.No. 90 Hay St



Figure 13 90 Hay Street, on the corner of Harbour Street Haymarket, Source: Juanita Kwok, January 2024.

Lee Sang & Co. and Gilbert Yet Ting Quoy

The first tenant in the newly constructed building at 90 Hay Street was Lee Sang & Co. Produce Merchants and Importers, who leased the building from 1919.[38] In June 1920 Lee Sang & Co. advertised a new shipment of fireworks to celebrate the visit of the Prince of Wales.[39] Lee Sang & Co. was a well-established produce business, registered in 1903 at 28A Campbell Street. The firm may have existed earlier, as the Registration of Firms Act, No. 100 only came into being in 1902. Lee Sang & Co. was registered by Won Chum, Gilbert Yet Ting Quoy and Ah Sing. Additional people in the business were listed as Cecil Gilbert Quoy [the son of Edith and Gilbert Yet Ting Quoy, born in 1900], Sydney Lee, See Wah and Hoon Wing.[40] Lee Sang & Co. replaced Hop War and Co. as representative of Tung Koon natives in the Lin Yik Tong (Chinese Commercial Association, 1892-1903).[41] Hop War had previously replaced influential Tung Koon merchant Way Kee.

To ensure a steady supply of vegetables, Ting Quoy and other partners established stores and market gardens in the NSW country towns such as Bathurst in 1909 and Aberdeen in 1919, trading as Tong Sing & Co.[42] Produce would be transported by rail to Sydney and delivered to the store where it was sorted before being sold by at the markets across the road. An advertisement from 1925 stated that the Lee Sang & Co. at 90 Hay Street sold potatoes, horse

[38] Assessment Books, A-01136240.
[39] 1920 'Advertising', *The Sun (Sydney, NSW : 1910 - 1954)*, 5 June, 6, viewed 04 Mar 2024, http://nla.gov.au/nla.news-article222409306
[40] Register of Firms Index, State Archives New South Wales: NRS 12961, Index No.48, Item No. [2/8526] 497 https://search.records.nsw.gov.au/permalink/f/1e5kcq1/INDEX1809797
[41] KUO, M. F. 2013, *Making Chinese Australia : Urban elites, newspapers and the formation of Chinese Australian Identity,* Melbourne, Monash University Publishing, 120.
[42] Tong Sing & Co. Bathurst, NRS 12961 , Index No. 48, Item No. [2/8541], File No. 18272; Tong Sing & Co. Aberdeen, Index No. 48, Item No. [2/8548], File No. 32521.

feed, Chinese groceries, fruit and vegetables, bone ash, tobacco, peanuts, cigarettes, matches, and Chinese and Western fireworks, forwarded remittances and acted as a selling agent for local produce. It also named two other Lee Sang & Co. stores in Hong Kong and Thursday Island.[43]

Through the 1920s and 1930s, Gilbert Yet Ting Quoy's name was on the lease for 90 Hay Street. Born circa 1874 in Tung Koon, China, Gilbert Yet Ting Quoy arrived in Australia in 1885, and by 1903, when he obtained a Certificate of Domicile to travel to China, he was 29 years old.[44] He married Australian-born Edith Ginn and the couple had at least ten children.[45]

By the time Gilbert Yet Ting Quoy and partners registered Lee Sang & Co. at 90 Hay Street, Ting Quoy was already a successful, well-established merchant. He had registered Ting Quoy & Co. Produce Merchants at 43 Lane Cove Road North Sydney in 1903.[46] Quoy was a conservative political leader in the Chinese community, an office bearer of the China Empire Reform Association (CERA) The CERA was a political organisation which advocated political reform in China through a system of modernisation while maintaining the Emperor system. They would later advocate for a constitutional monarchy. Other well-known merchants in the Sydney Chinese community who were members of the CERA included Thomas Yee Hing, Ping Nam, C. Leanfore, Henry Fine Cheong, Goon Ick, W.R.G. Lee and George Bew.[47]

Quoy was also a member of the NSW Chinese Chamber of Commerce and its President in 1924.[48] Formed in 1913, the NSW Chinese Chamber of Commerce was an organisation which defended the trade and commercial interest of Chinese Australians from anti-Chinese movements and organisations and promoted the Sino-Australian import and export trade. Quoy was amongst Sydney Chinese merchants who launched a campaign through the *Tung Wah Times* newspaper in 1908 and 1909 advocating the need to establish Chinese schools. Along with Ping Nam, Leong Cheong, Lee Chun, John Hoe and Lean Fore, Quoy taught at the Sydney Chinese School at the Loong Yee Tong clubhouse at 50-54 Dixon Street.[49]

Quoy was one of the founders of the first Chinese Australian owned shipping line, the China-Australia Steamship Line in 1917, and was on the Advisory Board of the Line.[50] C.F. Yong argues this shipping line, established to break up the Japanese shipping monopoly and extend the Sino-Australian import and export trade, "expressed the unity and co-operation achieved for the first time by Chinese in Australia over a single issue of common interest."[51] When the shipping line collapsed in 1924, Quoy came under criticism by other factions for poor administration and undue influence, as William Liu, the appointed proprietor of the China-Australia Mail Steamship Line, was married to Quoy's daughter Mabel.[52]

Family sponsored by Gilbert Yet Ting Quoy

Gilbert Yet Ting Quoy actively sponsored the entry of relatives and clan members to Australia. Amongst those he sponsored was his nephew, Henry Won Yeh Lum (later known as Henry Lum Yip), who arrived in 1922 as a student and lived with the Quoy family.[53] In 1924, the Chinese Consul applied on behalf of Henry Won Yep Lum [sic] for an extension of stay and to be transferred to the firm of Lee Sang & Co. Permission was granted for transfer to Lee Sang on

[43] 1925 'Advertising', *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 21 November, 4 , viewed 09 Mar 2024, http://nla.gov.au/nla.news-article227458718
[44] NAA: ST 84/1, 1903/1-10, 26.
[45] FITZGERALD, S. 1997, *Red tape gold scissors*, 26.
[46] Ting Quoy & Co. NRS 12961 Index No. 48, Item No [2/8530], File No. 5857, 529.
[47] YONG, C. F. 1977, *The New Gold Mountain,* 120-121.
[48] YONG, C. F. 1977, *The New Gold Mountain,* 121; Henry Lum YIP, National Archives of Australia, NAA:SP1122/1, N1961/3364, 330.
[49] YONG, C. F. 1977, *The New Gold Mountain,* 214; KUO, *Making Chinese Australia*, 229.
[50] Yong, C.F., 264.
[51] YONG,C.F.,97.
[52] YONG, C. F. 1977, *The New Gold Mountain,* 101; NSW BDM Marriage Cert 41597/1907.
[53] Henry Lum YIP, National Archives of Australia, NAA:SP1122/1, N1961/3364, 345.

payment of a bond, and Henry was engaged in a clerical capacity in the firm of Lee Sang & Co. at 90 Hay Street.[54]

As early as 1926, the 90 Hay Street building had a lift. City of Sydney historian Shirley Fitzgerald cites a letter Mabel Quoy wrote to Henry Lum Yip, who took a return visit to China in 1926. Mabel wrote:

> "*Dear Lum … I have been to Lee Sangs twice since you left. Bo and Winsom said hullo as we passed up the lift. Choong was in the peanut room…"* [55]

Another relative sponsored by Gilbert Yet Ting Quoy was Harry Hornung Yip, who arrived in July 1926.[56] In 1930, the Chinese Consul General F.T. Sung applied successfully for extension for Henry Won Lep Yum and Harry Hornung Yip, both in the service of Lee Sang & Co., 90 Hay St. "Hornung Yeh is the export clerk and Won Yep Lum is studying business there", he wrote.[57] Harry Yip went on to become a partner in Yep Lum & Co., was President of the NSW Chinese Chamber of Commerce for about six years from 1958, and had a family of whom there are many descendants still working in the produce industry.

Henry Lum Yip and family

In 1932, the Department of the Interior approved an application made by Gilbert Yet Ting Quoy for Henry Won Yep Lum's wife, Yee Yip Sue, to be admitted to Australia for a visit.[58] Throughout the 1930s, applications were made to extend her stay and by 1940, five children had been born to the couple.[59] According to the family of Henry Lum Yip, "six of his children were born above his Haymarket store".[60]



Figure 14. Henry Lum Yip. Source courtesy of the Yip family

[54] NAA:SP1122/1, N1961/3364, 323-330.
[55] FITZGERALD, S. 1997, *Red tape gold scissors,* 170.
[56] NAA:SP11/2, Chinese/Yip Harry Hornung.
[57] NAA:SP1122/1, N1961/3364, 256.
[58] NAA:SP1122/1, N1961/3364, 235.
[59] NAA:SP1122/1, N1961/3364, 145.
[60] *SBS News* online, 30 August 2020.

Yip See Syndicate

In 1936, Lee Sang & Co. were unable to pay their creditors, but eventually an arrangement was made with creditors who accepted five shillings in the pound in full discharge of their debts. A new company, Sino Australian Pty Ltd was formed with Gilbert Quoy as General Manager, sons Cecil and Alwyn Quoy as Assistant Manager and Secretary and Henry Won Yep Lum as Director and Buyer.[61] In 1940 a partnership comprised of Mr E. L. Quoy, Mrs E. B. Quoy, Henry Yep Lum, Walter Don Hoy, Harry Yip and W.H. Lo, all equal partners and all domiciled in Australia, bought the business of Chien Sang & Co and established Yep Lum & Co. (10 Hay Street).[62]

In the 1940s, 90 Hay Street was alternately leased by the Sydney Banana Company, "Licensed Farm Produce Agents, Wholesale Fruit, Produce and Vegetable Merchants" and the Yip See syndicate.[63] The Sydney Banana Company may have been a part of the Yip See syndicate as the business was managed by Charles Liu, the brother-in-law of Mabel Liu, Gilbert Yet Ting Quoy's daughter. In 1941, the Sydney Banana Company advertised for banana growers on the North Coast of NSW to consign their bananas to the firm, boasting a store "equipped with the most modern scientific banana ripening plant" (see Figure 15).[64] The Sydney Banana Company also leased 90 Hay Street in 1948. [65]

The Yip See syndicate made application to the City Council erect an additional banana ripening room on the first floor of 90 Hay Street in 1943.[66] In 1948, the Yip See syndicate made an application to erect a banana elevator at 90 Hay Street.[67] A building survey of 90 Hay Street in 1949 recorded a shop and office on the ground floor, a banana storage room on the first floor, additional storage on the second and five rooms for residence on the third floor. [68]

Such banana ripening rooms were not unique to Chinese Australian fruit merchants. Documents in the collection of the City of Sydney Archives show that in the late 1950s, many banana commission agents with stores in the markets and in Hay, Quay and Thomas Streets and Ultimo Road applied to install banana ripening rooms, however, the Chinese fruit merchants appear to have been the first to do so.

[61] NAA: SP1122/1, N1961/3364, 182.
[62] NAA: SP1122/1, N1961/3364, 182.
[63] Assessment Book -Phillip Ward, 1945 (01/01/1945 -31/12/1945), [A-01089048]
[64] 1941 'Advertising', *Tweed Daily (Murwillumbah, NSW : 1914 - 1949)*, 23 August, 6. , viewed 05 Mar 2024, http://nla.gov.au/nla.news-article192794046
[65] City of Sydney Assessment Book -Phillip Ward, 1948 (01/01/1948 -31/12/1948), [A-01089047]
[66] *Building Inspectors Card: 90 Hay Street. Application to erect additional banana ripening rooms 1st* (23/08/1943 - 05/10/1943), [A-00338781]. City of Sydney Archives, accessed 02 May 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1568535
[67] 1948 'TENDERS ACCEPTED OR RECEIVED', *Construction (Sydney, NSW : 1938 - 1954)*, 22 September, 15, viewed 05 Mar 2024, http://nla.gov.au/nla.news-article222880549
[68] *Building Survey Card. 90-94 Hay St. Commercial and residence. Plan attached, Kimber lane on one* (01/10/1949), [A-00508810]. City of Sydney Archives, accessed 05 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/961319



Figure 15. Advertisement in the Tweed Daily (Murwillumbah, NSW : 1914 - 1949), 23 August 1941, p. 6. Sourcehttps://trove.nla.gov.au/newspaper/article/192794046

Like Gilbert Yet Ting Quoy, before him, Henry Won Yep Lum sponsored the entry of members of the Yip clan to Australia. According to his family, over the years, he continued to reunite families, sponsoring around 70 Chinese migrants. Many arrived as students from China and Hong Kong after World War II.[69] Henry's immigration file shows that in 1961, Yep Lum & Co. was owned by six equal partners – Harry H. Yip, Walter Donhoy Yip, Henry Lum Yip, Wellington Hong Lo, Mrs C. G. Quoy and Mrs G.Y. T. Quoy.[70]

In 1948, Henry Lum Yip applied for permanent residence but his application was refused by Arthur Calwell, the then Minister for Immigration, though he was granted approval to remain in Australia without applying for extensions.[71] It was not until 1957 that Chinese-born people were allowed to apply for naturalisation and citizenship could be granted to anyone who had been 15 years in the country.[72] In 1961, Henry applied for naturalisation and on 7 December 1961, he was granted Australian citizenship.[73]

90 Hay Street not only serves as a tangible reminder of the activities of the Yip clan produce merchants, but also of the labouring class of packers and carters who packed and transported the produce and to the market gardeners who grew the vegetables. In an interview with Mavis Gock Yen, Leung Pui (1914-1996) spoke about his father, who worked at the Haymarket produce markets. His family had remained in the village of Lung Hooey in Lungdu. On a return visit to see them Leung Pui recalled:

> *The first thing Dad took out was a leather apron. This leather apron had a hole in the chest. Dad said the money he earned came from packing tomatoes for the vegetable market in Sydney in Haymarket. He had to get up before dawn every morning and start carrying cases and cases of tomatoes, repack them and then carry them into the*

[69] *SBS News* online, 30 August 2020.
[70] NAA:SP1122/1, N1961/3364, 46
[71] NAA:SP1122/1, N1961/3364, 99.
[72] ANG, I. & WONG, A. 2023, Zhongshan in Sydney's Chinatown, 220.
[73] NAA:SP1122/1, N1961/3364, 23, 13.

storeroom. He was doing that every day. That's why he and the other partners wore leather aprons… He told us the market gardeners had to get up in the dark and carry hundreds of loads of water on their shoulder poles every day… 'There's no gold!' he said. 'It's all muscle power.' [74]

The post-market period

After the markets closed, this area of Hay Street was deserted. Douglas Lam, who migrated to Sydney from Hong Kong in the early 1960s and spent much of his spare time in Haymarket, recalls the stores were empty in 1975.[75] In the late 1970s, real estate was bought up by investors such as Alan Seeto who had come to Australia from Papua New Guinea. Seeto owned three restaurants on the corner of Hay and Harbour Streets.[76] Entrepreneur and investor Dominic Choy who emigrated to Australia in 1962 refitted the building and in 1981 opened a restaurant called Choys AD 1000 at 90-92 Hay Street.(See Figure 16).



Figure 16 Commercial buildings, Hay Street Haymarket, 1979 (01/01/1979 - 31/12/1979), [A-00008121]. City of Sydney Archives, accessed 25 Jun 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/568766

By the 1980s Dominic Choy had established the Howin Group of companies and a chain of six Choys restaurants. In 1990 the Howin Group took a 49 percent interest in Rockvale Pty Ltd and partnered with Japan's Kajima Construction Group to develop Market City as a $600 million major commercial and residential development on the old Paddy's Market Site adjacent to Sydney's Chinatown.[77]

No. 90 Hay Street has been tenanted by a number of restaurants since then and as of January 2024, was occupied by a Japanese restaurant called Sushi Rio.

[74] Gock Yen, Mavis (author) Yen Siaoman, Horsburgh, Richard (eds), South Flows the Pearl: Chinese Australian Voices, Sydney University Press, 2022, 137
[75] Pers. comm. Douglas Lam, 24 April 2024.
[76] 1986 'THE LORDS OF CHINATOWN', *The Canberra Times (ACT : 1926 - 1995)*, 2 February, p. 50. , viewed 01 May 2024, http://nla.gov.au/nla.news-article118202202
[77] Translation from *Guangdong-Hong Kong Information Daily*, 29 August 1993, on website Dominic Choy.com, https://www.dominicchoy.com/forbes, accessed 30 April 2024.

3.5. No. 92 Hay St



Figure 17 92 Hay Street, (centre building). Source Juanita Kwok, 2024.

Hie Lee & Co.

The first tenant in the new Municipal building at 92 Hay Street was the firm of Hie Lee & Co. which occupied the building from 1912. The Hie Lee & Co firm had previously registered as wholesale fruit merchants at 28 Campbell Street in 1903. In the *Tung Wah Times* of 14 December 1912, the firm advertised themselves as fruit and produce merchants, and the head office as 92 Hay Street.[78] More specifically, Hie Lee & Co. were banana commission agents, advertising “best prices for growers” in the *Tweed Daily* in May 1920.[79]

When Hie Lee & Co. registered their business at the 92 Hay Street address on 2 January 1919, those carrying on business were Ah Loy, Ah Hue Loong, Hing Loong, Yick Man, Willie Hee, George Low, Tee Wing and Ah Sum.[80] In May 1919, a notice in the *Chinese Republic News* announced the withdrawal of four of the partners from the firm.[81] In October 1921, the firm advertised in the *Tung Wah Times*, under the name of Tie Lee & Co.[82] The "Hie Lee" romanisation reflects See Yip pronunciation whilst the romanisation "Tie Lee" reflects

[78] 1912 'Advertising', *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 14 December, 4, viewed 05 Mar 2024, http://nla.gov.au/nla.news-article227970741
[79] 1920 'Advertising', *Tweed Daily (Murwillumbah, NSW : 1914 - 1949)*, 15 May, 2, viewed 05 Mar 2024, http://nla.gov.au/nla.news-article191373534
[80] Register of Firms Index, State Archives New South Wales: NRS 12961: Index no. 48. File No 31883, Item No.[2/8548].
[81] 1919 '生 意 聲 明', *Chinese Republic News (Sydney, NSW : 1914 - 1937)*, 31 May, 6. , viewed 06 Mar 2024, http://nla.gov.au/nla.news-article226018680
[82] 1921 'Advertising', *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 1 October, 4. , viewed 06 Mar 2024, http://nla.gov.au/nla.news-article227658363

Cantonese pronunciation. The Cantonese romanisation in this advertisement might reflect a change in joint ownership from See Yip speakers to Cantonese speakers, or merely the language of the person who was tasked with listing or designing the advertisement.[83]

Quong Wing Chong

On 29 August 1922, Hie Lee & Co. was purchased by the firm of Quong Wing Chong.[84] In 1902, William Quing was listed as an owner of Quong Wing Chong. Quing was associated with the Tsang Shing district.[85] In 1923, the Tsang Shing firm of Quong Wing Chong & Co. (92 Hay Street), the Tung Koon firm of Lee Sang & Co. (90 Hay Street) and the Chungshan firm of Kwong War Chong (84 Dixon Street) were amongst the founders of a new organisation that represented Chinese Christians from three different Christian denominations. Called the "Neutral Alliance", the organisation aimed to quell tensions in the community following months of written warfare between Sydney's three Chinese newspapers.[86] This is but one initiative that sought to rise above district loyalties and political differences to seek cohesiveness in the community.

By 1932, Quong Wing Chong firm appears to have come under the ownership of people from the Sam Yap district, as a Sam Yap organisation called the "Sam Yap Hang Shin Tong" advertised that it would be holding a meeting upstairs at Quong Wing Chong, Hay Street.[87] In 1910 the same organisation conducted a Sam Yap bone repatriation drive in 1910 with addresses for correspondence given as Kwong Wing Chong and Y. C. Hong On Jang.[88]

In 1924 Quong Wing Chong & Co. moved into the building at 92 Hay Street and shared the premises with Hie Lee & Co. with the former supplying fruit and vegetables while Quong Wing Chong sold Chinese goods and offered a remittance service.

Besides growing and selling bananas, Hie Lee & Co. were exporters of Australian produce. In February 1934, for example, Hie Lee & Co. exported 1021 bags of flour (22 tons) to Hong Kong.[89] This volume of exports is likely to have earned the management of Hie Lee & Co. (as merchants with a certain export turnover), privileges of allowing the entry of wives and employees for the company. In 1936, Hie Lee & Co. along with ten other Chinese banana agents including Sun Lee & Co. and Wing Sang & Co. (96 Hay Street), were amongst 27 agents appointed to join the Banana Marketing Board, a newly created Australian authority.[90] The lease alternated between Hie Lee & Co. and Quong Wing Chong between 1913 and 1948.[91]

A building survey of 92 Hay Street in 1949 recorded a shop and office on the ground floor, a banana storage room on the first floor and storage on the second. No use was recorded for the

[83] Ely Finch, pers. comm. 10 January 2024.
[84] 1922 '承買生意聲明', *Chinese Republic News (Sydney, NSW : 1914 - 1937)*, 19 August, 6. , viewed 06 Mar 2024, http://nla.gov.au/nla.news-article225212493
[85] 1902 '判審華人案情', *Guang yi hua bao = The Chinese Australian Herald (Sydney, NSW : 1894 -1923)*, 21 June, 5. , viewed 06 Mar 2024, http://nla.gov.au/nla.news-article170084032; 1907 '修橋捐欵', *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 2 March, 7. , viewed 06 Mar 2024. http://nla.gov.au/nla.news-article246933577
[86] 1923 '聯合會啓事', *Chinese Republic News (Sydney, NSW : 1914 - 1937)*, 14 April, 8 , viewed 06 Mar 2024, http://nla.gov.au/nla.news-article226001286
[87] 1932 '三邑恒善堂啓事', *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 27 February, 8 , viewed 06 Mar 2024, http://nla.gov.au/nla.news-article227426967
[88] 1910 'Advertising', *Guang yi hua bao = The Chinese Australian Herald (Sydney, NSW : 1894 - 1923)*, 21 May, 6. , viewed 06 Mar 2024, http://nla.gov.au/nla.news-article168079659
[89] 1934 'NEW SOUTH WALES EXPORT MANIFESTS.', *Daily Commercial News and Shipping List (Sydney, NSW : 1891 - 1954)*, 7 February, 6. , viewed 06 Mar 2024, http://nla.gov.au/nla.news-article161062193
[90] 1936 'PUBLIC WILL SLIP ON BANANA BOARD', *Truth (Sydney, NSW : 1894 - 1954)*, 22 March, 12. , viewed 06 Mar 2024, http://nla.gov.au/nla.news-article169580768
[91] *Sands Directory,* 1913-1933; *Assessment Book Phillip Ward,* 1934-1948.

third floor.[92] In 1950, an application was made to the City Council for construction of a banana ripening room on the ground floor of 92 Hay Street.[93]



Figure 18 Paddy's Fruit and Vegetable Markets, Quay Street Haymarket, circa 1930 (01/01/1930 - 31/12/1930), [A-00018781]. Source City of Sydney Archives, accessed 06 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/578000

[92] *Building Survey Card. 90-94 Hay St. Commercial and residence. Plan attached, Kimber lane on one* (01/10/1949), [A-00508810]. City of Sydney Archives, accessed 05 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/961319

[93] 1950 'TENDERS CALLED', *Construction (Sydney, NSW : 1938 - 1954)*, 13 December, 15. , viewed 06 Mar 2024, http://nla.gov.au/nla.news-article222891270

3.6. No. 94 Hay Street



Figure 19 Nos. 90-94 Hay Street with Harbour Street on the left and Kimber Lane on the right. Source Juanita Kwok 2024.

Wing Tiy & Co.

From 1913 to at least 1948, Wing Tiy & Co. occupied 94 Hay Street.[94] Wing Tiy & Co. relocated from 34 Campbell Street where the firm registered as fruit merchants and commission agents in 1903. Persons carrying on the business were listed as Mark Kew, Char Rin, Lee Loy and Wing Sang.[95] Wing Tiy & Co. was one of the biggest and longest-lasting banana merchants in Australia. In 1902, Wing Tiy & Co. had amalgamated with Wing Sang and Wing On to form Sang On Tiy & Company to expand its operations into Fiji. This firm had 350 acres under cultivation in Fiji and in the first season, were bringing 10,000 bunches of bananas a fortnight into Sydney.[96]

In 1913, when Wing Qui [sic] & Co. was registered at 94 Hay Street, the persons carrying on the business were Chan York, Loy Leong, Fay Chang, Wing Chan, Qui Chong, Chan Boo and Yin Leong.[97] Wing Chan, also known as Mark Joe, was one of the founders of the Wing Sang Co. In the photo of the Wing Sang founders at Figure 20, Mark Joe (Ma Wing Chan) is on the left, next to him are George Kwok Bew, Ma Ying Piu and Choy Hing. Wing Tiy & Co. was a Ma family subsidiary of Wing Sang & Co.

[94] *Sands Directory*, 1913-1933; *Assessment Book Phillip Ward,* 1934-1948.
[95] Register of Firms Index, State Archives New South Wales: NRS 12961, File 521, Item [2/8526].
[96] ALI, B. N. K. 2005. Quong Tart and early Chinese businesses in Fiji. *Journal of Pacific Studies,* 84, citing Eric Rolls, *Sojourners*, 438-9.
[97] NRS: 12961, Index No. 48, File No. 22803, Item No [2/8543].



Figure 20. Founders of Wing Sang & Co Ltd, 1890 (01/01/1890 - 31/12/1890), [A-00025392]. Source City of Sydney Archives, accessed 10 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/586037

Around 1933, Charles and Thomas Ma came to Australia from Hong Kong to work in the Ma family firm of Wing Sang & Co. Charles was born in Sydney, but had been sent back to China for his education before returning to Australia. In 1938, Charles, then Manager of Wing Tiy & Co., gave evidence before the Fruit Industry Commission in Sydney about the working hours of the men handling the bananas at the City Markets. Ma said:

> *the men handling bananas start at 6.30am. In winter they might finish at 5 o'clock, except on Mondays and Thursdays when they finish at 6 o'clock. In the summer there is no criterion as to when we finish. We start at 6.30am and go round the clock, probably finishing at 11 o'clock at night.*[98]

A building survey of 94 Hay Street in 1949, recorded a shop and office on the ground floor, a banana storage room and office on the first floor, residence and storage on the second floor and a roof house residence on the third floor.[99] The families or employees that occupied these

[98] 1938 'FRUIT MARKETING', *The Albury Banner and Wodonga Express (NSW : 1860 - 1927; 1929 - 1931; 1933 - 1938)*, 10 June, p. 9. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article102341405
[99] *Building Survey Card. 90-94 Hay St. Commercial and residence. Plan attached, Kimber lane on one* (01/10/1949), [A-00508810]. City of Sydney Archives, accessed 05 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/961319

rooms have not so far been identified. A building inspection carried out by the City Building Inspector in 1959, recorded two banana ripening rooms at 94 Hay Street.[100]

Charles' brother Thomas, born in Hong Kong in 1916, also worked at Wing Tiy & Co.[101] Thomas, his wife Lily and their children had a home in Strathfield, but Thomas spent much of his life working at 94 Hay Street.

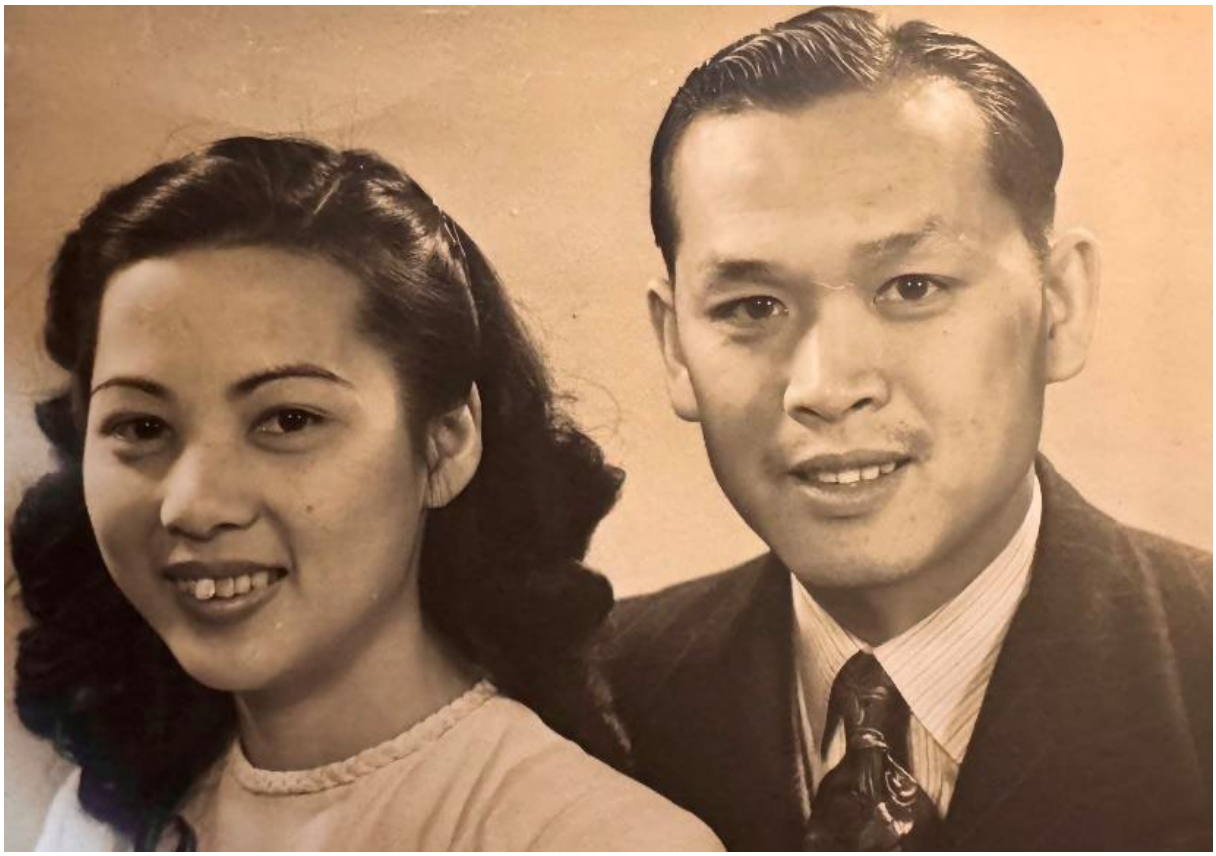


Figure 21. Lily and Thomas Ma in the early 1940s. Source Denise Ma.

Thomas Ma bought Wing Tiy & Co. in 1963, and managed the firm until the mid-70s. After selling up at the time the markets re-located to Flemington, he went to help the ageing Mar Leong Wah at the Wing Sang headquarters at 58 Hay Street. Thomas Ma's daughter Denise Ma recalls of 94 Hay Street:

> *Each school holidays we would go for our trip to the city from Strathfield. We would go to pick up Dad and I remember going to the office on the mezzanine floor. I also remember visiting Uncle Charles and Aunty Edith at 96 Hay Street until they moved out in late 1956. It is a significant part of my life.*

[100] *Building Inspectors Card: 94 Hay St, Sydney. Banana reopening rooms (2), development application* (22/06/1959 - 30/10/1959), [A-00364720]. City of Sydney Archives, accessed 06 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1572834

[101] Author's telephone conversation with Denise Ma, daughter of Thomas Ma, 10 March 2024.



Figure 22. Denise Ma, daughter of Thomas Ma, owner of Wing Tiy & Co, from 1963. She is next to her Wing Tiy & Co. banana packing crate stencilled with the firm's number, 115. The bananas in the crate were consigned to Wing Tiy & Co. by Sikh grower, Booja Singh in Woolgoolga. Source Denise Ma, 2024.

3.7. No. 96 Hay St

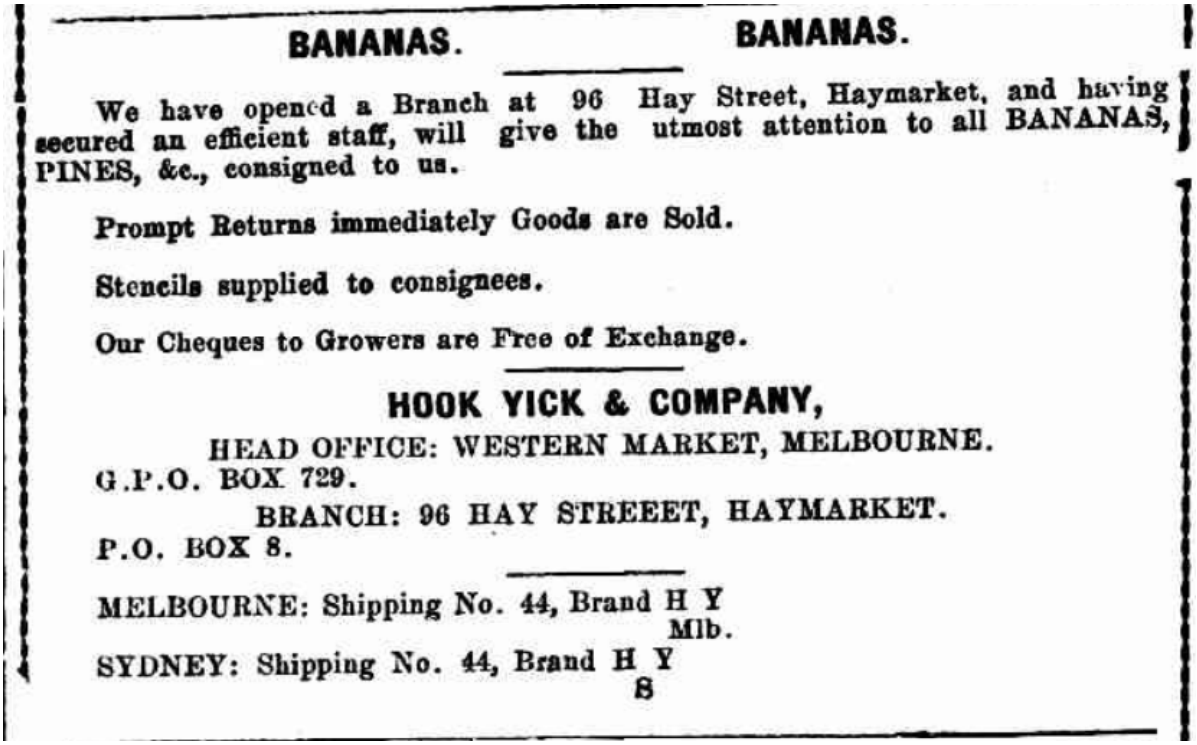
From 1913 to 1919, Tiy Chung & Co. Produce Merchants occupied the new building at 96 Hay Street. Tiy Chung & Co. had registered the business, then located at 445 Pitt Street in 1903.[102] In 1919, Hook Yick & Co., a company with its headquarters in Melbourne, took out an advertisement in the *Tweed Daily* to announce the opening of a branch at 96 Hay Street and to solicit growers to consign their bananas and "pines" [pineapples] to the Sydney branch.

A similar advertisement taken out in the *Tung Wah Times* indicated that the firm was dedicated to the sale of Fiji and Queensland fruit and bananas, and produce from Queensland and other states.[103]



Figure 23. Nos 96-100 Hay Street, 96 Hay Street is to the right of Kimber Lane. Source Juanita Kwok, 2024.

[102] Register of Firms Index, State Archives New South Wales: NRS 12961, File No. 4740, Item No [2/8529], 570.
[103] 1919 'Advertising', *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 14 June, 7. , viewed 07 Mar 2024, http://nla.gov.au/nla.news-article227012797



BANANAS. BANANAS.

We have opened a Branch at 96 Hay Street, Haymarket, and having secured an efficient staff, will give the utmost attention to all BANANAS, PINES, &c., consigned to us.

Prompt Returns immediately Goods are Sold.

Stencils supplied to consignees.

Our Cheques to Growers are Free of Exchange.

HOOK YICK & COMPANY,

HEAD OFFICE: WESTERN MARKET, MELBOURNE.
G.P.O. BOX 729.

BRANCH: 96 HAY STREEET, HAYMARKET.
P.O. BOX 8.

MELBOURNE: Shipping No. 44, Brand H Y Mlb.

SYDNEY: Shipping No. 44, Brand H Y S

Figure 24. 1919 'Advertising', *Tweed Daily* (Murwillumbah, NSW : 1914 - 1949), 8 November, p. 2. , viewed 07 Mar 2024. Source . http://nla.gov.au/nla.news-article191065900

Wing Sang & Co.

In 1920, an advertisement gave notice that Wing Sang & Co. had purchased Hook Yick's 96 Hay Street shop on the 27th of March 1920, and had started trading there under the name Wing Sang & Co. from that date on.[104] Wing Sang & Co. was one of the largest and best-established firms in Australia, with banana wholesale as the cornerstone of its business, but also engaged in the remittance business. Though Wing Sang had established Hong Kong as its headquarters by 1921, Wing Sang & Co. and subsidiaries maintained its banana wholesale business and import-export trade in Australia into the latter decades of the 20th century.

Wing Sang & Co. had offices and warehouses at various addresses in the Haymarket area before establishing the store at 96 Hay Street in 1921. Whilst some of their buildings, such as the warehouse at 450 Sussex Street and the headquarters at 58 Hay Street have been demolished, others are still standing, for example the Wing Sang & Co. store at 20 Campbell Street.

A detailed history of Wing Sang & Co. buildings in Sydney, Hong Kong and China was undertaken by the China-Australia Heritage Corridor project.[105]

[104] 1920 '承 受 生 意 聲 明', *Chinese Republic News (Sydney, NSW : 1914 - 1937)*, 24 April, p. 7. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article225207694
[105] The China-Australia Heritage Corridor Project, online, The Wing Sang & Co buildings, Sydney | China-Australia Heritage Corridor, accessed 9 March 2024.



Figure 25. Three storey brick warehouse, head office for Wing Sang and Company, Produce Merchants at 450 Sussex Street was demolished circa 1919. City of Sydney, Print - Wing Sang and Company in Sussex Street Haymarket, circa 1909 (01/01/1909 - 31/12/1913), [A-00036648]. Source City of Sydney Archives, accessed 09 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/663015

Mar See Poy

The Managing Director of Wing Sang & Co. at 96 Hay Street was Mar See Poy (called Mar Sha Poi in his immigration file). Mar See Poy was the grandfather of Glenn and Phillip Mar, who wrote about the sad end to his career at 96 Hay Street.[106] Mar See Poy came to Australia in 1914 at the age of twenty-two, as a substitute manager for Wing Sang & Co. At the time, the senior managers were heading back to China following Ma Ying Piu who had set up the Sincere store in Hong Kong.[107] The Police report on Mar's file states that "the firm of Wing Sang is held in the highest repute and is financially sound."[108]

The application for Mar See Poy's was granted, renewable on application if the company met with certain conditions, including a high business turnover. For almost a decade Mar See Poy was able to extend his stay, during which time he married, fathered a daughter, lost his first wife, remarried and had two Sydney-born sons, Arthur and Raymond Mar.[109]

On applying for an extension in 1924, he was observed by a Senior Boarding officer, who reported:

> *I have observed this man on at least ten occasions and R.W, Wilson on four occasions working at a branch store of the firm at 96 Hay Street, Sydney where the business is*

[106] MAR, G. & MAR, P. 2023. Making Heritage: The Mar family and Sha Chong. *In:* BYRNE, D., ANG, I. & MAR, P. (eds.) *The China-Australia Migration Corridor: History and Heritage*. Hong Kong: Hong Kong University Press.
[107] MAR, G. & MAR, P. 2023. Making Heritage: The Mar family and Sha Chong.
[108]' Mar Sha Poi (Lung Yan Soo) - Exemption certificate', NAA: A1, 1925/11716, 112.
[109] MAR, G. & MAR, P. 2023. Making Heritage: The Mar family and Sha Chong.

> *mainly fruit dealing. On every visit we have seen Mar Sha Poi [sic] with his shirt sleeves rolled back, with a leather apron, without coat or vest, loading and unloading goods from carts, packing and stacking fruit and performing other ordinary store duties. The premises 96 Hay Street open right onto the roadway and this man can be observed at any time employed in the same manner as other Chinese and European fruit store assistants in the same street.*[110]

As a manager, Mar See Poy was not expected to partake in the manual work of fruit handling, and with this doubt cast on the nature of his employment, the extension was refused. Glenn Mar writes, "Mar See Poy left Australia in April 1926 with his family... and settled in his home village of Sha Chong ...he died in 1928."[111]



Figure 26. Employees of Wing Sang & Co Ltd, 1924 (01/01/1924 - 31/12/1924), [A-00025390]. Source City of Sydney Archives, accessed 10 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/586035. Mar See Poy is seated, centre.

By 1930, bananas imported from Fiji were subject to crippling import duty and Chinese growers were excluded from the industry in Queensland and northern NSW. As the years wore on, immigration restrictions had the desired effect of draining Chinese enterprises of labour. Chinese firms adapted to the circumstances and like Wing Chong and Hie Lee, Wing Sang & Co., turned to advertising in the newspapers for white and Italian growers to consign their bananas to the firm. In 1930, the firm was promoted as "Licensed farm produce agents, Oldest established banana specialists, Head Office 58 Hay Street, branches Fruit Exchange, City Markets, 96 Hay Street."[112]

[110] NAA: A1, 1925/11716, 23.
[111] MAR, G. & MAR, P. 2023. Making Heritage: The Mar family and Sha Chong, 136-7.
[112] 1930 'Advertising', *Tweed Daily (Murwillumbah, NSW : 1914 - 1949)*, 12 July, p. 8. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article192687398

Sun Lee & Co.

In 1933, Sun Lee & Co. took over the lease at 96 Hay Street. Sun Lee & Co. advertised in the Italian newspaper, *Il Giornale Italiano*, that the firm had a local agent in Lismore.[113] S. Watts at Stokers Siding in the Brunswick Valley of the North Coast of NSW acted as an agent for Wing Sang & Co.[114] In 1934, an application made to alter the stairs and banana room was approved at 96 Hay Street.[115] This would have been around the time that Charles Ma arrived in Sydney with his wife Edith nee Yee. Both Charles and Edith were born in Australia but raised in Hong Kong. Charles and Edith had twin daughters Audrey and June, born in Sydney in 1934 and a son Daniel, born in Sydney in 1944.



Figure 27. Edith and Charles Ma, Sydney, circa 1934. Source courtesy of the Ma family

Until about 1956, Charles, Edith and children lived on the top floor of 96 Hay Street. Their son Daniel Ma recalls:

> *96 Hay Street was called Sun Lee in my childhood. It was where my family lived from the mid-1930s to around 1956. We had the top floor. The building was one of a group of six connected buildings located on Hay Street... All six buildings were similar in their internal layout. Ours comprised of an open-plan shop with ripening rooms at street level, a half-floor mezzanine office space, two full floors of residential accommodation*

[113] 1933 'Advertising', *Il Giornale Italiano (Sydney, NSW : 1932 - 1940)*, 3 June, p. 3. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article83031411
[114] 1942 'Advertising', *Tweed Daily (Murwillumbah, NSW : 1914 - 1949)*, 7 November, p. 4. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article192947195
[115] 1934 'Buildings and Works Approved', *Construction and Real Estate Journal (Sydney, NSW : 1930 - 1938)*, 19 September, p. 4. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article222914536

> *and an open rooftop "terrace"... For the most part the building was fairly basic. The rooms were divided using thin masonite partitions that were only head height...*[116]

Every day, Charles Ma would go to work at Wing Tiy & Co. at 94 Hay Street, and in later years at the main Wing Sang building at 58 Hay Street.[117]

Daniel Ma describes the markets:

> *Bananas were delivered in wooden boxes which were all marked with their place of origin and destination stencilled on the box. They were offloaded off the flat-top trucks and wheel-barrowed to the ripening rooms almost every weekday morning. Most of the men handling the boxes wore thick brown aprons which were almost like a uniform at the markets.*

A scene very much like the one described by Daniel Ma can be seen in the photograph at Figure 28.



Figure 28. Photographer, Leslie John Jenkins, Municipal Markets, Quay Street Haymarket, circa 1935 (01/01/1935 - 31/12/1935), [A-01182468]. Source City of Sydney Archives, accessed 10 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1947019

Wing Sang & Co. appear to have ceased trading at 96 Hay Street sometime in the 1940s. From 1948 until at least 1952, Russell & Sons were advertising fruit and vegetables at wholesale prices at 96 Hay Street. By the time Daniel grew up at 96 Hay Street, European and Italian vegetable merchants were replacing the previously Chinese-dominated industry. According to Daniel:

[116] Daniel Ma, "Chinatown Memories", pers. comm. 6 May 2024.
[117] Telephone conversation with Daniel Ma, 10 March 2024.

> *Every weekday there would be a siren at 7am to announce the opening of the markets and that would be the signal for the buildings to raise their street front roller shutters…The whole market area would turn into this hive of activity. Hustle and bustle, people jostling to park their trucks and often lots of swearing!! English profanities. Cantonese profanities. Italian profanities. Greek profanities. It was rough but very exciting!!*[118]

Daniel Ma recalls in his childhood:

> *the ground floor of Sun Lee was sublet to some Italian fruit suppliers. The shop incorporated several banana ripening rooms. Bananas were delivered by rail from "faraway places" like Coffs Harbour and were ripened by gas before being sold to fruit shop owners from all over Sydney*.[119]

The Ma family moved out around 1956 but 96 Hay Street remained in use as a banana ripening room until at least 1961.[120]

Post-market period

From the late 1970s to the late 1980s, 96 Hay Street was owned by Tensons Pty Ltd.[121] It was developed for use as a succession of restaurants including Lotus World Vegetarian Restaurant in 1977 and the Mandalay Nay Pe Daw restaurant in the early 1980s, before Stanley Yee bought the building and established a restaurant in 1979, which was the forerunner of the long-running Emperors Garden, which is still owned and operated by the Yee family to this day. See 100 Hay Street for further detail.

[118] Daniel Ma, "Chinatown Memories", pers. comm. 6 May 2024.
[119] 1948 'Advertising', *Northern Star (Lismore, NSW : 1876 - 1954)*, 6 October, p. 7. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article99031397
[120] *Building Inspectors Card: 96 Hay St Haymarket. Banana ripening room. 1 Card.* (15/09/1960 - 26/04/1961), [A-00368413]. City of Sydney Archives, accessed 02 May 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1576757
[121] *DEVELOPMENT & BUILDING - BUILDING APPLICATIONS (NEW) 96 HAY ST HAYMARKET DECORATIVE FACADE TENSONS PROPERTIES PTY LTD* (19/03/1979 - 31/12/1987), [A-00680286]. City of Sydney Archives, accessed 02 May 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1498093

3.8. No. 98 Hay St



Figure 29. Nos 96-100 Hay Street. 98 Hay Street is the centre building. Source Juanita Kwok, 2024.

War Loong & Co.

Between 1913 and 1932, 98 Hay Street was tenanted by War Loong & Co.[122] War Loong & Co. Produce Merchants registered a store at 449-451 Pitt Street in 1903.[123] In 1911, War Loong & Co. at 185 Hay Street, was listed as a contact by a Sydney Loong Tu (Longdu) district association with respect to a bone-repatriation drive, indicating that War Loong & Co. was a Loong Tu firm, i.e. a firm connected with this subdistrict of Heung Shan, and language community.[124]

Amongst the names of those who had registered the firm of War Loong & Co. in 1903, was Dong Sing. In 1913, War Loong & Co. at 98 Hay Street, applied for a tobacco licence.[125] This might have been the Doon Sing who in 1913 raised a "fine crop" of tobacco on W.P. Brook's nine acres of riverfront land in Bathurst.[126] From the late 19th century to the mid-1920s, Bathurst was a centre of Chinese market gardening and tobacco growing in NSW. The railway enabled produce from Bathurst to be transported to the Haymarket, and merchants, such as Gilbert Yet Ting Quoy of Lee Sang & Co. (90 Hay Street), established stores and market gardens in Bathurst early in the 20th century. Due to obstacles placed in the way of Chinese growers, incentives offered to white growers, and a series of unexplained fires, Chinese growers effectively gave up growing tobacco in Bathurst in the mid-1920s.[127]

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[122] *Sands Directory,* 1913-1932.
[123] Register of Firms Index, State Archives New South Wales: NRS 12961, File No. 4743 [2/8529], 572.
[124] 1911 'Advertising', *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 11 November, p. 7. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article227976468
[125] 1913 'TOBACCO, CIGAR, AND CIGARETTE LICENSES.', *Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001)*, 11 June, p. 3574. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article221595839
[126] 1913 'Tobacco Growing in Bathurst. ', *The Bathurst Times (NSW : 1909 - 1925)*, 18 March, p. 2. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article111206367
[127] KWOK, J. 2019. *The Chinese in Bathurst: Recovering Forgotten Histories.* Doctor of Philosophy PhD thesis, Charles Sturt University, 252.

In 1928, War Loong & Co. advertised an expansion of the business, stating that they dealt in potatoes, onions, horse feed, ox-bone ash, etc., as well as the procurement of fruit and vegetables from country towns.[128] However, in November 1932, the firm advised their shareholders that they had resolved to close the business down.[129]

Wing Chong & Co.

The Sands Directory lists Wing Chong & Co. at 98 Hay Street in 1933. Wing Chong & Co. were banana agents. The importation of bananas from Fiji had limped on under the weight of heavy import tariffs until 1933, when an article in the *Tung Wah Times* complained that the tax on selling Fiji bananas in Australia was so heavy—1s. 3d. per crate—that the last two shipments resulted in over 50 percent losses.[130] By 1933, when Italian growers had moved into banana growing on the north coast, Chinese Australian banana commission agents including Wing Chong & Co. advertised for consignees in *Il Giornale Italiano*.[131] In 1935, Wing Chong & Co. was appointed, along with ten other Chinese banana agents including Sun Lee & Co. and Wing Sang & Co. (96 and 98 Hay Street), to join the Banana Marketing Board, a newly created Australian authority.[132] In the 1940s, Wing Chong & Co. at 98 Hay Street placed advertisements in the *Tweed Daily,* seeking growers to consign their bananas to the firm. Wing Chong & Co. banana agents continued advertising for consignees until at least 1951.[133]



Figure 30. 1940 'Advertising', *Tweed Daily* (Murwillumbah, NSW : 1914 - 1949), 18 October, p. 7. , viewed 10 Mar 2024. Source http://nla.gov.au/nla.news-article192934515

[128] 1928, *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 3 March, p. 3. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-page24098711
[129] 1932 '雪 梨', *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 26 November, p. 5. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article227434574
[130] 1933 '飛 枝 蕉 來 路 將 絕', *Tung Wah Times (Sydney, NSW : 1901 - 1936)*, 29 April, p. 8. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article227427842
[131] 1933 'Advertising', *Il Giornale Italiano (Sydney, NSW : 1932 - 1940)*, 6 May, p. 5. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article83031183
[132] 1936 'PUBLIC WILL SLIP ON BANANA BOARD', *Truth (Sydney, NSW : 1894 - 1954)*, 22 March, 12. , viewed 06 Mar 2024, http://nla.gov.au/nla.news-article169580768
[133] 1951 'Advertising', *Northern Star (Lismore, NSW : 1876 - 1954)*, 25 June, p. 7. , viewed 10 Mar 2024, http://nla.gov.au/nla.news-article96540062

3.9. No. 100 Hay St

In 1912, the new building at 100 Hay Street was briefly tenanted by United Fruit Co. before Gee Ick & Co. General Merchants occupied 100 Hay Street in 1913, remaining there until 1920.[134]



Figure 31. No. 100 Hay St. Source Juanita Kwok, 2024.

Gee Ick & Co.

George Goon Ick took out a tobacco licence for Gee Ick & Co. in 1913.[135] George Goon Ick was the son of the well-established and influential merchant, Den War, known by his trading name of Gee Ick. Gee Ick was exporting gold from 1865 and operating a gold remittance service for Heung Shan (Chungshan) natives on the Western Goldfields of NSW.[136] Gee Ick was a member of the NSW Chinese Empire Reform Association, the Lin Yik Tong (Chinese Commercial Association 1892-1903) and the NSW Chinese Merchants Society, the latter two being predecessor organisations to the NSW Chinese Chamber of Commerce.[137] Gee Ick & Co. had a store at 185 George Street in the Rocks, before establishing stores at 374 Pitt Street and 62-64 Wexford Street. The latter two stores were demolished in the City resumptions of 1906-1913.[138]

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[134] City of Sydney Archives Assessment Books 1912 (A-01136247); 1913 (A-01136246); 1915 (A-01136244); 1919 (A-01136240); 1920 (A-01136239).

[135] 1913 'TOBACCO, CIGAR, AND CIGARETTE LICENSES.', *Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001)*, 19 November, p. 6953. , viewed 09 Mar 2024, http://nla.gov.au/nla.news-article228060555

[136] 1865 'Shipping Gazette', *Sydney Mail (NSW : 1860 - 1871)*, 23 December, p. 7. , viewed 09 Mar 2024, http://nla.gov.au/nla.news-article166662339

[137] 1897 'THE SOUTH POLAR EXPEDITION.', *The Daily Telegraph (Sydney, NSW : 1883 - 1930)*, 7 September, p. 4. , viewed 09 Mar 2024, http://nla.gov.au/nla.news-article238430107; 1900 'CHINESE EMPIRE ASSOCIATION.', *The Sydney Morning Herald (NSW : 1842 - 1954)*, 11 August, p. 9. , viewed 09 Mar 2024, http://nla.gov.au/nla.news-article14329715
KUO, M. F. 2013, 85, 120.

[138] City of Sydney, *Print - Wexford Street Resumption Surry Hills, circa 1909* (01/01/1909 - 31/12/1909), [A-00038580]. City of Sydney Archives, accessed 09 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/673376; City of Sydney, *Print - Commercial premises in Pitt Street Sydney, circa 1909* (01/01/1909 - 31/12/1913), [A-00036545]. City of Sydney Archives, accessed 09 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/662912

When the Pitt Street store was registered in 1903, firstly as importers and merchants and then as general merchants, the registration record showed a number of partners in the business.[139]

Advertisements in the Chinese newspapers show Gee Ick & Co. sold Chinese goods including tea, rice, cooking oil, dried seafood, fireworks, candied ginger, chinaware, Chinese proprietary medicines and Chinese and Western groceries at 100 Hay Street and also provided a remittance service.[140] This remittance service likely operated in a similar manner to the service provided by Chungshan firm, Kwong War Chong at 82-84 Dixon Street. Kwong War Chong sent individual remittances together with a letter to the family written by the company's clerk as a consolidated bank draft to a networked bank in Hong Kong. The draft was converted into Hong Kong dollars and the store's branch in Shekki (China) delivered the remittance to the family in the village.[141] Families left behind in the villages were dependent on remittances, which played a crucial part in the local economy.

Hop Chong & Co.

In 1919, the firm of Hop Chong & Co. "Importers and Exporters and Fruit and Produce Merchants and General Commission Agents", was registered at 100 Hay Street by family relatives of Gee Ick and other partners.[142]



Figure 32. Hop Chong & Co. letterhead showing the building at 100 Hay St. Source Chen Quin Jack History website.

In 1920, the managing partner of Hop Chong & Co. was Lee Kee Chong, another of Gee Ick's sons. Kira Brown, the great-great granddaughter of Lee Kee Chong, has researched the lives of Lee Kee Chong and his family and shared her findings on her website, *Chen Quin Jack History*.[143]

According to Brown's research, Lee Kee Chong, born 1864 in Hang Mei, Heung Shan (Chungshan) arrived in NSW in 1880, where he became known as Kee Chong. He worked in the Haymarket in Sydney for a few years before moving to the tin mining town of Tingha in 1885,

[139] SANSW:NRS 12961 File No. 12160, [2/8536] , 80; 3179, [2/8528], 390.
[140] Pers. comm with Ely Finch, 9 March 2024.
[141] Williams, Michael. *Chinese Settlement in NSW: A Thematic History.* (NSW Heritage Office of NSW: 1996), p. 22, http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/chinesehistory.pdf.
[142] SANSW:NRS 12961, File No 34665, [2/8549].
[143] BROWN, K. 2020. *Lee Kee Chong — 李基祥* [Online]. Orange: Brown, Kira. Available: https://chenquinjackhistory.com/2020/01/26/lee-kee-chong-%E6%9D%8E-%E5%9F%BA-%E7%A5%A5/comment-page-1/ accessed 9 March 2024

where he married Agnes Yauphang in 1892. On marrying Kee Chong, Agnes was recorded as "Australian born, but lost nationality through marriage with Chinese", and was declared an alien. Her Australian citizenship was not restored until 1940 when she made an application after the death of her husband.[144]



Figure 33. Lee Kee Chong and Agnes Yauphang at the time of their wedding in Tingha, 1892. Source Chen Quin Jack History website.

The Kee Chong family moved to Moree, where Kee Chong began a business called Sam Lee & Co. in partnership with Gee Ick and Den War. In 1903, the family went to China, where Kee Chong took a Chinese wife, to the chagrin of his Australian wife and family. Kee Chong returned to Moree in 1905, followed by Agnes and children. In 1911, Kee Chong applied for a certificate of naturalisation. Though he had been living and working in Australia for more than 30 years and was married with seven children, his application was rejected.[145]

In 1920, Kee Chong advertised in the *Chinese Republic News*, calling on fellow Lee clan members in NSW to raise funds towards the cost of furniture and couplet inscriptions for a Lee family ancestral hall in Hang Mei in Chungshan.[146] Hop Chong & Co. also made a £2 donation towards an appeal in support of China and its resistance against Japan, after the latter's annexation of Manchuria.[147] Though Lee Kee Chong died in 1939, the Hop Chong & Co. business continued at 100 Hay Street until at least 1948.[148] In 1959, H. Ming Lai applied to install two banana ripening rooms on the ground floor of 100 Hay Street.[149]

[144] BROWN, K. 2020. *Lee Kee Chong — 李基祥* [Online].
[145] 'Lee Kee Chong'.
[146] 'Lee Kee Chong'; 1920 ' Chinese Republic News (Sydney, NSW : 1914 - 1937), 3 July, p. 6. , viewed 09 Mar 2024, http://nla.gov.au/nla.news-article225205690
[147] 1932 *Chinese Republic News (Sydney, NSW : 1914 - 1937)*, 21 May, p. 8. , viewed 09 Mar 2024, http://nla.gov.au/nla.news-article226546460
[148] 'Lee Kee Chong'; *Assessment Book Phillip Ward,* 1939-1948.
[149] *Building Inspectors Card: 100 Hay St, Sydney. Banana ripening rooms (2) grd floor, development* (12/06/1959 - 04/02/1960), [A-00364659]. City of Sydney Archives, accessed 09 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1572457

Stanley Yee and Emperor's Garden Restaurant

At the Chinatown Heritage Study Stakeholder Workshop, the change in use of 100 Hay Street from its early industrial use and connection with Hong Kong and Shanghai, to its later use primarily for restaurants was noted. This shift in economic purpose is reflective of Chinatown's changing economy and role.

Though other restaurants have occupied premises at 90-100 Hay Street, none have lasted as long as Emperor's Garden opened by Stanley Yee in 1979.[150] Born in Chuen Luk Village in Chungshan, Yee came to Sydney as a high school student in the early 1960s. While studying he worked at one of the banana wholesale companies in the Haymarket and at Lean Sun Low café. Over the years Yee expanded Emperor's Garden, and established a number of other businesses in the Chinatown areas including a Chinese bakery, a butchery and a tofu factory.[151]



Figure 34. Corner of Dixon Street and Hay Street, Haymarket (01/05/1991), [A-00011724]. City of Sydney Archives, accessed 09 Mar 2024. Source https://archives.cityofsydney.nsw.gov.au/nodes/views/572369

Stanley Yee was a member of the Dixon Street Beautification Committee, which in the early 1970s pushed for the regeneration of Dixon Street as a centrepiece to the broader Chinatown area.[152]

Like Kee Chong from Hop Chong & Co. before him, Stanley Yee has continued the tradition of philanthropic contributions, donating generously for a school, a community centre and a kindergarten in his ancestral village in Chungshan. His contributions to his hometown and county of Chungshan have been recognised both in China and Australia. His son Jonathan Yee, who took over the business on Stanley's retirement is also active in the Chungshan Society of Australia, having served as its president for several years.[153]

[150] The China-Australia Heritage Corridor Project, online, China-Australia Heritage Corridor accessed 9 March 2024.
[151] ANG, I. & WONG, A. 2023, Zhongshan in Sydney's Chinatown.
[152] GML Heritage, *Chinatown Gates, Haymarket Heritage Assessment Report, Prepared by GML for City of Sydney, June 2023.*
[153]ANG & WONG, 234-6.

4. Physical Analysis

External

The buildings at 90-100 Hay Street are of a late Federation architectural style. The place is two buildings located at the end of a block and has always operated as six premises. Today the eastern premises are owned under a single title while the western premises are held under three separate titles. Although detached, the two buildings are symmetrical and therefore read as one building through consistency in scale and form (figure 35). The buildings are three to four storey masonry constructions with a mostly internal timber post and beam structure. Though originally face brick they have since been painted cream (nos. 90, 96, 98 and 100), blue (no. 92) and grey-green (no. 94). There is also some graffiti on the upper levels of nos. 98-100. Awnings are suspended above the ground floor with a single awning spanning nos. 96-100 and three individual awnings to nos. 90-94. Air-conditioning units are located above the awnings and downpipes of various colours run down the facades between the buildings but are symmetrically positioned. Windows openings on the first floors have segmented arches with the upper floors being rectangular openings but the window frames and glazing are a mix double hung, single pane and multi-paned sashes.



Figure 35 Nos. 90-100 Hay Stret with Kimber Lane traversing between nos. 94 and 96.

Nos. 90 and 100

The two end premises (nos. 90 and 100) address Harbour Street to the west and Dixon Street to the east. They are defined by their chamfered corners and masonry piers, some with recessed detailing which divide the premises into five bays (figures 36 and 37). The three bays which address the street corner have six vertical window openings under a key stone arch and basket weave bond inset panel of brick.

The northern and middle bay to the Harbour Street elevations are four storied and have gabled parapets and nine vertical windows. The nine windows in the central bay are comprised of glass bricks (figure 36).

The central and middle bay on the Dixon Street elevation is three stories and there is no parapet, instead there are pipe and wire mesh balustrades (figure 37). There are also six windows in each bay.



Figure 36 No. 90 Hay Street with its chamfered corner, arches and pointed parapet.



Figure 37 No. 100 Hay Street with its chamfered corner and arches and balustrades to the central and north bay to Dixon Street.

Nos. 92-98

Premises 92-98 are delineated by masonry piers, some of which are stepped and have recessed detailing. These premises each have six vertical windows to the first and second floors. Balustrades on the roof are of various materials, they are pipe and wire mesh to 96-98 Hay Street, glass to no. 94 and timber to no. 92. There is also an illuminated art installation, titled *In Between Two Worlds* by Jason Wing, between nos. 94 and 96 in Kimber Lane.



Figure 38 No. 92 is to the left of the image, no. 94 is centre left, no 96 centre right and no. 98 is to the right of the image. Kimber Lane is between nos. 94 and 96.

Interiors

No. 94

No. 94 is used as a karaoke bar and its interiors have been significantly altered with a modern fit-out to accommodate a life, fire stairs, bar, industrial kitchen and karaoke rooms with mirrored partitions (figures 39-41). There is some original detailing, namely recessed brock arches, evident in the stairwell (figure 42).

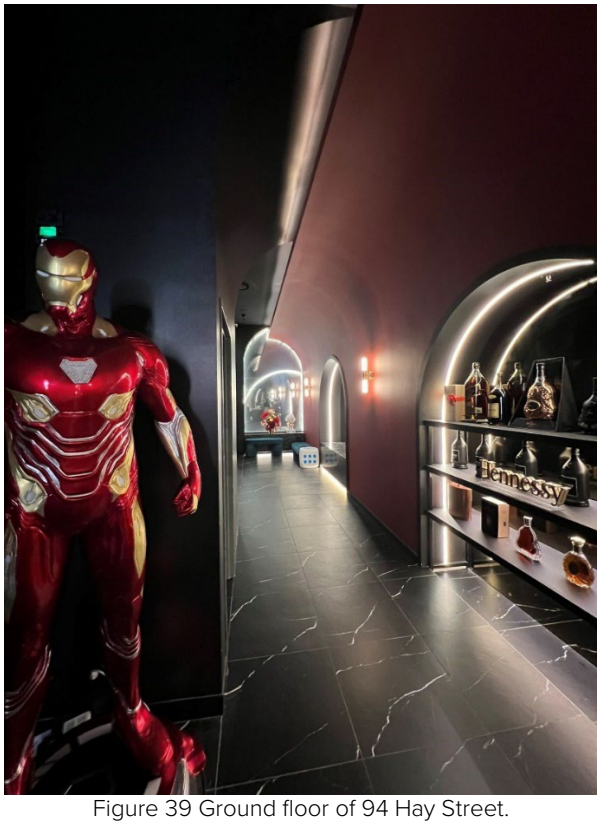


Figure 39 Ground floor of 94 Hay Street.



Figure 40 Industrial kitchen at 94 Hay Street.

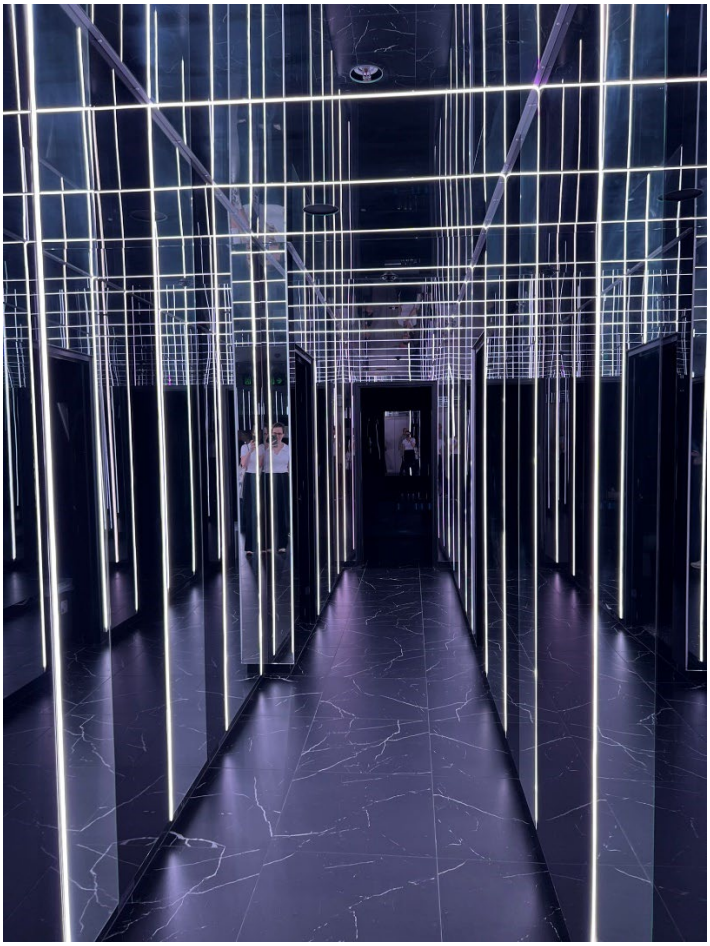


Figure 41 Mirrored partitions for karaoke rooms at 94 Hay Street.

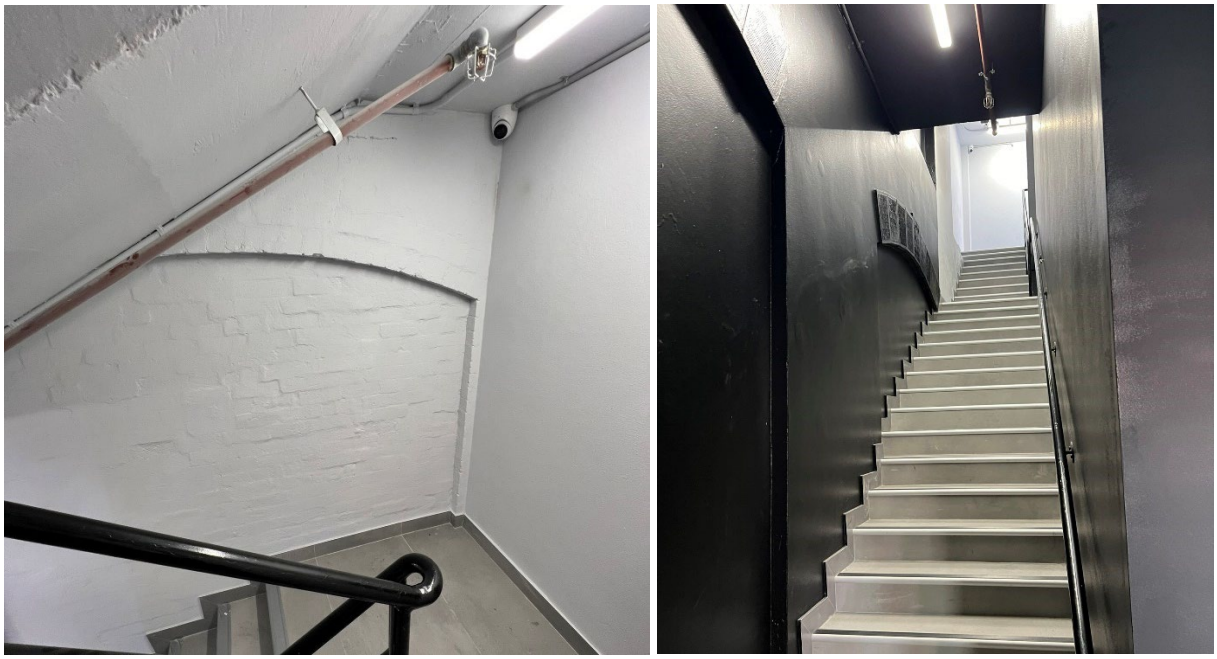


Figure 42 Recessed brick arch in modern stairwell.

Nos. 96-100

Although historically divided the ground floors of 96-98 Hay Street are now a single restaurant space with an industrial kitchen for the Emperors Garden. The first floor of no. 100 is also used as a dining space (figure 43). The dining spaces are carpeted and the walls are either painted or wall papered, some walls also have tiles.

There are original and modified stairs and the first floor of 98-100 are connected internally through an opening in the wall and contain an industrial kitchen (figure 44). The brick work and recessed arches remain exposed. The second floor of no. 100 contains rooms with original joinery including columns, doors leaves, architraves and transom windows. There are also false ceilings and modern timber floors (figure 46).

Nos. 90, 92 and 96

The interiors of nos. 90 and 92 and the upper floors of 96 have not been assessed. The ground floors of nos. 90 and 92 have been altered and fitted out with modern food retail outlets.



Figure 43 First floor restaurant fit out at 100 Hay Street.



Figure 44 Industrial kitchen fit out on first floors of 98 and 100 Hay Street with its exposed beams and supporting post. The original timber staircase is in the background.

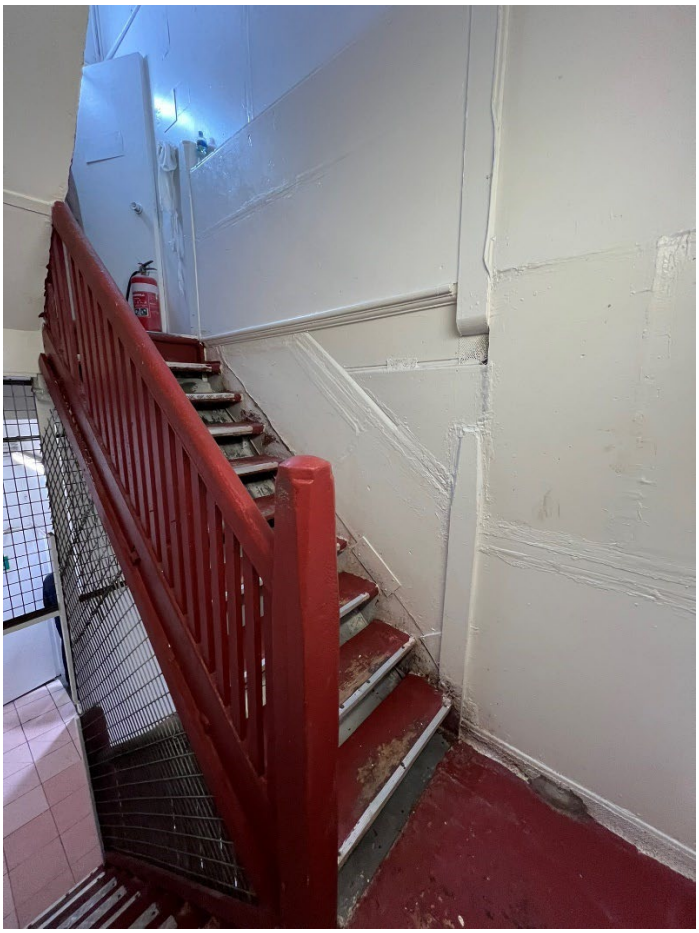


Figure 45 Original timber staircase at 100 Hay Street.

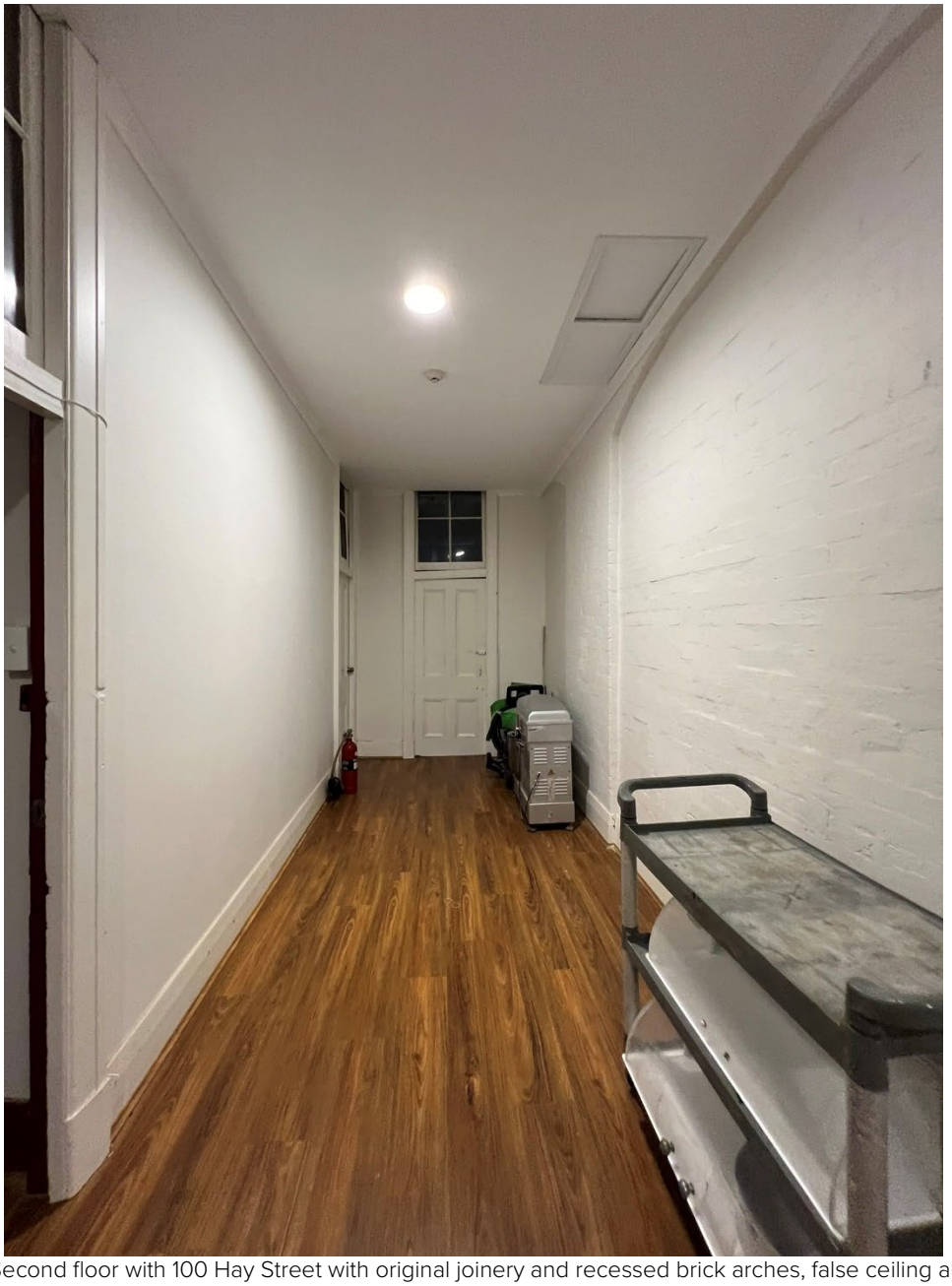


Figure 46 Second floor with 100 Hay Street with original joinery and recessed brick arches, false ceiling and modern floor boards.

5. Comparative analysis

The following table presents other stores occupied by the same business as at 90-100 Hay Street as well as other Chinese Australian stores across Sydney and NSW.

Image	Address	Discussion
Demolished markets and Chinese Australian stores		
 Figure 47 Wing Sang & Co. at 58 Hay Street in 1937. Source CoS Archives A-01001513	58 Campbell Street, Sydney	Established in 1890, 58 Hay Street was the headquarters of banana merchants Wing Sang & Co. It was demolished in circa 1980s to make way for the Entertainment Centre.
 Figure 48 Wing Sang & Co. stores on Sussex Street, Sydney in c.1909. Source CoS Archives A-00036648	450 Sussex Street, Sydney	The banana merchants Wing Sang & Co. had stores in the early 20th century at 450 Sussex Street. The building was demolished between 1911-1912.
 Figure 49 Wing Sang & Co. at 435 Sussex Street in 1910. Source CoS Archives A-00038782	435 Sussex Street, Sydney	The banana merchants Wing Sang & Co had another store on Sussex Street at no. 435. The building has since been demolished

Image	Address	Discussion
 Figure 50 Gee Ick & Co. on Wexford Street c. 1909. Source: City of Sydney Archives A-00038580	Corner of Campbell and Wexford Street, Sydney	Gee Ick and Co. had premises on Wexford Street until the street was resumed in 1906-1908. The current day Wentworth Avenue is on a similar alignment.
 Figure 51 Old Belmore Markets in 1909.	Campbell Street	The old Belmore Markets opened in 1969 and named after the then Governor. They were replaced by the New Belmore Markets in 1893a and demolished in 1910.[154]
Extant former markets and Chinese Australian stores in Sydney		
 Figure 52 Former premises of Wing Sang and Co. at current day 20-22 Campbell Street. Source State Heritage Inventory.	20-22 Campbell Street, Haymarket	Wing Sang & Co. occupied this building between 1890 and 1909 when it moved to larger premises on the corner of Sussex and Hay Street. A number of other Chinese Australian fruit and produce businesses including Hie Lee & Co., Lee Sang & Co., and Wing Tiy & Co. occupied this building or neighbouring buildings. The place is currently listed on the Sydney LEP 2012 as part of a group listing of terraces (item no. I827).

[154] "Print – Old Belmore Product Markers, corner of Campbell and Pitt Street Haymarket, 1909," City of Sydney Archives and History Resources, https://archives.cityofsydney.nsw.gov.au/nodes/view/674048

Image	Address	Discussion
 Figure 53 Former Kwong War Chong building. Source State Heritage Inventory.	82-84 Dixon Street, Haymarket	Kwong War Chong building at 82-84 Dixon Street is a highly significant building that "formed part of an extensive network of business, industrial and social relations among Chinese Australians" during the 20th century. The buildings functions included but were not limited to accommodation for market gardeners, remittance agency, and a retail site with a Chinese Australian owned business operating here between 1909 and 2017.[155] It is listed on the Sydney LEP 2012 (item no. I2293) and the State Heritage Register No. 02089.
 Figure 54 Former market stores which were occupied by a number of Chinese Australian businesses. Source: Google Street View.	35-39 Ultimo Road, Haymarket	Chinese Australian firms such as Wing On & Co. and fruit and vegetable firm formerly occupied these market stores buildings which were constructed in 1911-1913 adjacent the Municipal markets. The market stores were predominantly occupied by fruit and produce merchants and butcheries. Wing On & Co. was the longest occupant, leasing the premises from 1914-1974.[156] It is listed on the Sydney LEP 2012 (item no. I867).

[155] "Former Kwong War Chong & Co building, including interiors and contents of 84 Dixon Street," State Heritage Inventory, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5067050
[156] "Former Markets Stores Including Part Interior," State Heritage Inventory, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424281

Image	Address	Discussion
 Figure 55 Former Municipal Markets are now the Paddy's market. Source Wikipedia	Hay Street, Haymarket	The former Municipal Markets are adjacent and contemporary to 90-100 Hay Street. Both designed by the City Architect, they had an operational relationship with produce delivered and repacked at 90-100 Hay Street and then sold at the markets. The former Municipal Markets have been developed and are now known as Market City, which contain a shopping centre and Paddy's Markets.
 Figure 56 The former 'New Belmore Markets' now houses the Capitol Theatre.	13 Campbell Street, Haymarket	Constructed to replace the old Belmore Markets, the New Belmore Markets opened in 1893. They were later replaced by the Municipal Markets in 1909. It has been used for entertainment purposes since 1916 when it reopened as the Hippodrome and then later as a 'atmospheric theatre' (designed to give the illusion of a courtyard under a night sky). Today it houses the Capitol Theatre.[157]
Extant/former Chinese Australian stores in NSW		
 Figure 57 Kwong Sing & Co. Emporium on Grey St. Glen Innes. Source: Google Street View.	196-204 Grey Street, Glen Innes	The former Kwong Sing & Co. Emporium is representative of once common country town Department Stores and is evidence of the contribution of Chinese Australia's to the development of regional NSW. The business was run by the Young family since its establishment in 1886 with the current building being constructed in 1915.[158]

[157] "Capitol Theatre including interior," *State Heritage Inventory,* *https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424088*
[158] "Shop - "Kwong Sing & Co Emporium," State Heritage Inventory, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1600071

Image	Address	Discussion
		It is listed on the Glen Innes Severn LEP 2012 (item no. 5924).
 Figure 58 Wing Hing Long Store in Tingha. Source: State Heritage Inventory.	10 Ruby Street, Tingha	The former Wing Hing Long store, built in the 1880s, is one of the oldest retail buildings in Tingha and now operates as a museum. It has a long history with Chinese Australians who built the store and operated business out of the premises from 1881 until 1998.[159] The place is evidence of the contributions of Chinese Australians to the development of regional NSW. Much moveable heritage has survived including signage, fittings, furnishing and the cashier's box and pulley.[160] It listed on the State Heritage Register (no. 01307).
 Figure 59 Former Yee Lee General Store in Stuart Town. Source: Google Street view.	38 Alexander Street, Stuart Town	It is unclear when this modest general store was constructed but a store has existed on the site since 1878. Yee Lee bought the site in 1901, opening a general store and following his death in the mid-1930s his sons continued to run the store. The date that the business stopped operating is unclear though the family played an important role in the development of the area.[161] It is locally listed on the Dubbo Regional LEP 2022 (item no. I312).

Conclusion from the Comparative Analysis

Many of the buildings associated with Chinese Australian business enterprises in Sydney have been lost by neglect or demolished. In Sydney, stores and warehouses and neighbourhoods, such as the area around Wexford Street, where Chinese Australians worked and lived were demolished in the resumptions in the late nineteenth and early twentieth century. Other buildings associated with Chinese Australians have been demolished in more recent redevelopments. For example, the Wing Sang headquarters at 58 Hay Street was demolished in around 1980 for the construction of the Sydney Entertainment Centre.[162]

[159] Kira Brown, "Chen Quin Jack," https://chenquinjackhistory.com/
[160] "Store - Wing Hing Long & Co. Store," State Heritage Inventory, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1710061
[161] "Yee Lee's Store (former)," State Heritage Inventory, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2640233
[162] *The China-Australia Heritage Corridor Project*, online, The Wing Sang & Co buildings, Sydney | China-Australia Heritage Corridor, accessed 24 April 2024.

The few surviving buildings scattered across NSW are a mix of modest timber weatherboard stores and more substantial two to three storey buildings. The intactness of these places varies with some retaining historical signage and ephemera demonstrating their historical connections to Chinese Australian firms. The buildings at 35-39 Ultimo Road are near contemporary to and most similar to 90-100 Hay Street. These market stores were also built opposite the municipal markets and were occupied by major Chinese Australian businesses such as Wing On & Co.

The Municipal Stores at 90-100 Hay Street are amongst the largest of the surviving buildings occupied by Chinese Australian stores and are one of few surviving places in Sydney associated with multiple major Chinese Australian firms.

6. Assessment of Significance

6.1. Ability to demonstrate

Guidelines from the NSW Heritage Office emphasise the role of history in the heritage assessment process. A list of state historical themes has been developed by the NSW Heritage Council, in *New South Wales Historical Themes Table showing correlation of national, state and local themes, with annotations Dated 4 October 2001.*

The table below identifies fabric, spaces and visual relationships that demonstrate the relevant historic themes in evidence at 90-100 Hay Street.

Australian Theme	NSW Theme	Notes	Discussion
2 Peopling Australia	Migration	Activities and processes associated with the resettling of people from one place to another (international, interstate, intrastate) and the impacts of such movements	The occupation of Chinese run businesses at 90-100 Hay Street is evidence of the important transition in NSW of the Chinese Australian population from a primarily rural to an urban population. It is also a prime marker of the development of Sydney's Chinatown. The histories of families who lived and worked at 90-100 Hay Street bear witness to the effects that racially discriminatory legislation had on Chinese Australian businesses and families by restricting immigration to, and the mobility of people in Australia during the White Australia years. Merchants such as Gilbert Yet Ting Quoy and the extended Ma clan, who leased stores at 90-100 Hay Street were able to sponsor some family and clan members to enter Australia. Nos. 90-100 Hay Street are directly associated with the migration of Chinese Australians within Australia and the impact of legislation on their entrance to Australia.

Australian Theme	NSW Theme	Notes	Discussion
3 Developing local, regional and national economies	Agriculture	Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	In Australia both the banana and commercial vegetable industries were pioneered by Chinese Australians. The bananas and vegetables grown by Chinese Australians across NSW, Queensland and in Fiji were sold by Chinese Australian wholesale and commission agents based in the Haymarket area, including those firms which leased buildings at 90-100 Hay Street. This is a key site in the trade routes of these agricultural industries.
3 Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services	The firms which leased the stores at 90-100 Hay Street were closely associated with the produce markets. Produce grown on banana plantations and market gardens run by the firms was sold at the markets. As legislation restricted Chinese Australians from growing bananas and selling them wholesale, and as the number of Chinese market gardeners dwindled, merchants adapted and became commission agents selling bananas from the north coast of NSW and vegetable produce grown in Sydney and in regional NSW. The place was a central element in the operation of the Sydney fruit and vegetable municipal markets.

Australian Theme	NSW Theme	Notes	Discussion
3 Developing local, regional and national economies	Transport	Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements	Bananas and vegetables grown across NSW, Queensland and Fiji were transported by rail and ship to Sydney for sale at the markets. This movement and sale of fruit and vegetable produce was co-ordinated by the firms which leased premises in the Municipal Stores at 90-100 Hay Street, opposite the markets.
4 Building settlements, towns and cities	Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	The upper floors of the 90-100 Hay Street provided accommodation for the merchants and their families and employees of the firms.
8 Developing Australia's cultural life	Domestic life	Activities associated with creating, maintaining, living in and working around houses and institutions	Families who managed the firms or employees of the firms which leased premises at 90-100 Hay Street lived on the floors above the businesses. Some evidence of this remains on the upper floor of 100 Hay Street. Oral testimonies of former residents support an understanding of domestic life in Chinatown.
9 Marking the phases of life	Birth and Death	Activities associated with the initial stages of human life and the bearing of children, and with the final stages of human life and disposal of the dead.	As the residences of merchant's and employees families, a number of children including those of Mar See Poy were born and raised in the upper floors of the buildings at 90-100 Hay Street.

6.2. Assessment against NSW heritage assessment criteria

Criterion A Historic Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The banana industry was a major industry developed by Chinese Australian entrepreneurs in Australia and Fiji in the 1880s and 1890s, and firms such as Wing Sang based their headquarters in Sydney's Haymarket area. When the new Municipal markets opened at Haymarket in 1912, firms such as Wing Sang and its subsidiaries, leased stores at 90-100 Hay Street. Their businesses and premises are distinct places in NSW for understanding the banana industry and key destinations on this trade route. They provide a cultural history of the role of Chinese Australians in the fruit and vegetable industries, and their adaptation over time, particularly in the face of challenges posed under White Australia legislation.

Profits from this industry were invested in commercial enterprises in China. Before Wing Sang and its subsidiaries leased 90-100 Hay Street, they established the first department stores in Shanghai, Canton and Hong Kong. These investments demonstrated the success of the Chinese diaspora in Australia and their continued connections to their native places. Although these department stores were established prior to the leasing of 90-100 Hay Street by Chinese Australian businesses, the stores serve as a marker of the achievements of Chinese Australian businesses recognised abroad by the Chinese diaspora.

The Municipal Stores at 90-100 Hay Street are also a location marker of the role of Chinese market gardeners in the vegetable industry in New South Wales. In particular, Lee Sang & Co. were agents for produce grown not only in Sydney but in the market gardens of regional New South Wales, brought to Sydney by rail and delivered to the stores where they were repacked and then sold at the Municipal Markets across the road. The importance of the Markets to the commercial interests of Chinese Australians is evident in the relocation of their businesses to be close to the new market buildings, which then facilitated the evolution of the Haymarket Chinatown. Family histories connected to the stores at 90-100 Hay Street demonstrate how the White Australia legislation restricted entry to Australia and impacted Chinese Australian commercial interests, affecting the lives of those employed by firms leasing premises at 90-100 Hay Street. Merchants with status and business turnover, such as Gilbert Yet Ting Quoy and Henry Won Yep Lum, were able to sponsor family and clan members to enter Australia, but they were the exception during the White Australia years. The histories associated with the stores demonstrate some of the difficulties faced by Chinese Australians in the early to mid 20th century.

The buildings at 90-100 Hay Street are part of the historical market landscape of the last operational fruit and vegetable markets in the city. The markets were relocated to Flemington in 1975. Markets were an important aspect of city life and 90-100 Hay Street together with the market buildings are demonstrative of this period when produce markets were prominent in Sydney.

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Significance indicator	Assessment
Association with an event, or series of events, of historical, cultural or natural significance	The leasing of the Municipal stores at 90-100 Hay Street by Chinese Australian produce merchants facilitated the development of Sydney's Chinatown.
Demonstration of important periods or phases in history	Vegetables grown in market gardens run by Lee Sang & Co. in Bathurst, Wellington and Scone were sent by rail to be sold by the firms at the markets. The firms also sold fruit and vegetable produce on a commission basis. The occupation of the stores by successful Chinese Australian firms such as Wing Sang & Co. and their subsidiaries coincided with the peak period of activity of the Municipal Markets. When the markets relocated to Flemington, Wing Sang ceased trading in bananas and the use of the buildings changed from produce merchants to restaurants.
Association with important cultural phases or movements	The occupation of 90-100 Hay Street by Chinese Australian firms is demonstrative of the Chinese population changing from a rural to an urban population. As the years of White Australia wore on, the Chinese born population declined, except for a small number who were able to enter Australia under the sponsorship of merchants. When immigration restrictions were lifted the numbers of people migrating from China increased. The late twentieth century saw an increase in migration from South East Asia and mainland China.
Demonstration of important historical, natural or cultural processes or activities	The municipal stores at 90-100 Hay Street are key parts of trade routes, stretching from NSW, Queensland and Fiji, for the cultivation and sale of bananas and vegetables. These industries were pioneered by Chinese Australians.

	Chinese Australian firms established banana ripening rooms in the buildings at 90-100 Hay Street to ensure their produce was ready for market. Other non-Chinese banana dealers later set up ripening rooms, but it appears this was a Chinese Australian innovation.
Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement	The stores at 90-100 Hay Street stand as historic evidence of the fruit and vegetable industries pioneered by Chinese Australians and the wealth these generated which enabled the firms to expand into establishing department stores and banking and insurance businesses in China and Hong Kong, where the successes of these firms are recognised and their material heritage is preserved and celebrated. The relocation of Chinese Australian business to stores, such as 90-100 Hay Street, with its proximity to the municipal markets, influenced the development of Chinatown in Haymarket. The firms at 90-100 Hay Street were involved in all aspects of the fruit and vegetable industries from cultivation, packing, transportation and sales. In the early years bananas came from company plantations in Queensland and Fiji. In later years the bananas were bought on commission from growers on the north coast of NSW while vegetables were bought from growers in Sydney and regional NSW.

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Criterion B Historical Association

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

Nos. 90-100 Hay Street are associated with the Chinese merchant community who leased the buildings and operated out of them successful businesses such as Wing Sang & Co., Lee Sang & Co., Wing Tiy & Co., and Gee Ick & Co. These businesses were significant in development of the banana and vegetable produce industries of NSW and Australia.

Nos. 90-100 Hay Street are associated with a number of notable individuals including Gilbert Yet Ting Quoy, the Lee family and Stanley Yee who were influential figures amongst the Chinese Australian community and fruit and produce industries.

- Ting Quoy was a prominent and influential member of the Chinese Australian community. A successful merchant, his business Lee Sang & Co., occupied 90 Hay Street for up to 20 years with his family continuing to have businesses there until after the war. He was a leader of the China Emperor Reform Association (CERA), President of the Chinese Chamber of Commerce and founding member of China-Australia Mail Steamship Line. He also campaigned to establish a Chinese school at which he taught, and he sponsored the entry of family and clan members to Australia.
- The Lee family - Lee Gee Ick was a successful merchant whose business Gee Ick & Co., occupied 100 Hay Street from 1913-1919. His son, Lee Kee Chong, continued to occupy the address with his business, Hop Chong Co., until 1948. Gee Ick was a member of CERA, the NSW Chinese Chamber of Commerce and the Lin Yik Tong (the Chinese Commercial Association).
- Stanley Yee, born in Chuen Luk Village in Chungshan, came to Sydney as a high school student in the early 1960s and worked at one of the banana wholesale companies in the Haymarket and at Lean Sun Low café. In the late 1970s Yee bought property at 96-100 Hay Street where he established the now landmark Emperor's Garden Restaurant. Yee also established a number of other businesses in the Chinatown areas including a Chinese bakery, a butchery and a tofu factory. Yee was a member of the Dixon Street Beautification Committee, which in the early 1970s pushed for the regeneration of Dixon Street as a centrepiece to the broader Chinatown area. His philanthropic contributions are recognised in both his hometown in China and in Australia.

Significance indicator	Assessment
A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation	Successful Chinese Australian firms, such as Wing Sang & Co., Lee Sang & Co., Wing Tiy & Co., and Gee Ick & Co. operated stores out of 90-100 Hay Street influencing the development of the Haymarket Chinatown. The businesses and merchants, such as Gilbert Yet Ting Quoy and Gee Ick, made considerable contributions to the development of the banana and produce industries of NSW and beyond. The Emperors Garden restaurant which has been located at 96-100 Hay Street since

	1979 is a landmark restaurant in Chinatown and the Yee family's contributions to Chinatown are recognised.
An event or series of events of historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation	Not applicable
One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object	Not applicable

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Criterion C Aesthetic /Creative/technical achievement

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The municipal stores at 90-100 Hay Street contribute to the townscape of Haymarket, particularly along Hay Street and the southern entrance to Dixon Street which is marked by its chamfered corner. Its unified design defines the end of the city block on which it is located.

The former Municipal Markets are located opposite and were once both part of the market's daily operation. Now the buildings, both of which are contemporaries of each other and designed by the City Architect, form a contextual relationship that defines the areas market character.

Significance indicator	Assessment
Recognition as a landmark or distinctive aesthetic natural environment	Nos. 90-100 Hay Street makes a key contribution to the market townscape on Haymarket particularly along Hay Street where it addresses the adjacent former Municipal Market building. Its unified design creates a distinctive termination to the city block and its chamfered corner is a distinctive marker for the southern entrance to Dixon Street.
Recognition of artistic or design excellence	Not applicable
Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions	Not applicable
Distinctiveness as a design solution, treatment or use of technology	Not applicable
Adapts technology in a creative manner or extends the limits of available technology	Not applicable

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Criterion D Social, cultural and spiritual

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

Members of the Chinese Australian community who were born and grew up in 90-100 Hay Street, whose parents, grandparents or great-grandparents worked in the stores hold deep connections to the buildings. For this community, the buildings are well remembered as stores which are symbolic of the hard work of the producers and the adaptability, resilience and achievements of the Chinese Australian firms.

The Emperors Garden Restaurant is also a place with a strong and special association to the Chinese Australian community as it is celebrated as one of the oldest, family-run Chinese restaurants in Chinatown and continues to operate.

Significance indicator	Assessment
Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment	Not applicable
Important to the community as a landmark within social and political history	Not applicable
Important as a place of symbolic meaning and community identity	The municipal stores at 90-100 Hay Street are symbolic of the banana and produce industries that were a catalyst for the development of the Haymarket Chinatown. They also represent the hard work, adaptability and achievements of Chinese Australians.
Important as a place of public socialisation	Not applicable
Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums)	Not applicable
Important in linking the past affectionately to the present	Emperors Garden is celebrated as one of the oldest, family-run Chinese restaurants in Chinatown, which has been serving continuously since 1979.

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Criterion E Research potential

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

There is some potential for evidence of the processes and operations of the banana and produce stores. Nos. 90 and 92 have not been inspected and therefore it is unknown if there is any evidence of these operations. There is some potential for evidence of the operations of these stores under false ceilings and floors in nos. 94-100 but these were not inspected and cannot be confirmed.

Significance indicator	Assessment
Comparative analysis	Not applicable
Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past	Not applicable.
Potential to inform/confirm unproven historical concepts or research questions relevant to our past	Not applicable
Potential to provide information about single or multiple periods of occupation or use	There is some potential for evidence of the operations of the banana and produce stores, such as fixings, in nos. 90 and 92 and under false ceilings and floors in nos. 94-100. but these cannot be confirmed due to limitations in inspections.
Potential to yield site-specific information that would contribute to an understanding of significance against other criteria	There is some archaeological potential in relation to the former buildings on the site.

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Criterion F Rare

An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The place is a rare surviving example of stores occupied by multiple major Chinese Australian firms including Wing Sang & Co., Lee Sang & Co., Wing Tiy & Co., and Gee Ick & Co. Though some stores formerly occupied Chinese Australian firms survive, such as 20-22 Campbell Street and 35-39 Ultimo Road, many of the earlier stores occupied by firms such as Gee Ick & Co. and Wing Sang & Co. were demolished in resumptions that destroyed earlier Chinatown areas in the Rocks, around Belmore Markets in the Haymarket and in land resumed for the building of Darling Harbour. Within this context rarity is a valuable criterion

Significance indicator	Assessment
Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised	Few buildings have survived in Sydney or NSW that were occupied by multiple major Chinese Australian businesses. The banana and produce stores which operated out 90-100 Hay Street are of a particular interest to the Chinese Australian community and more broadly the people of NSW for demonstrating the contributions of Chinese Australians to these industries and their resilience throughout the early 20th century as White Australia legislation was implemented in NSW and Australia.
Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred	Not applicable
Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.	Not applicable
Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection	Not applicable

s

Criterion G Representative

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The place does not meet the threshold for criterion G.

Significance indicator	Assessment
A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance	Not applicable
Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance	Not applicable
Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance	Not applicable
Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance	Not applicable

6.3. Statement of Significance

The group of buildings at 90-100 Hay Street are important in the history of the Chinese in NSW. Located opposite the Municipal Markets and built in direct association with the markets, the stores at 90-100 Hay Street were occupied by Chinese Australian fruit and vegetable produce firms between the 1910s and the 1970s. It is also important in the history of the city as the relocation of the City markets from the Belmore Markets in Haymarket to the Municipal Markets was a catalyst for the development of a new Chinatown in Haymarket, as firms opened stores to be near the markets.

These stores are location markers in Sydney of the processes of the banana and commercial vegetable growing industries which were pioneered by Chinese Australians. The place is a key destination on a trade route with a supply network of vegetables and bananas coming from Chinese Australian communities across New South Wales, Queensland and Fiji. Lee Sang & Co. at 90 Hay Street dealt primarily in vegetable produce supplied by a network of stores and market gardens in regional NSW and firms at 92-100 Hay Street dealing primarily in bananas were supplied by plantations in northern NSW, Queensland and Fiji.

The buildings at 90-100 Hay Street are associated with major Chinese Australian businesses such as Wing Sang & Co., Wing Tiy & Co., Gee Ick & Co., and Lee Sang & Co. and is a rare example of stores occupied by multiple major Chinese Australian businesses. Histories of the firms which occupied the stores evidence the achievements of Chinese Australians in the fruit and vegetable industries despite the impacts of immigration restrictions on Chinese Australian businesses and families.

Nos. 96-100 are also associated with the significant and popular restaurant, Emperor Gardens which has occupied the place since 1979.

There are many family and community stories and memories attached to 90-100 Hay Street, particularly for those whose families lived or worked in the buildings, or grew the produce sold through the stores, and for those in China who were reliant on remittances sent through these stores. These stories testify to the resilience of the Chinese Australians in the face of social and economic discrimination imposed by White Australia legislation.

The authors and editors of the book, *The China-Australia Migration Corridor: History and Heritage*, use the metaphor of a “transnational heritage corridor” to describe the circulation of people, money, goods and ideas between Zhongshan and Australia.[163] Alexandra Wong and Ien Ang argue that the businesses which merchants operated at the Sydney end of the corridor, have significance not only at a local, but at a transnational level. [164] The same can be said of the Chinese businesses which rented the Municipal stores at 90-100 Hay Street. .

[163] BYRNE, D., ANG, I. & MAR, P. (eds.), *The China-Australia Migration Corridor: History and Heritage*. Hong Kong: HK University Press, 2023.
[164] ANG, I. & WONG, A. 2023, Zhongshan in Sydney's Chinatown. *In:* BYRNE, D., ANG, I. & MAR, P. (eds.) *The China-Australia Migration Corridor: History and Heritage*, 222.

7. Listing Recommendations

Under its Local Environmental Plan (2012), the City of Sydney is required under 5.10(a) to "conserve the environmental heritage of the City of Sydney". For a place to be heritage listed, it needs to substantially meet at least one of NSW Heritage's criteria (2023) for assessing significance. The significance assessment of 90-100 Hay Street, Haymarket has found that the place meets five criteria at least at a local level, and therefore warrants protection under the Local Environmental Plan. The significance assessment has demonstrated that the place has importance to Sydney with its distinct history in the Haymarket precinct, its representing of the significant role of Chinese in Australia, and the current regard held for the buildings by the community. Therefore, the place should be listed under Schedule 5, Part 1 of the City of Sydney LEP 2012.

8. Management Recommendations

The following recommendations are drawn solely from a consideration of the significance of the place and good heritage practice.

Since the historical and social significance of the place is especially important, these recommendations are framed with an understanding that heritage conservation is a social contract, requiring responsibility to be shared by the owners and consent authorities for the mutual benefit of all stakeholders, including the Chinese community.

As such, these recommendations are written with consideration of possible future ambitions of the owners, while striving to achieve the best heritage outcome for the place, and with an expectation that the consent authority, in representing the community's interest, will assist/support the owners in managing and conserving the significance of the place, where possible.

8.1. Obligations arising from significance

The high cultural significance of the place identified in the statement of significance obliges its conservation and good management (Burra Charter Article 2).

In the Burra Charter, significance is embodied in the place, were place means site, area, land, landscape, building of other work, group of buildings or other works, and may include components, contents, spaces and views. Place also includes fabric, setting, use, associations, meanings, records, related places, and related objects. (Burra Charter Article 1).

The place as an important reference site for major Chinese Australian businesses which pioneered the banana and commercial vegetable growing industries in Australia should be recognised and interpreted at the place.

Its uniform design makes a significant contribution to the streetscape and it is contemporary with the adjacent former municipal market building (now Market City). Together these form part of a significant market townscape which must be conserved.

8.2. Tolerance for change to fabric, form and layout

Forming part of a market townscape and as a reference point for the businesses which occupied these historical stores, there is a low tolerance for change to the external form and detailing of 90-100 Hay Street. The façade form and detailing should remain symmetrical so that place continues to read as one building with a shared history.

Historically the stores were primarily open plan and would have had limited internal architectural elements or detailing. Little evidence of the historical banana and produce stores survive and therefore there is a greater tolerance for change internally. Note it is unknown if evidence of the functions and operations of these stores exists in nos. 90 and 92 as they were not assessed internally.

8.3. Future development

Additions and alterations to 90-100 Hay Street are appropriate but must ensure retention of the whole form and original detailing of the exterior of the principal building.

Any future development is to be of a sympathetic design. The setback and scale of any vertical additions to the place must be sufficient to maintain the readability of the existing form and scale of the principal building as a building and not just a façade.

All proposed future development is subject to the City of Sydney's processes such as a Heritage Impact Statement and Conservation Management Plan.

8.4. Interpretation

To aid interpretation of the place as having a shared history the building should read as one. Therefore, consider repainting the exterior of the place in a single colour or restoring the face brick. Similarly, consider balustrades and awnings of a common design.

The significance of the place is best understood as part of the history and development of Chinatown in the Haymarket area, and as such, interpretive strategies for 90-100 Hay Street should be considered within an overall interpretation strategy for Chinatown.

We recommend that the City of Sydney and the owners work together in considering additional interpretive strategies for the place such as:

- Setting up a plaque(s) identifying the history and significance of the place.
- Creation of digital archives/ websites showcasing the history and significance of Chinatown, identifying 90-100 Hay Street as a place of significance in the area.

A heritage interpretation plan must be provided in the event of major alterations to the building and should be developed in consultation Chinese Australian community, particularly descendants of the families who lived and worked in these buildings.

Further research into the places is also encouraged. There is also high potential for further research into the businesses which operated out 90-100 Hay Street. This research would likely yield a greater understanding of the processes and activities of these businesses and thereby their contributions to the development of the fruit and vegetable industry in Australia. For example, further research could be undertaken into the export of New South Wales produce by Chinese Australian firms such as Wing Sang & Co., of which 90-100 Hay Street is a location marker of this activity. Similarly, research could be undertaken into moveable heritage items that exist off site and contribute to the understanding of the operations and activities of the place.

8.5. Future use

The existing uses of the place are of value because they are business run by Chinese Australians and therefore encouraged. If change of use occurs, appropriate uses include but may not necessarily be limited to: food retail stores, restaurants, offices and accommodation. In the event of a change of use, there is a need to maintain or give opportunity for ongoing connections to the Chinese Australian community.

Because of the heritage significance of this place, prior to any proposed major development including change of use, respectful and purposeful engagement with Chinese Australian community, particularly descendants of the families who lived and worked in these buildings, is recommended.

Attachment D

Hector Abrahams Architects - Heritage Assessment Report - 75-77 Ultimo Road

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75-77 Ultimo Road, Haymarket

Heritage Assessment

FINAL Version V1.3
19 July 2024



For City of Sydney
by Hector Abrahams Architects and Dr Juanita Kwok

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Sydney NSW 2000

Hector Abrahams Architects Pty. Ltd.
ABN: 95 160 116 030
Nominated Architect:
Hector Abrahams, Reg No. 5245

Acknowledgment of Country

We acknowledge the Gadigal and Wiradjuri, the original inhabitants of the land on which we work. Nos 75-77 Ultimo Road is also located on the land of the Gadigal.

Aboriginal and Torres Strait Islander peoples have a connection to place, land, water and community, established over many thousands of years. We recognise the cultural significance inherent in these connections, that sovereignty over this land was never ceded and that it continues to be sacred to its rightful owners.

We pay respect to Elders past and present, and stand with all First Peoples in their quest for justice, truth telling, and reconciliation.

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Version	Authors	Status	Date
Version 1.0	Hector Abrahams Architects and Dr Juanita Kwok	Draft for internal review	13 May 2024
Version 1.1	Hector Abrahams Architects and Dr Juanita Kwok	Draft for review by City of Sydney	17 May 2024
Version 1.2	Hector Abrahams Architects and Dr Juanita Kwok	FINAL for City of Sydney	02 July 2024
Version 1.3	Hector Abrahams Architects and Dr Juanita Kwok	FINAL for City of Sydney with minor amendments	19 July 2024

1. Introduction

This report has been prepared responding to the Haymarket and Chinatown Revitalisation Strategy. The past few years have been challenging for Haymarket and the City heard from the community that the area needs revitalisation. The City adopted the Haymarket and Chinatown Revitalisation Strategy in December 2023 to outline actions in five priority areas to deliver on the community's vision for the area. The Strategy includes an action to strengthen recognition of cultural heritage, identifying three sites as potentially having cultural significance, linked to the Chinese Australian community. To provide a foundational understanding of the key themes from Chinatown's history the City commissioned GML Heritage in 2022 to provide a Thematic History of Chinatown.

Hector Abrahams Architects (HAA) have been asked by the City of Sydney to investigate the significance of the three places identified in the strategy as 90-100 Hay Street, 75-77 Ultimo Road and 50-54 Dixon Street, Haymarket. Our first stage was to examine the history and potential significance of these places. The findings were compiled in standalone historical research reports and drawn upon in the second stage. Following the development of the Historical Research reports, HAA was then asked to undertake a heritage assessment of 75-77 Ultimo Road, Haymarket. Our approach to all of these reports is to work in co-authorship with the Chinese Australian Historian, Dr Juanita Kwok. Dr Kwok was asked to conduct research and provide a contextual written history for the place and to advise on the place's significance and management.

This report assesses the heritage significance of 75-77 Ultimo Road. Its purpose is to advise the City of any significance, to make a recommendation on heritage listing and provide management recommendations to conserve significance. This assessment will only make a recommendation on heritage listing within the Sydney LEP 2012.

The report begins with a history of the place which outlines the background to the establishment of the Chinese Nationalist Party of Australasia (the Kuomintang or KMT for short). The history then addresses the establishment of the Headquarters of the Party at 75-77 Ultimo Road, Haymarket, its political and community roles and identifies people and uses associated with the building.

A detailed description of the place in its current condition follows, along with a detailed comparative analysis then investigates other KMT buildings in Australasia, buildings by the architect and buildings by the construction company. Our history and comparative analysis inform the assessment of significance which is based on Heritage NSW's *Assessing Heritage Significance Guidelines* (2023) and from which a recommendation on whether or not the place should be listed. The report concludes with management recommendations.

This report was prepared by Hector Abrahams and Sioned Lavery of Hector Abrahams Architects, and Dr Juanita Kwok, historian. Research using Chinese language sources and Chinese-to-English translations and research were done by historical translator and consultant linguist, Ely Finch.

The authors acknowledge and sincerely thank descendants and those who lived or worked in Chinatown for sharing their family stories and memories.

2. Site Description

The place is located at 75-77 Ultimo Road in the centre of Haymarket between Thomas and George Streets. Hay Street and Dixon Street are located to the north.

Its land title reference is Lot 1 DP79765. It is a four-storey masonry building with distinctive fenestration under a single arch. Constructed in 1921 for the Chinese Nationalist Party, the party continues to occupy the 1st, 2nd and 3rd floors while leasing the ground floor for retail use.



Figure 1 Aerial photograph showing 75-77 Ultimo Road in red. Source: Sixmaps with HAA overlay.

3. History (written by Juanita Kwok)

Contextual Background

Chinese migrants who came to Australia for the gold rushes, came largely from counties in the Pearl River Delta region of Canton, and they maintained strong ties to their villages.[1] People tied by native place, languages and kinship established associations to support and sponsor others from the same place or of the same surname. Most groups had their own district associations and also formed associations not based on native place or lineage, but on mutual co-operation and in many cases with the aim of political reform in China. The Yee Hing mutual aid brotherhood societies, which were active on gold fields from the earliest days, espoused the political aim of overthrowing the Ching dynasty in China. The China Empire Reform Association (CERA), on the other hand, advocated modernising China but maintaining the Emperor system, and in later years advocated constitutional monarchy. Their competing ideas were circulated through newspapers, such as the *Chinese Australian Herald*, The *Tung Wah Times* and the *Chinese Times*.

Chinese migrants to Australia were actively engaged in fomenting and funding political change in China. Funds remitted and the ideas transmitted to China by overseas Chinese, including Chinese Australians, were crucial both to the success of the 1911 revolution which overthrew the Manchu Ching Dynasty and established a Chinese republic, and to the success of the Nationalist Party in gaining power in China. The Chinese Nationalist Party of Australasia headquarters at 75-77 Ultimo Road is a part of this history.

A forerunner to the Chinese Nationalist Party in Australia was the Yee Hing which had branches across rural NSW and Australia. When the Yee Hing changed its name to the Chinese Masonic Society and opened the Chinese Masonic Hall at 18 Mary Street, Surry Hills in 1912, a newspaper report named delegates who attended from Braidwood, Condobolin, Wagga Wagga, Wyalong, Temora, Nyngan, Newcastle, Wellington, Walgett, Hay, Parkes, Albury, Tumut, Tingha, Narrabri, Goulburn, Gunnedah, Wollongong, Lismore in NSW and from Tasmania, Bendigo, Rockhampton, Thursday Island, Brisbane, Melbourne, Wangaratta and Auckland.[2] The Chinese Masonic Hall, which is listed on the City of Sydney Local Environment Plan, is highly significant for its role in the revolutionary movement which preceded the establishment of the Chinese Nationalist Party of Australasia.[3]

[1] See WILLIAMS, M. 2018. *Returning Home With Glory: Chinese Villagers around the Pacific, 1849 to 1949*, Hong Kong University Press.
[2] 1912 '"TSUN FORE."', *The Sun (Sydney, NSW : 1910 - 1954)*, 30 January, p. 1. , viewed 03 May 2024, http://nla.gov.au/nla.news-article222004834
[3] NSW State Heritage Inventory, Chinese Masonic Hall including interior, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2420970, accessed 3 May 2024.



Figure 2 Chinese Nationalist Party of Australasia building at 75-77 Ultimo Road, Photo by Juanita Kwok 2024.

The Chinese Nationalist Party of Australasia Building at 75-77 Ultimo Road

Until it was resumed for the Municipal Markets in 1908, 75-77 Ultimo Road was Engine Street, named after the 'engine' of the Victoria Steam Mills. After the resumption, the section from Thomas Street to George Street was incorporated into Ultimo Road (figure 3). In 1908, Sydney Municipal Council resumed terrace houses, mills and workshops spread over four acres bounded by Ultimo Road and Thomas, Hay, Quay and Engine Streets to make way for Municipal Markets. These developments were reported in the *Chinese Australian Herald* in March 1909, with the comment that numerous Chinese firms were expected to move in light of the market's relocation.[4] From 1910, Chinese firms which had previously been centred around Campbell and Pitt Streets, Haymarket in proximity to the Belmore Markets, began to open stores in Hay, Dixon, Quay, Harbour Streets and Ultimo Road close to the new Municipal Markets.

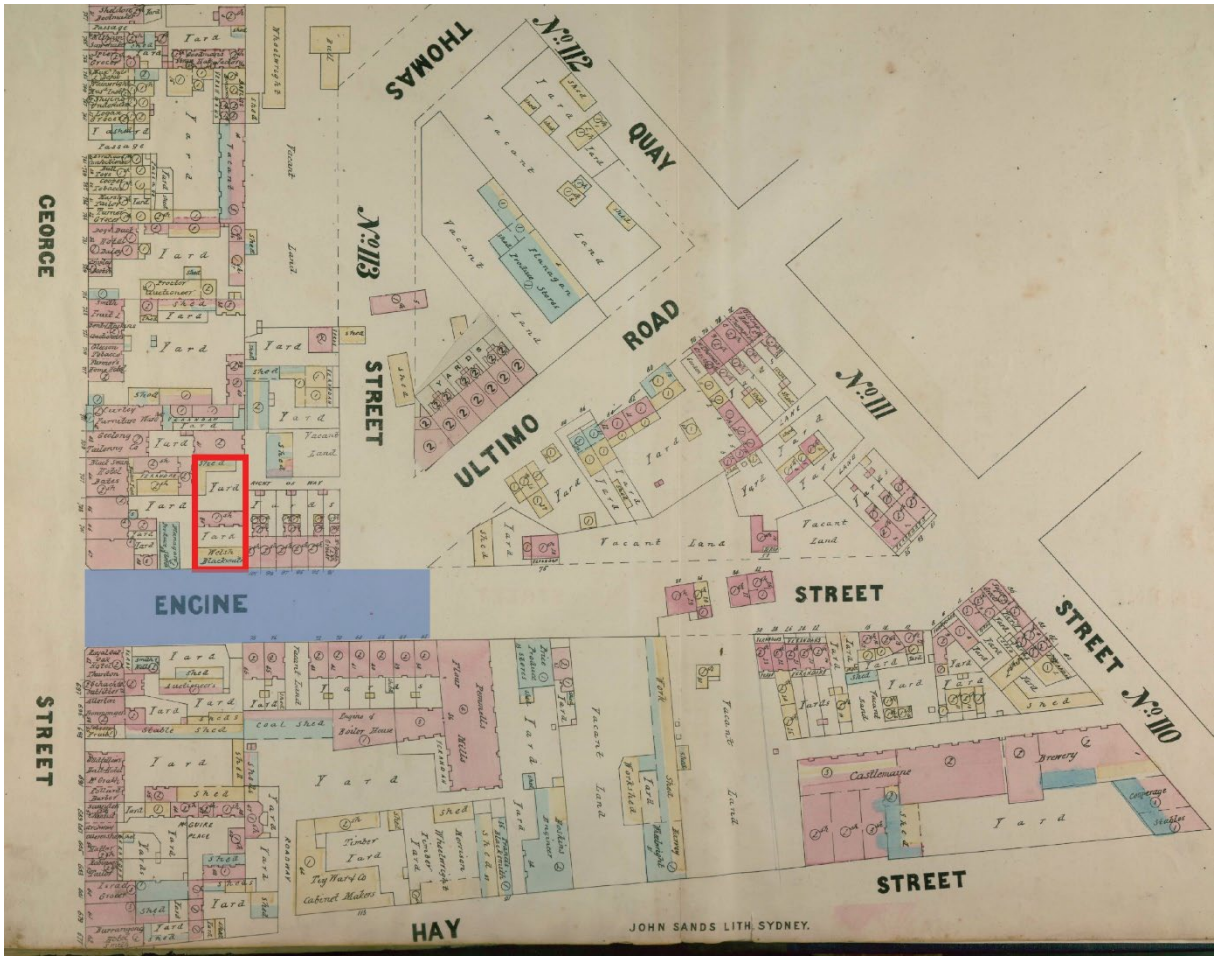


Figure 3 Dove's 1880 survey showing Engine Street. The section of Engine Street which would become Ultimo Road is indicated in blue and what is now 75-77 Ultimo Road in red. Source: City of Sydney Archives with HAA overlay.

[4] 1909 '决 議 改 建 街 市', *Guang yi hua bao = The Chinese Australian Herald (Sydney, NSW: 1894 - 1923)*, 13 March,2. , viewed 21 Feb 2024, http://nla.gov.au/nla.news-article168080171

The Chinese Nationalist Party of Australasia and the establishment of the headquarters at 75-77 Ultimo Road

The Chinese Nationalist Party of Australasia or the Australian Kuo Min Tang (KMT) was established when the Young China League was founded in Melbourne in 1910 to support the revolutionary aims of Sun Yat-sen, the leader of the Chinese Nationalist Party.[5] After the 1911 Revolution in China overthrew the Ching dynasty, a branch of the Young China League was established in Sydney, with the Presidency occupied by head of the Chinese Masonic Society, James Chuey.[6] In April 1916, the Chinese Nationalist League was founded and George Kwok Bew of Wing Sang & Co. Fruit Merchants elected as the first President.[7] A temporary office was established at 211 Thomas Street, next to the store of Tiy Sang & Co., whose proprietors were Nationalist League treasurer, Peter Yee Wing and Vice-President, Samuel Wong.[8] Over the next few years, representatives from the Nationalist League travelled across Australian and the Pacific to raise funds for a permanent building, establishing branches in Brisbane, Bowen, Cairns, Mackay, Townsville, Burdekin and Atherton in Queensland; in Newcastle, Darwin, Adelaide and Perth and in Auckland, Fiji, Rabaul, Kokapo, Kavieng, Madang and the Solomon Islands.[9] In 1917, George Bew went to Shanghai in 1917 as manager of the new Wing On Department store, where he developed a close relationship with Sun Yat-sen and other Nationalist leaders.[10]

In August 1921, the Chinese Nationalist League established its legal identity by registering as an association under the Companies Act in NSW. Its registered title was Chinese Nationalist Party of Australasia.[11] Its Chinese name was the Kuo Min Tang.

£10,997 was raised by donations from Nationalist Party members in Australasia to purchase land and build a headquarters for the Chinese Nationalist Party of Australasia at 75-77 Ultimo Road, Haymarket.[12] Plans for a five-storey building were drawn up by architect Francis Ernest Stowe of 20 Loftus Street Sydney on 23 August 1921.

Stowe, born in Ireland in 1867, emigrated as a child to Australia with his family. He trained and worked as both an architect and civil engineer, being appointed the Grand Architect of the Grand Lodge in 1922.[13] Stowe designed a counterweight tramway system for Darling Street Wharf, Ball's Head Coal Loading Depot and a number of Masonic buildings including the Temple in North Sydney, Baulkham Hills Masonic School and a Masonic Hospital in Ashfield. The latter four are extant but it is unclear what remains of the Darling Street Wharf tram system. One of his more interesting designs was a contender for the Sydney Harbour Bridge which had three crossings that intersected at an Anzac memorial on Me-Mel - Goat Island. In addition to his architectural and engineering work, Stowe also established the Sydney Marine Engineer College in 1902, founded the Stowe Electrical Company and published a number of booklets and pamphlets on scientific topics. He was also an early mentor to Florence Taylor (née Parsons).[14] He died in 1936.[15]

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[5] KUO, MEI-FEN & BRETT, JUDITH 2013. *Unlocking the history of the Australasian Kuo Min Tang, 1911-2013* Kew, Victoria, Australian Scholarly Publishing, ix.
[6] YONG, C. F. 1977, *The New Gold Mountain : the Chinese in Australia, 1901-1921,* Richmond, Australia, Raphael Arts, 141.
[7] YONG, 150.
[8] KUO, M.-F. & BRETT, J. 2013, 11.
[9] YONG, C. F. *The New Gold Mountain : The Chinese in Australia, 1901-1921.* Richmond, Australia: Raphael Arts, 1977, 150-153.
[10] KUO, M.-F. & BRETT, J. 2013, 16.
[11] KUO, M.-F. & BRETT, J. 2013, 11, 30.
[12]KUO, M.-F. & BRETT, J. 2013, 22.
[13] Australian Institute of Architects, "NSW Bibliographical information: Lt Col Francis Ernest Stowe," 2015.
[14] Australian Institute of Architects, "NSW Bibliographical information: Lt Col Francis Ernest Stowe."
[15] "Obituary Mr F. E. Stowe," The *Sydney Morning Herald*, 21 July 1936, https://trove.nla.gov.au/newspaper/article/17253756; Margaret Dobson, "John Lamb Lyon and Francis Ernest Stowe," Leichhardt Historical Journal 4 (1992) 6.

Stowes original 1921 plans for 75-77 Ultimo Road (Figure 4) indicates that the building was intended to be used as a series of spaces across the four floors of the building, that could be used separately or together. The retail premises at 77 Ultimo Road (identified as Shop No. One located on the eastern side of the building) was designed to be used over two levels (ground and first floor) with a timber stair in the south-eastern corner. The shop at 75 Ultimo Road (identified as Shop No. Two on the western side of the building) was on the ground floor only. The level above Shop No. Two was designed as a separate tenancy, separated from the upper level of Shop No. One by a timber partition. The drawings indicate that the stairs to the upper levels were intended to have adjacent flights on the western side of the building; these were not constructed as planned, as the stairs to the upper levels are in a series of flights lining the western boundary. The original drawings also indicate that all internal floors are timber framed, supported by steel beams but it is unclear if this is the case (see section 4. Physical Description for a description of the places current condition).

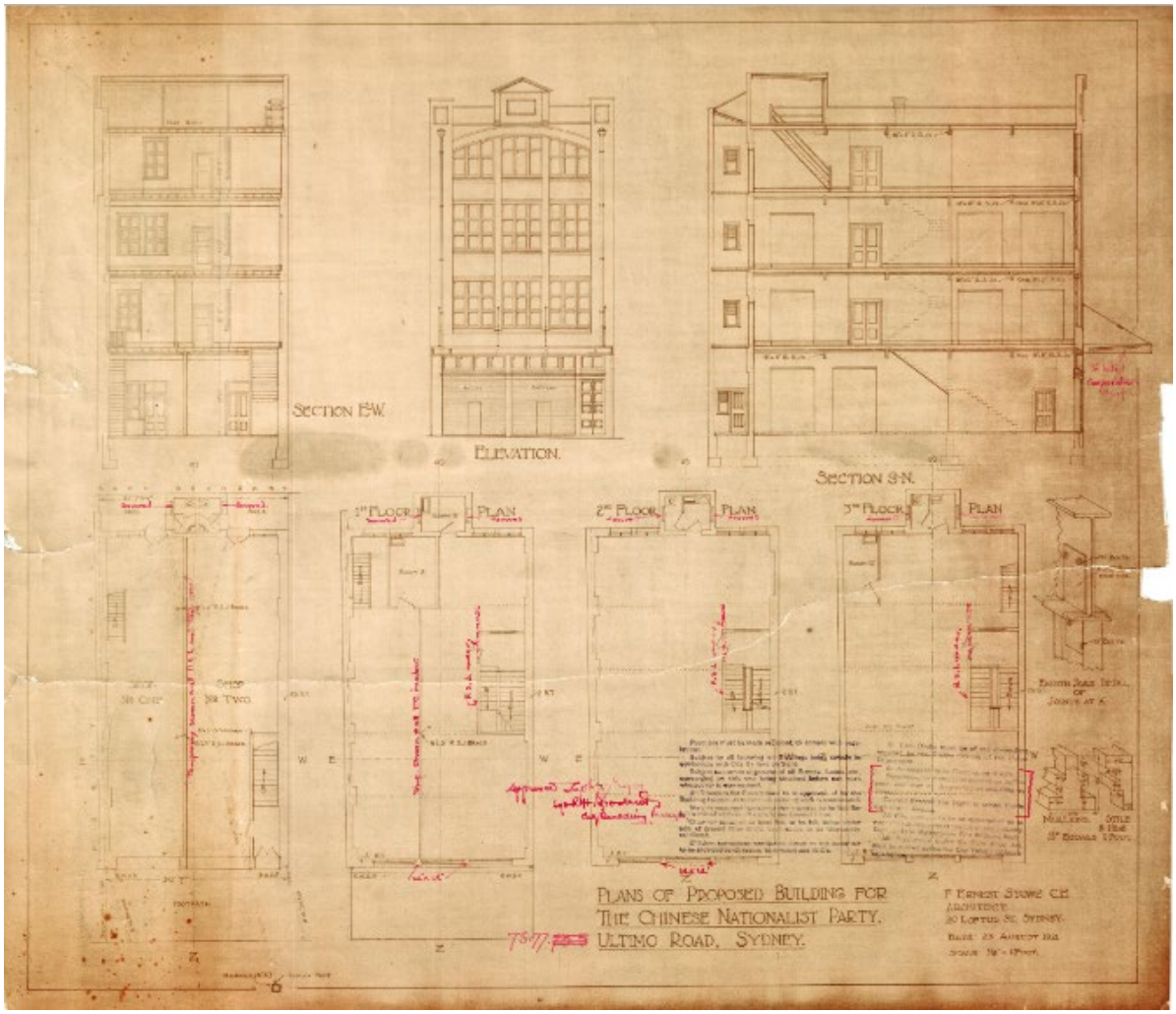


Figure 4 Plan - Chinese Nationalist Party, 75-55 Ultimo Road, 1921 (01/01/1921 - 31/12/1921), [A-00566860]. City of Sydney Archives, accessed 29 Feb 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/1431062

In September 1921, a City building application was made by contractors Robert Wall & Sons, for the erection of a building for the Chinese Nationalist Party at 75-77 Ultimo Road.[16] Robert Wall, according to his obituary in *The Daily Telegraph*, was at 87 the "World's Oldest Builder" and one of the best known in the state of NSW. Robert Wall & Sons had previously constructed a

[16] 'CITY BUILDING APPLICATIONS', *The Daily Telegraph (Sydney, NSW : 1883 - 1930)*, 27 September, 7 , viewed 21 Feb 2024, http://nla.gov.au/nla.news-article239701774.
With thanks to Antonia Finnane for supplying this reference.

number of important Sydney buildings including: Culwulla Chambers (67 Castlereagh Street), Usher's Hotel (64-68 Castlereagh Streets) and Beanbah Chambers (235 Macquarie Street). Other buildings which are no longer extant include: South British Insurance Co. (corner of O'Connell and Hunter Streets), and the Government Savings Bank on Moore Street (now Martin Place).[17]

The choice of Robert Wall & Sons as builders of the Australasian KMT Headquarters may have been owing to the firm's reputation as master builders, or have related to the fact that Robert Wall Senior was the father-in-law of William Henry Donald, adviser to Nationalist party leader Sun Yat-sen, and later to Chang Hsueh-liang and Chiang Kai-shek. Born in Lithgow, NSW in 1875, Donald began his career as a journalist in Australia before moving to Hong Kong where he became Managing Director of the *China Mail* . He married Robert Wall's daughter Mary Wall, in Hong Kong in 1904, though the couple separated sometime around 1920.[18]

The foundation stone of the building, was laid on the 12th November 1921, by Chan On Yan, sent from China as a personal representative of Sun Yat-sen.[19] It can still be seen at the entrance of the building (see figure 5). After travelling around Australia and the Pacific, Chan On Yan returned to Sydney to launch the building in April 1922.[20]



Figure 5 Foundation stone outside the building at 75-77 Ultimo Road Photo by Juanita Kwok 2024.

[17] 1925 'MR. ROBERT WALL', *The Daily Telegraph (Sydney, NSW : 1883 - 1930)*, 2 December, 5 , viewed 11 Mar 2024, http://nla.gov.au/nla.news-article245061670
[18] Winston G. Lewis, 'Donald, William Henry (1875–1946)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, https://adb.anu.edu.au/biography/donald-william-henry-5992/text10229, published first in hardcopy 1981, accessed online 2 May 2024.
[19] Chan on Yan visited Australia and the Pacific Islands between 1921 and 1923, promoting Sun Yat-sen's ideology and raising funds for Sun's causes in China, including establishing an air-force to defeat Chen Jiong-Ming's army in China. See Kuo and Brett, 25-9.
[20] KUO, M.-F. & BRETT, J. 2013, 25.

Membership of the Party was open to women and female members were exempted from the membership fee. Women were particularly prominent in the Darwin branch of the KMT, though less so in the Sydney branch.[21] By 1922 it was reported that there were 23 branches and 5289 members of the Chinese Nationalist Party in Australasia and the South Pacific.[22] As Sun Yat-sen's native district was in Heung Shan, members from Heung Shan dominated the Sydney branch of the KMT.[23]

President of the Australasian KMT from 1919-1930 was Charles (Peter) Yee Wing. According to a biography by his grandson, Tony Wing, Charles Yee Wing, born 1862 or 1866, became involved in Tiy Sang & Co. which traded in bananas and by 1893, he was Managing Director of the firm. He married Susan Kezia Beck in 1906 and they had at least 12 children. He established the Australasian KMT's Canton Liaison Office and was one of the founders of the China-Australia Mail Steamship Line.[24] C.F. Yong argues this shipping line, established to break up the Japanese shipping monopoly and extend the Sino-Australian import and export trade, "expressed the unity and co-operation achieved for the first time by Chinese in Australia over a single issue of common interest."[25] Like many of the leaders of the KMT in Australia, Yee Wing was a Christian. As Yong remarks, "It is striking that nearly all the top leaders of the Chinese Nationalist Party in Victoria and New South Wales in the years 1910-1930 were associated with churches." [26] This might be attributed as much to the influence of the Christian wives of the leaders as to the work of Chinese missionaries in particular, the Church of England minister Soo Hoo Ten and the Presbyterian Minister John Young Wai and his wife, who were actively proselytising and performing charitable work amongst the Chinese population in the Haymarket.[27] Yee Wing returned to China after the death of his wife Susan in 1938, and died there sometime in 1942.[28]

Tenants of the building

After the new building opened, various rabbit merchants and grill rooms tenanted the ground floor of 77 Ultimo Road until 1923, when L.A. Pogonowski, who had occupied the site in 1913 prior to the KMT Building's construction, returned to occupy the ground floor of the new building. Pogonowski evidently had a good long-standing relationship with Samuel Wong and Peter Yee Wing, the proprietors of Tiy Sang & Co. on Thomas Street. Sometime in January or February 1911, Tiy Sang & Co. complained to the Town Clerk about damage to their premises caused by flooding.29 When nothing was done, L.A. Pogonowski then took up the case, seeking action on stormwater damage to his store, the neighbouring store of Tiy Sang & Co. and two other businesses. The Town Clerk replied that the Council would not accept liability.30 From 1925 until 1927, L.A. Pogonoswki Talk Machines occupied the ground floors of both 75 and 77 Ultimo Road. Presumably after the death or retirement of Mr Pogonowski, Mrs C.

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[21] KUO, M.-F. & BRETT, J. 2013, 23-24; MARTINEZ, J. 2015, Chinese politics in Darwin: interconnections between the Wah on society and the Kuo Min Tang and the Kuo Min Tang. *In:* BAGNALL, K. & COUCHMAN, S. (eds.) *Chinese Australians, Politics, Engagement and Resistance.* Netherlands: Brill, 2015.
[22] YONG, 153.
[23] Up until the early 1920s, the Chungshan district was known as Heung Shan or Heungyap. Sun Yat-sen changed its name to Chungshan to reflect his Japanese name, Nakayama, which means "middle mountain".
[24] KUO, M.-F. & BRETT, J. 2013, 9-10.
[25] YONG, 97.
[26] YONG, 206.
[27] Ruth Teale, 'Ten, George Soo Hoo (1848–1934)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, https://adb.anu.edu.au/biography/ten-george-soo-hoo-4699/text7785, published first in hardcopy 1976, accessed online 7 May 2024.; Adrian Chan, 'Young Wai, John (1847–1930)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, https://adb.anu.edu.au/biography/young-wai-john-9222/text16295, published first in hardcopy 1990, accessed online 7 May 2024.
[28] KUO, M.-F. & BRETT, J. 2013, 9-10.
[29] *Tiy Sang & Co complained to the TC about damage to their premises caused by flooding. The Water &* (29/01/1912 - 27/02/1912), [A-00247772]. City of Sydney Archives, accessed 01 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/866237
[30] *L A Pogonowski, 77 Engine St re stormwater damage, including to Tiy Sang & Co; Pennell & Co; Morton* (29/02/1912 - 15/05/1912), [A-00246270]. City of Sydney Archives, accessed 01 Mar 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/879399

Pogonowski continued the business at 75-77 Ultimo Road until 1929.31 The Pogonowski store can be seen in an early photograph of the Australasian KMT Building (see figure. 6).

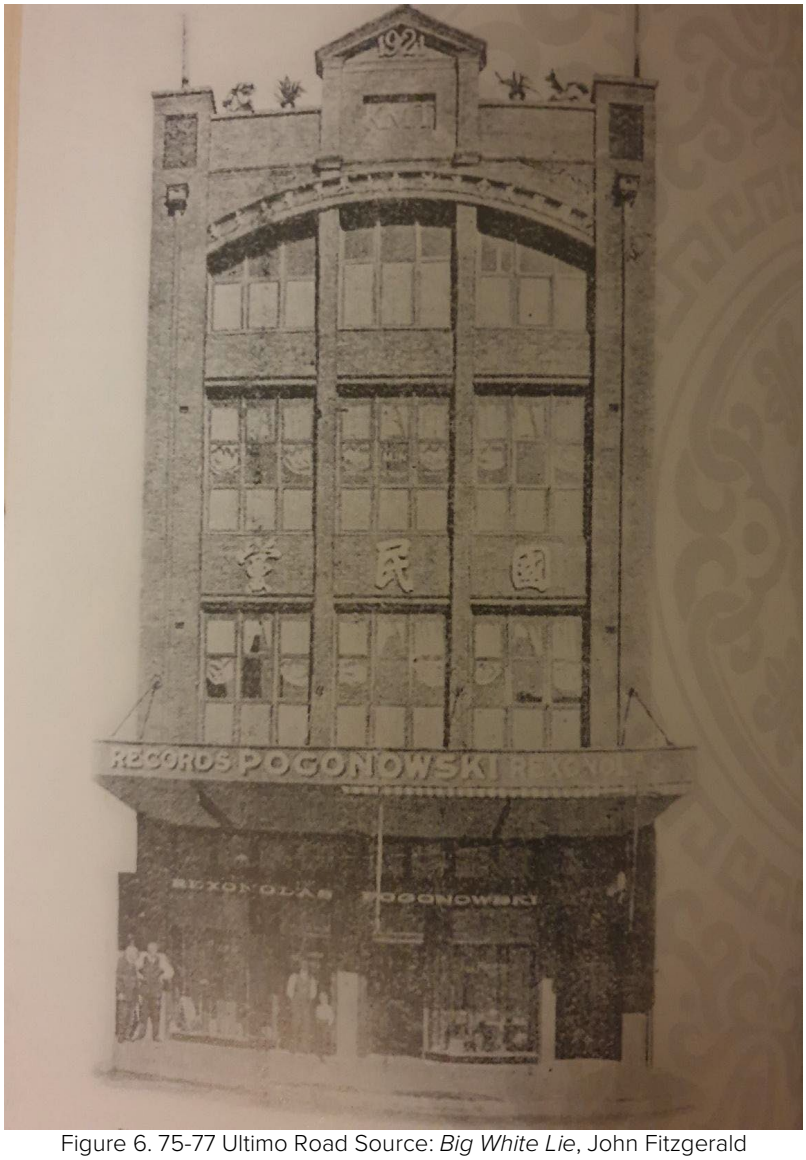


Figure 6. 75-77 Ultimo Road Source: *Big White Lie*, John Fitzgerald

From 1922, 75-77 Ultimo Road was the registered office for the *Chinese Times* newspaper. The *Chinese Times* was a revolutionary newspaper first published in Melbourne, (1902-1915), where it played an important role in shaping and mobilising support for the revolution in China and later opposing the increasingly despotic government of Yuan Shikai, the Provisional President of the Republic of China.[32] In 1922, the *Chinese Times* began publishing in Sydney and continued publication until 1949 with financial support from the Chinese KMT. [33]

Between 1932 and 1977, the ground floor of 75 Ultimo Road was leased to Arthur Lowe who ran a tobacconist shop there for 45 years. In an interview with Rosetta Sung in 1984, Arthur Lowe said he was born in Enfield in 1903 to Willie Bow Suew and Rosetta Helen McDonald, of Scottish descent.34 When his mother died, when Arthur was only eight months old, his father

[31] *Sands Directory* 1913-1929.
[32] KUO, M. F. 2013, *Making Chinese Australia : Urban elites, newspapers and the formation of Chinese Australian Identity,* Melbourne, Monash University Publishing, 184-9, 222-5; YONG, 145-148.
[33] KUO, M.-F. & BRETT, J. 2013, 78-9.
[34] SUNG, ROSETTA, Interview 18, 1984, Arthur, b. 1903, Rosetta Sung transcripts, State Library of NSW, MLMSS 5619, 1984-1989.

took him back to his village in Chungshan to be cared for by his first wife. Arthur returned to Australia with his father when he was thirteen, returning once more to China with his father around 1920 at his father's insistence that he find a Chinese wife. Arthur married his Chinese wife, Liu Cheng Su Tseng in a Christian ceremony, but returned to Australia leaving his wife and children behind, as immigration restrictions prohibited Chinese women from entering Australia. Arthur bought a greengrocer business in Neutral Bay, before opening his tobacconist business on the ground floor of 75 Ultimo Road. With the help of the Chinese Consul, Arthur managed to bring his wife and three children to Australia in 1934.35 The couple subsequently had another five children. Arthur said of the KMT:

> *Father was a member, all members. I not one of the original members but early one. Tongmenhui, meaning gathering together society, a club.[36] Always involved in fundraising for Kuo Min Tang. Collect lot of money and send to China, now Formosa (Taiwan) and before send to Canton or Nanking.[37]*

The operation of the Australasian KMT at 75-77 Ultimo Road

The operation of the Australasian KMT at 75-77 Ultimo Road over the years has been researched and written about by Judith Brett and Mei-Fen Kuo, and by John Fitzgerald, utilising the Australasian KMT archives housed at 75-77 Ultimo Road. In 1924, representatives from the Sydney branch attended the first National Assembly in Canton and in the following year, the Australasian KMT held its first Australasian Convention. A memorial ceremony was held for Sun Yat-sen who had died in March 1925, which recognised him as the father of the modern Chinese nation and the symbolic head of the KMT. The Convention strengthened connections between branches in Australia, New Zealand and the Pacific, sending money to enable representatives from branches in the Pacific to attend.38 The Convention established a Canton Liaison Office, which helped returning Chinese Australians to settle back in China. It also established branches for seamen working in the South Pacific, boosting membership and providing a conduit for connecting branches in the region.39 By 1927, "around one in six registered Australasian party members were able seamen and ship's engineers."[40]

After Sun Yat-sen's death, Chiang Kai-shek succeeded Sun Yat-Sen as leader of the KMT. The Australian government, which had hitherto been suspicious of the KMT's communist sympathies, recognised the Chinese National Government in Nanking after Chiang Kai-Shek became leader.

Chiang launched an international Party Purification Movement in 1926 to purge Communists and their sympathisers from the Party. At the second Australasian Convention in Sydney in 1927, held to endorse Chiang Kai-Shek's command, Samuel Wong, Vice-President of the Australasian KMT, objected to the Party Purification Movement and Chiang's leadership. Wong was expelled along with five other members.[41]

In 1929, Australian KMT delegates went to Nanjing to attend a national congress where they appealed to the Chinese government to seek the removal of discrimination against Chinese in Australia. They received little support in China, and Kuo and Brett assess that the main goals given to the Australasian KMT were the strengthening of its loyalty to the Chinese KMT and the winning of sympathy for the new government amongst the Australian public.42

[35] NAA: SP42/1 C1938/8992.
[36] The Tongmenhui which Sun Yat-sen organised in Japan which became the Nationalist Party of China.
[37] SUNG, ROSETTA, Interview 18, 1984, Arthur.
[38] Meeting with members of the Standing Committee of the KMT, 26 February 2024.
[39] KUO, M.-F. & BRETT, J. 2013, 46.
[40] FITZGERALD, J. 2007. *Big white lie: Chinese Australians in white Australia,* Sydney, NSW, University of New South Wales Press.
[41] FITZGERALD, J. 2007, 138-9.
[42] KUO, M.-F. & BRETT, J. 2013, 61-62.

The War years

In 1931, the Australasian KMT comprised of the headquarters at 75-77 Ultimo Road, seven branches and thirty five sub-branches, each with an Executive Committee, an Advisory Committee and a Standing Committee.[43]

When the Japanese army invaded Manchuria in 1931, Chinese Australian community leaders in Sydney from across the political spectrum, including William Gock Young, William Liu and Mar Leong Wah, combined to establish the *Society of Chinese Residents in Australia* to coordinate support for China. They met regularly at 75-77 Ultimo Road, collected funds, organised events and remitted funds to China for the war effort.

The Chinese Australian community was divided over the visit of General Tsai Ting-Kai to Australia in 1934. Tsai had earned hero status after the 19th Route Army he commanded fought against the Japanese invasion of Shanghai in 1931, but he was subsequently exiled after the failure of the rebellion he led against Chiang Kai-Shek's government. The Australasian KMT failed to prevent Tsai Ting Kai's visit to Australia, and Tsai was given a hero's welcome when he arrived. The Australasian KMT expelled members who attended the welcome ceremony or met with him.[44]

According to Kuo and Brett's examination of management records, in the 1930s, the Sydney KMT and the *Society of Chinese Residents in Australia* "sought connections with Australian journalists, writers and scholars to promote the recognition of the Chinese Australians claim to citizenship and to enhance their status accordingly."[45] However, the efforts of the Australasian KMT to lobby the Australian government to rethink the prejudicial treatment of Chinese Australians were met with little consideration.

At the Fifth Convention of the Australasian KMT, Mar Leong Wah was elected as one of the three members of the Standing Committee.[46] Mar Leong Wah (Harry Mar) had arrived in Sydney in 1921 to work in the Wing Sang & Co. business founded by his Ma/Mar clansmen from Sha Chung, and became manager of Wing Sang & Co. at 58 Hay Street.[47] In the photo of Wing Sang & Co. employees, Mar Leong Wah is standing on the far right (figure. 7).

[43] KUO, M.-F. & BRETT, J. 2013, 66-69.
[44] KUO, M.-F. & BRETT, J. 2013, 96.
[45] KUO, M.-F. & BRETT, J. 2013, 69-73.
[46] KUO, M.-F. & BRETT, J. 2013, 73.
[47] KUO, M.-F. & BRETT, J. 2013, 77-78.



Figure 7 Employees of Wing Sang & Co Ltd, 1924 (01/01/1924 - 31/12/1924), [A-00025390]. City of Sydney Archives, accessed 29 Feb 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/586035

In the 1930s, under Mar and David Young Narme's leadership, the Australasian KMT established music, social and sporting groups to raise funds for the war effort in China. As Kuo and Brett write, "the KMT Hall was no longer just a place for solemn political ceremonies, but had become a community gathering place."[48]

The KMT Hall was the venue for a Chinese language school established in the mid-1920s.[49] A newsreel shot in 1934 shows Mar Leong Wah teaching a class of boys and girls to read and write Chinese characters. The class then stands up and sings the national anthem of the Republic of China, *San Min Chui Yi*, the Three Principles of the People. The newsreel shows how the Hall was furnished in the 1930s. Carved wood panelling can be seen at the back of the stage. There is a clear view of the elaborately carved wooden chairs used by the children and their wooden desks. Behind the children there is a Chinese ceramic on a wooden stand. There are Chinese calligraphy hangings and framed pictures on the wall.[50]

In July 1938, David Young Narme and his New Zealand-born wife organised the first Dragon Ball, held at the Trocadero. In 1941, a debutante ritual was introduced to the Ball. Debutantes and their male partners were expected to attend several weeks of rehearsals, usually held at the KMT Hall at 75-77 Ultimo Road."[51] The Dragon Ball became the big annual event of the Sydney Chinese social calendar.

[48] KUO, M.-F. & BRETT, J. 2013, 105.
[49] Pers. comm. Mei-Fen Kuo, 1 May 2024.
[50] "Chinese Kiddies Get International Spirit: Scholars Learn Language of Fathers in Sydney School ". Newsreel series, produced by Cinesound Movietone Productions, National Film and Sound Archive of Australia 1934. No.201409. I thank Peter Hack for bringing the newsreel to my attention.
[51] GASSIN, GRACE, 2021, All Eyes on You: Debutantes' Explorations of Chinese Australian Womanhood at the Dragon Festival Ball, *Australian Historical Studie*s, 543.



Figure 8 Chinese Dragon Ball at Trocadero, 3 July 1940, ON 388/Box 030/Item 192, Mitchell Library, State Library of New South Wales and Courtesy ACP Magazines Ltd. Accessed online, 29 February 2024, https://collection.sl.nsw.gov.au/record/9O4zwP2n/Ry5Aezq4OyM

As Grace Gassin, who researched the Dragon Ball for her PhD has written, the Dragon Ball not only gave debutantes their moment to shine, but it highlighted the contribution of Chinese Australian women as organisers, fund-raisers and dressmakers. Gassin spoke to women involved with the Dragon Ball from the 1940's-70s, including Cheryl Cumines, from one of the oldest Chinese Australian families. Cumines, who is currently President of the Chinese Heritage Association of Australia, told Gassin, "There were all of these Australian-born Chinese women

who were from these really old families... there was that sense of community that went back a long, long way".[52]

After the defeat of the Nationalist Government by the Chinese Communist Party in 1949, the Nationalists retreated to Taiwan, from where they ruled as the Republic of China. During the time that the Australian government recognised the KMT Government in Taiwan as the legitimate government of China, Dragon Balls were an annual event. On 21 December 1972, the Whitlam government established diplomatic relations with the Peoples Republic of China. According to Gassin, recognition of the PRC government "made it difficult for organisers to sustain the high-level diplomatic and political affiliations so vital to the success of earlier balls".[53] Gassin's interviewees also pointed to changing norms around gender relations as another factor in the demise of the Dragon Ball in the early 1970s. The Dragon Ball remains one of the best-remembered historical events associated with Sydney's Chinese community.[54]

The post-war years

When WWII ended in 1945, the Australasian KMT raised funds to aid in China's reconstruction, but there were also local problems to assist with. By 1945 there were about 1,300 Chinese seamen and evacuees from the Pacific Islands stranded in Australia. Samuel Wong, who had rejoined the Australasian KMT and been appointed to its committee, proposed a plan for the relief of the refugees which resulted in the establishment of the Chinese Youth League. As Kuo and Brett write, "At this time, the Sydney KMT was fulfilling two distinct functions. At the Australasian Headquarters branch it worked closely with Chinese government officials; and as the local branch it was active in helping Chinese seamen and Chinese refugees from the Pacific Islands.[55]

Amongst the Chinese seamen and refugees who came to Australia during the war years was Eugene Seeto, who was evacuated to Sydney from Papua New Guinea with his family in 1934. In 1945, Seeto joined the Australasian KMT.[56] The family of Chinese community leader King Fong also arrived from Fiji during the war years, establishing the Say Tin Fong grocery store and boarding house in Dixon Street.

Kuo and Brett write that by 1947, when the Australasian KMT held the Sixth Convention, declining membership and loss of properties during the war had left the Sydney branch alone with a debt of £4475. In spite of the debt, those attending the convention baulked at selling 75-77 Ultimo Road and confirmed the decision of the Fifth Convention that no one had the right to do so. Instead, two properties owned by the Australasian KMT in Canton were sold.[57] Records show that the defeat of the KMT government by the Chinese Communist Party and their withdrawal to Taiwan was accompanied by "an avalanche of membership loss" in the Australasian KMT. "Many Chinese Australians were anxious about their families in the now communist controlled China, and did not want to be known for an association with the KMT." [58]

Deeply in debt, the Australasian KMT decided to rent out not only the ground floor of 75-77 Ultimo Road but also the second and third floor of the building leaving only the fourth floor with the *Australia-China Times* newspaper that had been started up in 1955.[59]

[52] GASSIN, 539, citing her interview with Cheryl Cumines for ABC Radio National, 2013.
[53] GASSIN, 547-8, citing interviews with Doreen Cheong and King Fong in 2012.
[54] GASSIN, 533.
[55] KUO, M.-F. & BRETT, J. 2013, 116-118.
[56] KUO, M.-F. & BRETT, J. 2013, 118.
[57] KUO, M.-F. & BRETT, J. 2013, 130.
[58] KUO, M.-F. & BRETT, J. 2013, 132
[59] KUO, M.-F. & BRETT, J. 2013, 133.



Figure 9 An edition of the China-Australia Times on display at The Chinese Australasian Nationalist Party building at 75-77 Ultimo Road. Photo by Juanita Kwok, 2024.

At the Eighth Regional Convention held in Sydney in 1958, Eugene Seeto, David Sang and Charles Chan were elected to the Executive, replacing David Young Narme and Mar Leong Wah who had been in charge of the headquarters branch for more than 20 years.[60] The new executive brought structural and financial reforms as well as renovation of the building. A Double Tenth celebration (commemorating the success of the uprising on October 10, which led to the downfall of the Ching dynasty) was held in the newly renovated hall at 75-77 Ultimo Road. The hall became the venue for popular film nights.[61] The NSW Chinese Sport Association had free use of the third floor of 75-77 Ultimo Road to provide room for reading, table tennis, social dancing and movie showing. Douglas Lam, who arrived in Sydney from his village in Loong Tu, via Hong Kong, used to go to the reading room upstairs at the 75-77 Ultimo Road Building in the early to mid-1960s to browse Cantonese newspapers. Lam recalls, "There was an auditorium with a mobile projector showing Cantonese movies on Sunday nights to homesick people like myself." [62]

In December 1961, an application was made to the City to carry out alterations and use the second and third floors for the purpose of a commercial photographic and art studio.[63] In 1964, a restructure by the KMT's Central Committee reduced the Australasian KMT to the Australian KMT, though it retained its regional organisational name and a role in co-ordinating regional conventions.[64] Throughout the years, the Australasian KMT has played an important role in

[60] KUO, M.-F. & BRETT, J. 2013, 149.
[61] KUO, M.-F. & BRETT, J. 2013, 150.
[62] Pers. comm. Douglas Lam, 24 April 2024.
[63] *75/77 Ultimo Road A. Holland & Associates. To use 2nd & 3rd floors for purpose of a commercial* (18/12/1961 - 22/01/1962), [A-00123670]. City of Sydney Archives, accessed 29 Feb 2024, https://archives.cityofsydney.nsw.gov.au/nodes/view/748633
[64] KUO, M.-F. & BRETT, J. 2013, 158-159.

maintaining and fostering connections between Australia, Hong Kong and Taiwan. To encourage young Chinese Australians and Chinese New Zealanders to maintain their Chinese cultural heritage, the Australasian KMT helped facilitate trips to Taiwan. The first of these "Taiwan tours" was led by Tung Koon community leader Lai Kum Hung and by Maud Chin in 1979.[65] The Australasian KMT also established the Chinese Cultural Centre in 1979, to offer public services to the older Chinese communities and to the newly arriving Indo-Chinese refugee communities.[66] In the 1990s, a Chinese school was opened at 75-77 Ultimo Road for new migrants from Hong Kong and Taiwan.[67]

In 1972, Eugene Seeto started to preserve the Australasian KMT's archives and historical objects, making the building at 75-77 Ultimo Road the home of the archives of the Australasian KMT.[68] In 2006, an invitation extended to Henry Chan of the Chinese Australian Historical Society to examine the Archives, led to a project to identify, catalogue and preserve the historical archives of the Australasian KMT. A three year grant from the Australia Research Council allowed a research team from La Trobe University to analyse and open up the Archives to academic and community researchers. One of the outcomes of this project was the book, *Unlocking the History of the Australasian Kuomintang*, which is the source for much of the content of this report. Another outcome was an exhibition of historical images of KMT and Australasian Chinese, held at 75-77 Ultimo Road from 10-16 December 2011. In 2013 another exhibition supported by the History Council of NSW was held on site.

Currently, members of Sydney meet regularly to discuss management and plan activities which the KMT facilitates for members and the Chinese Australian community. The KMT also tries to channel Australian government policies and to communicate policies to members and the broader Chinese-speaking community. Non-members can apply to visit the building but staff numbers are stretched by requests. The building belongs to KMT members. The Chinese Ginsengs & Herbs Co. which has occupied the ground floor of 75 Ultimo Road for decades is a legacy business in the area.

The museum on the third floor of the KMT Building has a historically significant collection of documents and artefacts relating to its history, including typeset blocks for printing newspapers published by the Australasian KMT, original copies of the *Chinese Times/The Australia-China Times*, calligraphic dedications, records of meetings and membership, a range of film projectors and radios and a unique hand-painted scroll depicting Sun Yat-Sen's funeral procession. (see the appendix for a fuller account of the documents and artefacts in the collection.)

A significant item in the collection is a donations book which lists donations made by members of the Australasian KMT to raise funds for the building at KMT 75-77 Ultimo Road. (see figure. 11). The book is open at a page listing donations from members in Rabaul, New Guinea and provides demographic information about the donors, such as age and district of origin. This information would be invaluable if it were rendered accessible for family history and other research.[69]

Historians of the Kuomintang, Mei-Fen Kuo and Judith Brett regard the collection as having "major historic significance for the Chinese Australian community and for the broader Australian community as a whole."[70]

[65] Lance Lai interviewed by Christopher Cheng for the Australians with Chinese heritage oral history project, //nla.gov.au/nla.obj-3183559394/listen/1-2933~1-2947
[66]KUO, M.-F. & BRETT, J. 2013, 171.
[67] Pers. comm. With Mei-Fen Kuo, 1 May 2024.
[68] KUO, M.-F. & BRETT, J. 2013, 169.
[69] Translation and comment on the Donations Book provided by translator, Ely Finch.
[70] KUO, M.-F. & BRETT, J. 2013. *Unlocking the history of the Australasian Kuo Min Tang, 1911-2013* Kew, Victoria, Australian Scholarly Publishing, 45.



Figure 10 Some of the artefacts on display at the Chinese Nationalist Party of Australasia, 75-77 Ultimo Road. Photo by Juanita Kwok, 2024.

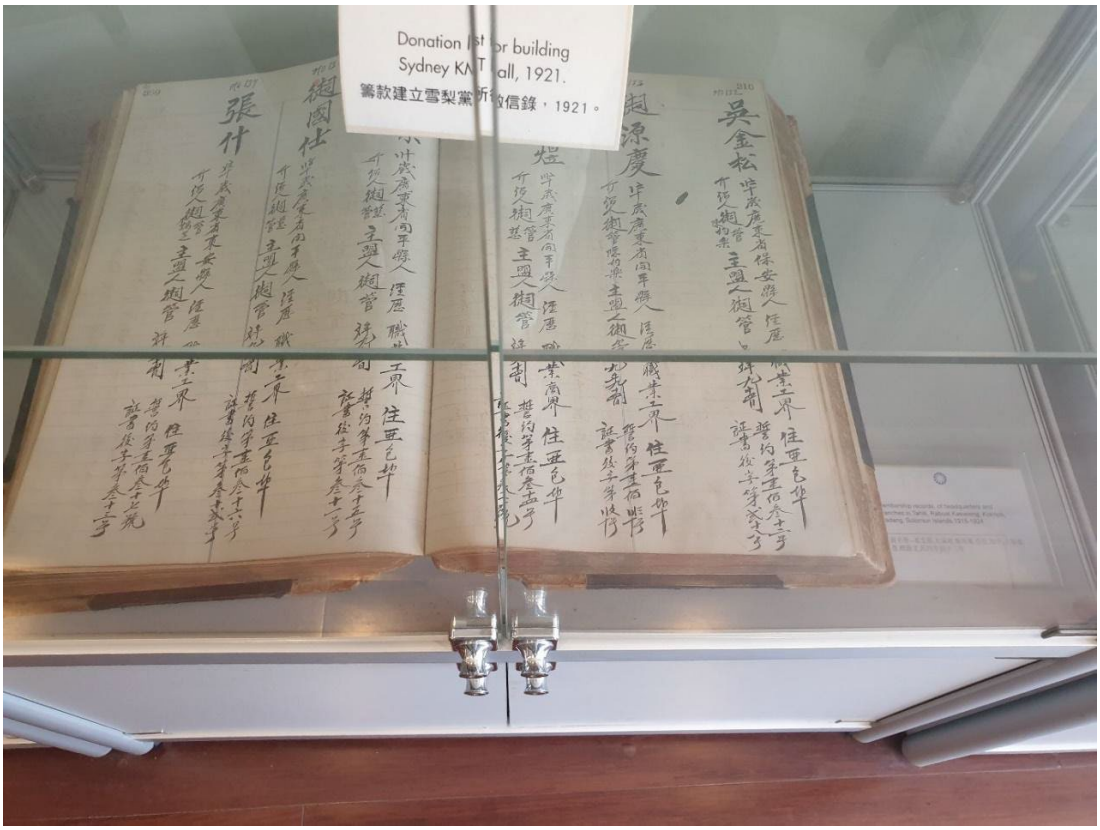


Figure 11 Donations list for building Sydney KMT Hall, 1921. On display at the Chinese Australasian Nationalist Party Building at 75-77 Ultimo Road Photo by Juanita Kwok, 2024.

4. Physical Description

The Sydney branch of the KMT is a five-storey masonry office building at 75-77 Ultimo Road. The front façade is painted brick, though likely to have been originally face brick. The building is painted white, with individual elements painted blue and red. Compositionally the façade is distinctive. The multi-paned glazing reads as a single window united under a single arch spanning the width of the building and divided into bays by brick mullions. The windows are aluminium framed, that replaced the original timber framed windows in the same configuration in the early 1990s. The façade is quite striking with its contrasting painted elements, including white Chinese characters which are fixed against a blue background on the arch and brick panels between the first and second floors, and the building date (1921) and initials K.M.T are also emphasised on the parapet and classical pediment. Two pilasters on either end of the building extend from the awning to the parapet. White down pipes run down their length and they are topped with two red decorative tree motifs and flag poles flying the Australian and Taiwanese flags. A third flag pole above the pediment is flying the KMT's flag. Together the elements of the façade come together to create a distinctive presentation to Ultimo Road.

An awning with pressed metal underside sits above the ground floor shop (featuring a modern shop aluminium and glass façade). To the west of the shop is a doorway and stairwell, lined with timber panelling and a pipe handrail, leading to the first and second floors. The upper floors of the building are all open plan; however, the ground floor and likely the first floor was originally divided by a wall running the length of the building.

The first floor is used as offices and there is no evidence of a dividing central wall as indicated on the original drawing (see figure 4). The elaborate plaster ceiling with a circular design indicates that this may not have been constructed as intended. Offices have been created with modern glazed and timber partitions, the floor is tiled and there is a glass partition separating this space from the stairwell.

The second floor contains a stage, false ceilings and modern timber flooring. The room is decorated in the colours (red, white and blue) and lined with ephemera of the KMT. A staircase located in the south west corner leads to the third floor. It is unclear if the staircase is original.

The third floor similarly has a false ceiling and modern timber floor. This level contains a large archival collection displayed in a series of glazed cabinets and open shelves with photographs lining the walls. The artefacts held in this vast collection includes records of KMT activities including donations, historical newspapers, photographs, artwork, telephones and typewriters (see Appendix for details on the collection). A defining feature of this room is the curved windows which sit under the arch of the façade.

Both the second and third levels may have original or early ceilings obscured by the modern suspended ceilings, but was not inspected so cannot be confirmed. The original drawings indicate that all internal floors are timber framed, supported by steel beams, though a detailed inspection was not carried out to confirm this configuration.

Similarly, the roof appears to be constructed in this manner, with a slight slope towards the front façade. Though not inspected, another room is located towards the rear. This room was not inspected but appears to have a skillion roof. The rear elevation was unable to be inspected.



Figure 12 Nos. 75-77 Ultimo Road with its noticeable white, blue and red façade and curtain glazing.



Figure 13 Shop at ground floor of 75-77 Ultimo Road and pressed metal awning.

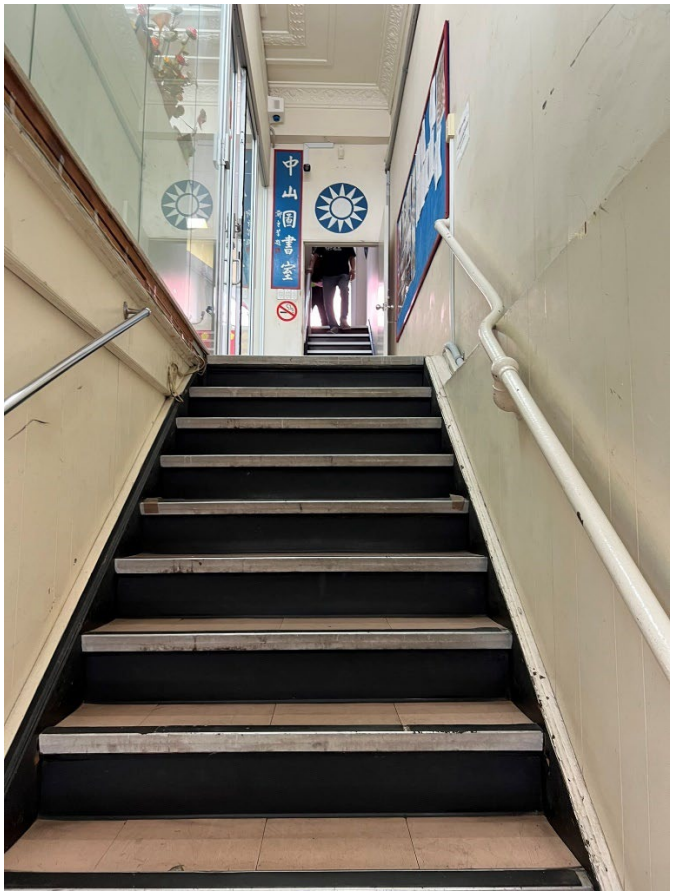


Figure 14 Stairwell to upper floors.



Figure 15 First floor office with plaster ceiling.



Figure 16 Second floor with stage.

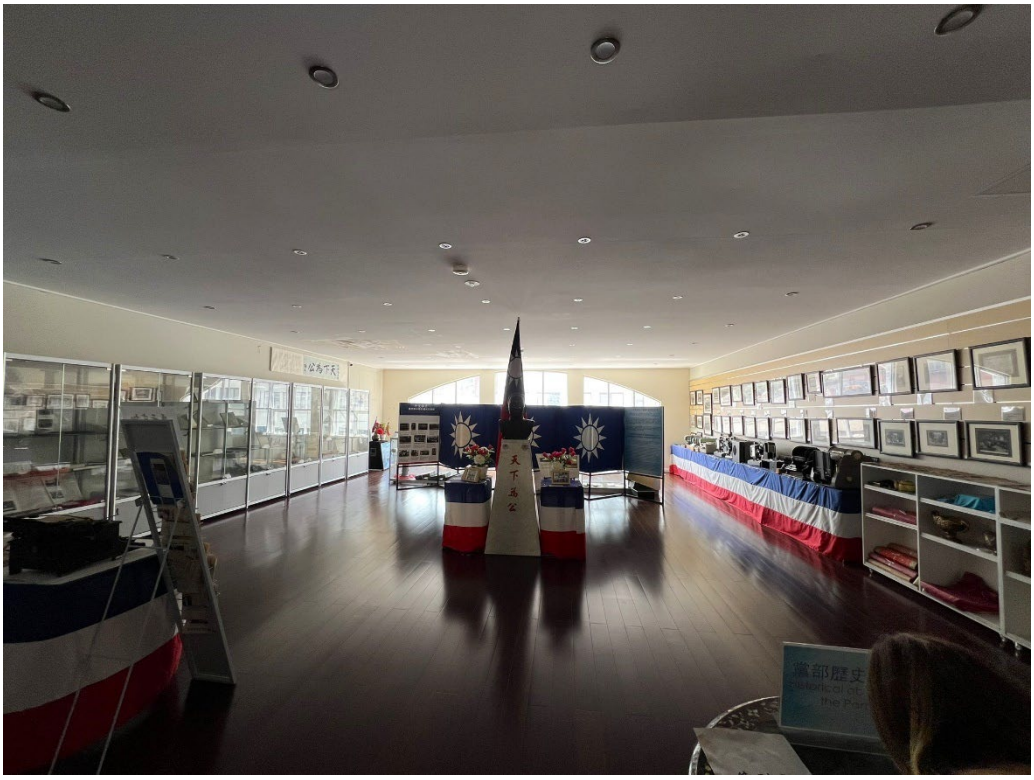


Figure 17 Third floor containing archival collection and arched windows.

5. Comparative analysis

As the Australasian headquarters, the Sydney branch, at 75-77 Ultimo Road, oversaw branches across Australia, New Zealand and the Pacific and therefore this comparative analysis considers the place in this context. This comparative analysis aims to further understand the places historical significance and the integrity of the historic network of KMT's Australasian branches. In additional to other KMT headquarters the comparative analysis also considers places constructed by the builder Robert Wall & Sons and the architect Francis Ernest Stowe.

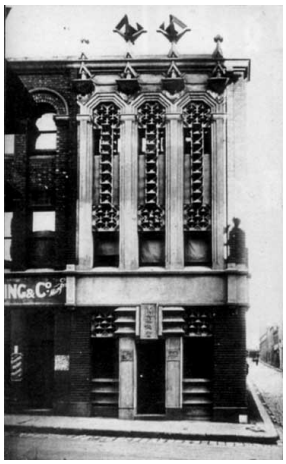
Image	Address	Description
New South Wales		
	Newcastle	By 1927 there was a sub-branch in Newcastle.[71] It is unclear where the Newcastle headquarters were located and if it is extant.
	Tamworth	By 1927 there was a sub-branch in Tamworth.[72] It is unclear where the Tamworth headquarters were located and if it is extant.
	Wollongong	By 1927 there was a sub-branch in Wollongong.[73] It is unclear where the Wollongong headquarters were located and if it is extant.
	Inverell	By 1927 there was a sub-branch in Inverell.[74] It is unclear where the Inverell headquarters were located and if it is extant.

[71] "Their dreams are coming true, Sydney's Kuo Min Tang, Striking Growth and Activity," *The Labour Daily,* April 19, 1927, https://trove.nla.gov.au/newspaper/article/236620216?searchTerm=Kuo%20min%20tang%20Newcastle

[72] "Their dreams are coming true."

[73] "Their dreams are coming true."

[74] "Their dreams are coming true."

Image	Address	Description
Australia		
 Figure 18 KMT Building in Melbourne at 109 Little Bourke Street. Source Walter Burley Griffin Society.	109 Little Bourke Street, Melbourne	Originally constructed as a warehouse in 1903 it was altered by Walter Burley Griffin for the KMT in 1921.[75] Like the Sydney headquarters it was opened by Chan On-Yan, a representative of Dr Sun Yat-Sen who was visiting Australia from China.[76] The building is extant but it has been altered. Though the Melbourne branch of the KMT is still active it is unclear if they still own/use the Bourke Street address. The place is heritage listed.
	Corner of Lake and James Street, Perth	The KMTs Perth branch occupied their "new hall at the corner of James and Lake Streets" in 1921. [77] Currently there are three historical buildings (the fourth corner being a park) on this intersection but it is unclear which one the KMT occupied.
	Hindley Street, Adelaide (most likely 171 Hindley Street)[78]	The KMT Adelaide branch occupied this building in 1921 and there was a sign above the awning indicating their occupation of the premises.[79] It is unclear when they left this address. It is now used as a restaurant. The place is not heritage listed.

[75] Victorian Heritage database report, 'Chinese Nationalist Club (Kuomintang)' https://vhd.heritagecouncil.vic.gov.au/places/65205/download-report; Walter Burley Griffin Society, 'Kuomintang Club Building, 109 Little Bourke Street, Melbourne,' https://www.griffinsociety.org/griffin_gallery/kuomintang-club-building-109-little-bourke-street-melbourne/

[76] Mei-Fen Kuo and Judith Brett, 'Unlocking the History of the Australasian Kuo Min Tang 1911-2013' (Australian Scholarly Publishing: Melbourne, 2013), p.25

[77] "Kuo Min Tang: Chinese Nationalist Party, A Perth Dinner and Meeting," *The West Australian,* June 30, 1921, https://trove.nla.gov.au/newspaper/article/27967814?searchTerm=Chinese%20Nationalist%20Party%20Perth

[78] "Little-Known Adelaide: Chinese Headquarters," *The Advertiser,* June 29, 1935, https://trove.nla.gov.au/newspaper/article/40055712?searchTerm=Chinese%20Nationalist%20Party%20Adelaide

[79] 'Hindley Street Adelaide [B 3726] Photograph,' State Library South Australia, https://collections.slsa.sa.gov.au/resource/B+3726

Image	Address	Description
Figure 19 Former headquarters of the Adelaide KMT branch. Source Google Street view.		
	Cavenagh Street, Darwin	The KMT's Darwin headquarters were likely located on Cavenagh Street Darwin.[80] This Street is highly developed and it is likely the place is no longer extant.
 Figure 20 Edwards Chambers and former headquarters for the Brisbane branch of the of the KMT. Source: Local Heritage Places	155 Wickham Street, Fortitude Valley, Queensland 4006	King Edward's chambers were constructed in 1905 for Peter Murphy by architects Hall and Dods. It was leased to a series of business until in 1922 the Brisbane branch of the KMT leased the building. It is unclear when the KMT moved out of the building. The place is heritage listed for its association with its owner Peter Murphy, the eminent architectural firm Hall and Dods and for demonstrating the commercial development of the area. [81]
International		
 Figure 21 KMT headquarters in San Fransico. Source: Google images.	838 Stockton St, San Francisco, CA 94108, United States	Built in 1915, the headquarters of the San Fransico branch of the KMT is extant although it is no longer used by the KMT. The building retains evidence of its former use including the white sun on a blue background and in English written above the shop fronts is "Dr Sun Yat-Sen memorial hall of San Fransico." It is understood the San Fransico branch also has a large archival collection though no further details have been found.[82] It is unknown if the place is heritage listed.

[80] "20th Anniversary of Chinese Republic: Celebration in Darwin," *Northern Standard,* October 13, 1931, https://trove.nla.gov.au/newspaper/article/48051059?searchTerm=Chinese%20Nationalist%20Party%20Darwin
[81] 'King Edward Chambers,' *Local Heritage Places,* https://heritage.brisbane.qld.gov.au/heritage-places/721
[82] In conversation with stakeholders at workshop 5th April 2024.

Image	Address	Description
 Figure 22 Kuo Min Tang headquarters possibly in Rabaul PNG, 1933 prior to WWII. Source National Library of Australia  Figure 23 Kuo Min Tang Hall in Rabaul Papua New Guinea, 1947 Guinea. Source Australian War Memorial.	Rabaul, Papua New Guinea	Figure 11 depicts a building constructed in c.1929, it is from a series of photographs labelled Rabaul, New Britain.[83] It was likely destroyed during WWII. Figure 5 shows the KMT hall in the new Rabaul Chinatown which was rebuilt following destruction of the town during WWII.[84] It is unclear if the building remains extant.
 Figure 24 Solomon KMT headquarters. Source State Library of Victoria, H99.218/24		The Solomon Islands branch of the KMT was founded in 1923 under the Rabaul branch. They became an independent branch in 1931. It is unclear if the headquarters were purpose built and if the building is extant. The Chinese characters on the front of the building translates to "Solomans Branch of the Kuomintang [KMT]."[85]
	Tory Street, Wellington New Zealand.	The KMT's Wellington branch opened their new headquarters on

[83] "Kuo Min Tang, Chinese Nationalist Party 1929 [Picture]," National Library of Australia 2279601 https://catalogue.nla.gov.au/catalog/2279601

[84] "The Kuo-Min-Tang hall where assemblies are held and administrative problems are solved by town..." Australian War Memorial, https://www.awm.gov.au/collection/C206665

[85] "Wooden building with verandah and sign above reading-Kuo Min Tang/Chinese Nationalist Party" SLVIC, https://find.slv.vic.gov.au/discovery/fulldisplay?docid=alma9917856023607636&context=L&vid=61SLV_INST:SLV&lang=en&search_scope=slv_local&adaptor=Local%20Search%20Engine&tab=searchProfile&query=any,contains,H99.218%2F24&offset=0

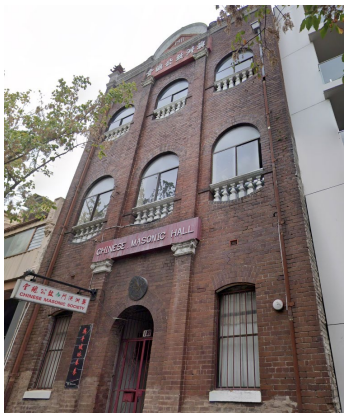
Image	Address	Description
		Tory Street in 1928.[86] It is unknown if it was purpose built. The exact location on Tory Street is unknown and it is unclear if it is extant.
	217 Hobson Street, Auckland New Zealand	The KMT Auckland branch was located on Hobson Street. The building was demolished in the late 1970s.[87]
 Figure 25 KMT Suva branch headquarters c.1945. Source: *Unlocking the* p. 129	Thomson Street, Suva Fiji	Although there was a Fiji KMT branch by 1916 it is unclear between what dates they occupied this building. The Fiji KMT headquarters in Suva was located on Thomson Street near Nabukalou Creek bridge.[88] The area is highly developed and it is most likely that the building has been demolished.
 Figure 26 KMT Tahiti branch headquarters. Source google street view	59 Av. du Maréchal Foch, Papeete 98714, French Polynesia	The Tahiti branch of the KMT have occupied 59 Av. Du Maréchal Foch from 1924. The building was also used for Chinese and French language lessons. The building was destroyed by a cyclone in the 1980s and rebuilt with a hall. Much of its detailing was not reconstructed. Now known as the Association of the 'Koo Men Tong' it no longer has political affiliations but hosts social and cultural activities.[89] It is unknown if the place is heritage listed.

[86] "The Garden of Eden: Situated in Central Asia," *Waipukurau Press,* April 13, 1928, https://paperspast.natlib.govt.nz/newspapers/WPRESS19280413.2.62?end_date=31-12-1928&items_per_page=10&query=kuo-min-tang+Wellington&snippet=true&start_date=01-01-1928

[87] 'Kuomintang (Chinese Nationalist Party). Auckland Branch – Memorabilia, 1917-1952,' Auckland Museum, https://www.aucklandmuseum.com/collections-research/collections/record/am_library-manuscriptsandarchives-576?p=10&c=ecrm%3AE84_Information_Carrier&prdt=%5B1917%5D&dept=manuscripts%20and%20archives&ordinal=0

[88] 'Man Standing in Thomson St, Suva, Fiji,' Museum of New Zealand Te Papa Tongarewa A.019754 https://collections.tepapa.govt.nz/object/1062618#open-iiifViewer

[89] 'Koo Men Tong 1 Chinese School, Papeete,' *Tahiti Heritage*, https://www.tahitiheritage.pf/ecole-chinoise-koo-men-tong/

Image	Address	Description
Other politically affiliated buildings in Chinatown, Sydney		
 Figure 27 Chinese Masonic Halll at 18 Mary Street, Surry Hills. Source Google Street view.	18 Mary Street Surry Hills	The Chinese Masonic Hall was purpose built in 1911 for the Yee Hing Company. The Yee Hing Company translated its name in 1912 to the Chinese Masonic Society. The Yee Hing Company were an anti-Manchu underground network that strongly supported the republican movement in China and was a predecessor of the KMT. A masonry building with classical elements, the top corners of the façade are also decorated with miniature pagodas. The Chinese Masonic Society continues to occupy the building.[90] Locally listed on the Sydney LEP 2012 (I1571).
Office buildings constructed by Robert Wall/Robert Wall & Sons		
 Figure 28 Culwulla Chambers with Dior store in the middle. Source Consuelo de Bobo Google images.	Culwulla Chambers (67 Castlereagh Street)	At the time of its construction in 1912 this office block was the tallest building in Australia. Its construction led to the Heights of Building Legislation (1912) which restricted the height of buildings to 150 feet until 1956. Culwulla chambers is 170 feet. It has technical and aesthetic significance for its reinforced concrete construction and Federation free classical style.[91] Locally listed on the Sydney LEP (I1694).

[90] 'Chinese Masonic Hall, Sydney' *The China-Australia Heritage Corridor* https://www.heritagecorridor.org.au/places/chinese-masonic-hall-sydney
[91] 'Former 'Culwulla Chambers' including interiors,' State Heritage Inventory, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2423739

Image	Address	Description
 Figure 29 Former Ushers Hotel on Castlereagh Street. Source Google Street view.	Usher's Hotel (64-68 Castlereagh Street)	Constructed in 1914 it is representative of a key construction period (1900-1920) and the importance of the hospitality industry in Sydney. It is also associated with the prominent architectural firm Ross & Rowe.[92] Locally listed on the Sydney LEP (I1693)
 Figure 30 Beanbah Chambers on Macquarie Street.	Beanbah Chambers (235 Macquarie Street)	Constructed between 1912-1913, Beanbah Chambers is a rare example of early twentieth century high-rise professional chambers. Highly intact, it also has aesthetic significance for its well resolved interior and exterior detailing including its use of art nouveau detailing. Locally listed on the Sydney LEP (I1881).

[92] 'Former Metropolitan "Usher's" Hotel Including Interiors,' State Heritage Inventory, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2423738

Image	Address	Description
Works designed by Francis Ernest Stowe		
 Figure 31 Balls Head Coal Loading platform in 2017. Source State Heritage Inventory.		Ball's Head Coal Loading Depot was constructed in 1917. It was the "first and longest operating shore-based coal loading facility in Sydney Harbour" and the largest in the southern hemisphere in 1927.[93] It is listed on the State Heritage Register (SHR #02051)
 Figure 32 Masonic hospital in Ashfield. Source Lorelei Bookluck Google Images.	63 Victoria St, Ashfield NSW 2131	Opened in 1931 the former Masonic Hospital in Ashfield has classical elements. It was to serve masons and their families and dependents and was apparently the first of its kind in Australia at the time of its opening.[94]
 Figure 33 Masonic School in Baulkham Hills. Source Hao Huynh Google images.		Originally the *Masonic Orphan School,* Baulkham Hills Masonic School opened in 1922 and closed in 1970s. Today the place is owned by the Hills Shire Council and houses the Hills District Historical Society Museum.[95]

[93] 'Balls Head Coal Loader Complex (including Platform Pier and Administrative and Workshop Buildings),' State Heritage Inventory, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5056208
[94] 'New Masonic Hospital at Ashfield, Sydney,' *Northern Star* 1931, https://trove.nla.gov.au/newspaper/article/94246966?searchTerm=Masonic%20Hospital%20Ashfield
[95] 'William Thompson Masonic School (1924-1974),' Find & Connect, https://www.findandconnect.gov.au/guide/nsw/NE00394

Image	Address	Description
 Figure 34 Former Masonic Temple, North Sydney. Source Google Street view.	317 Pacific Highway, North Sydney.	The North Sydney Masonic Temple was constructed in 1922 in the Free Classical Style. It demonstrates the prominence of the Free Masons at the time and has aesthetic significant.[96] It is locally listed on the North Sydney LEP 2013 (I0961)

Comparative analysis conclusion

Nos. 75-77 Ultimo Road as the KMT's Australasian branch was part of a regional, national and transnational network of KMT branches. The 1920s was a prolific period that saw the opening of many new KMT headquarters of which 75-77 Ultimo Road is an early example. It is a rare example of a purpose built KMT headquarters with many, particularly in other Australian cities, being rented. Although many KMT sites have been lost some have survived. Of those that have survived, most are no longer used by the KMT, unlike 75-77 Ultimo Road which continues to be owned and occupied by the Sydney branch.

Robert Wall & Sons constructed a number of significant office buildings of which Ultimo Road is somewhat unusual for the composition of its façade under a single arch.

The buildings which Ernest Stowe designed suggest he had a strong association with the Freemasons. Research suggests there was a relationship between the European Freemasons in Australia and the Chinese Masonic Society, however, as both were secret societies, the extent and nature of the relationship is not yet fully known.[97]

[96] 'Former Masonic Temple,' State Heritage Inventory, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180897

[97] Fitzgerald, John. Big White Lie: Chinese Australians in White Australia. Sydney, NSW: University of New South Wales Press, 2007, 80-99.

6. Assessment of Significance

6.1. Ability to demonstrate

Guidelines from the NSW Heritage Office emphasise the role of history in the heritage assessment process. A list of state historical themes has been developed by the NSW Heritage Council, in *New South Wales Historical Themes Table showing correlation of national, state and local themes, with annotations Dated 4 October 2001.*

The table below identifies fabric, spaces and visual relationships that demonstrate the relevant historic themes in evidence at [address].

Australian Theme	NSW Theme	Notes	Discussion
2 Peopling Australia	Migration	Activities and processes associated with the resettling of people from one place to another (international, interstate, intrastate) and the impacts of such movements	The KMT building on Ultimo Road is evidence of the early Chinese migration to Australia and the political activities of Chinese migrants.
3 Developing local, regional and national economies	Communication	Activities relating to the creation and conveyance of information	75-77 Ultimo Road was the registered office of the Chinese Times newspaper, an important organ of the KMT.
3 Developing local, regional and national economies	Events	Activities and processes that mark the consequences of natural and cultural occurrences	As the Australasian headquarters of the KMT, Ultimo Road was the site of a number of party conventions. It was also the location important social events such as the Dragon Ball.
6 Educating	Education	Activities associated with teaching and learning by children and adults, formally and informally.	The KMT Hall was the venue for a Chinese language school established in the mid-1920s. In the 1990s, a Chinese school was opened at 75-77 Ultimo Road for new migrants from Hong Kong and Taiwan.

Australian Theme	NSW Theme	Notes	Discussion
7 Governing	Defence	Activities associated with defending places from hostile takeover and occupation	The Australasian KMT was active in raising funds for China's war effort during the Sino-Japanese War and for China's post war reconstruction. 75-77 Ultimo Road was also the meeting place of the *Society of Chinese Residents in Australia* which was established to coordinate support for China's war effort.
7 Governing	Government and administration	Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs – includes both principled and corrupt activities	75-77 Ultimo Road was purpose built as the headquarters of the Sydney branch of the KMT. The KMT were the ruling party in China from 1927-1949. For most of its history 75-77 Ultimo Road served as the Australasian headquarters of the KMT overseeing other branches across Australia, New Zealand and the Pacific. It continues to be used as the Sydney headquarters of the KMT. The main goals given to the Australasian KMT were the strengthening of its loyalty to the Chinese KMT and the winning of sympathy for the KMT government in China amongst the Australian public.
8 Developing Australia's cultural life	Leisure	Activities associated with recreation and relaxation	75-77 Ultimo Road was both the headquarters of a political party and a community gathering space, for members and for newcomers to Australia. The Hall was the venue for popular film nights. The NSW Chinese Sport Association had free use of the third floor of 75-77 Ultimo Road to provide room for reading, table tennis, social dancing and movie showing.

Australian Theme	NSW Theme	Notes	Discussion
8 Developing Australia's cultural life	Social institutions	Activities and organisational arrangements for the provision of social activities	From 1938 to the mid-1970s the KMT organised the Dragon Ball, an annual social dance for members of the Chinese Australian community and their friends. Rehearsals for the debutante ritual in the Dragon Ball were held at the KMT Hall at 75-77 Ultimo Road."98 The Dragon Ball was the biggest and most-anticipated annual event on the Sydney Chinese social calendar. Besides the Dragon Ball, the Australasian KMT organised outdoor social activities. Through its social activities 75-77 Ultimo Road was an important place for the local community and for helping new arrivals settle in Sydney.
9 Marking the phases of life	Persons	Activities of, and associations with, identifiable individuals, families and communal groups	Nos. 75-77 Ultimo Road is associated with the Chinese Australian community and prominent individuals of the community include: Charles (Peter) Yee Wing, Samuel Wong and Eugene Seeto.

GML's *Chinatown Thematic History* (2023) was developed to provide key historical themes to guide understanding of the development of Chinatown. The following table identifies the relevant themes from GML's report.

GML main theme	GML sub-theme	Discussion
Theme 2: Living and Working in Chinatown	Women of Influence	Unlike the KMT party in China women were allowed to join the Australasian branch and were even exempt from the membership fee.
Theme 3: Belief, Culture and Community	Clan Houses, Clubs and Associations	Nos. 75-77 Ultimo Road is evidence of the headquarters of the Australasian KMT, of which people were members along political associations rather than familial and place of origin ties. Established over 100 years ago. the building continues to be owned and occupied by the Chinese Nationalist Party of Australia and it still fulfils political and social functions.

[98] GASSIN, GRACE, 2021, All Eyes on You: Debutantes' Explorations of Chinese Australian Womanhood at the Dragon Festival Ball, *Australian Historical Studie*s, 543.

6.2. Assessment against NSW heritage assessment criteria

Criterion A Historic Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

75-77 Ultimo Road was purpose built in 1921 for the Sydney branch of the Chinese Nationalist Party (its Chinese name being Kuo Min Tang or KMT). It continues to be the home of the Sydney branch of the party and an invaluable archival collection of the party's activities outside China. For a significant period of its history, it was the party's Australasian headquarters and the location of the *Chinese Times* newspaper. It demonstrates three historical processes: the political processes of the KMT, the social processes of the KMT and the operation of the *Chinese Times*.

Political processes of the KMT

The KMT was globally a major political party in the 20th century and 75-77 Ultimo Road was the headquarters of the KMT in Australasia for over 100 years. It has been the locus of the Chinese Nationalist Party political activity since it was built in 1921.

Throughout the 1920s Australasian branches of the KMT were establishing their headquarters and the construction of the headquarters of the Sydney branch in 1921 is an early example of this activity. The Sydney branch was purpose built and funded by donations from members across Australasia. The establishment of global branches, purpose built and leased, is testament to the power and influence of the Chinese nationalist movement in the 20th century. The network of branches across Australia is representative of the contribution of Chinese Australians to the political revolution in China and the important part that the Australasian KMT played in a global network of Party branches.

The location of an Australasian headquarters in Sydney is demonstrative of the mobility and inter-connectedness of the Chinese communities across Australia and the Pacific through trade, communications and political affiliations which intersected in Sydney.

As the Australasian headquarters between 1922 and 1964, the Sydney branch is not only locally but also state, nationally and transnationally significant, as it oversaw branches in rural Australia and in capital cities, in New Zealand and in the South Pacific Islands. The Sydney office was the hub of KMT activity in the region and the site of a number of Australasian conventions over the years. Funds raised by members were remitted to support Sun Yat-Sen and then Chiang Kai-Shek Nationalist government which ruled China from 1927-1949.

The Chinese Nationalist Party of Australasia not only contributed crucial funding for the Nationalist cause and for the war effort during the Sino-Japanese War, but it was also a transmitter of ideas and technology to China. It was progressive in comparison to the KMT in China, leading the way in allowing female members to join the Party and it played a role in advocating for the rights of Chinese Australians during the White Australia years. The third floor of the building which is set up as a museum of KMT history contains a number of artefacts which show how technology was adopted and adapted over the years to share communications with China and other branches in Australia, New Zealand and the Pacific. These artefacts include cinematic projectors, audio tape records, old Gestetner machines, typewriters and printing and typographical equipment.

The building itself houses a large collection of records, documents, publications, photographs and artefacts related the history of the KMT's overseas activities.

The building is evidence of the keen interest in political reform in China maintained by Chinese Australians and how this carried over into their lives in Australia.

Social processes of the KMT

Nos. 75-77 Ultimo Road was also the centre of many social activities and fundraisers for the Chinese Australian community of Sydney, particularly the annual Dragon Ball which began in 1938 and remained the major event on the social calendar for the Chinese Australian community until the early 1970s. It was also a place for people new to Sydney to connect through social activities.

Operation of the *Chinese Times*

Nos. 75-77 Ultimo Road was the publishing office for the Chinese Times newspaper (1925-1949) which was an organ of the Australasian KMT.

Significance indicator	Assessment
Association with an event, or series of events, of historical, cultural or natural significance	Nos 75-77 Ultimo Road was the location of a number of Australasian KMT conventions, which brought together delegates from across NSW, Australia, New Zealand and the Pacific. The rise of the KMT in China and Taiwan in the 20th century saw the establishment of overseas branches across NSW, including Sydney (75-77 Ultimo Road) Newcastle, Tamworth, Wollongong and Inverell.
Demonstration of important periods or phases in history	The Sydney branch at 75-77 Ultimo Road oversaw rural NSW branches, demonstrating significant Chinese settlement across NSW. The exact number in NSW is unknown but by 1922 it was reported that there were 23 branches and 5289 members of the Chinese Nationalist Party in Australasia and the South Pacific[99]

[99] YONG, 153.

Significance indicator	Assessment
Association with important cultural phases or movements	Nos 75-77 Ultimo Road was a hub for coordinating important political and cultural activities of the Chinese Australian community. The building at 75-77 Ultimo Road dates from the early period of Chinatown centred on the Municipal (now Paddy's) Markets. At this time, the majority of Chinese migrants to NSW were Cantonese speakers distinct from the majority Mandarin speakers today. The Australasian KMT is distinguished both as a political and a social hub of the Chinese community in NSW, where it had branches across the state. The Sydney branch was a local social hub and the building at 75-77 Ultimo Road was the venue for cultural activities such as drama groups and film screenings, sports such as tennis and table tennis clubs and the organisational and rehearsal venue for Dragon Balls which were the key social event on the Chinese Australian social calendar from the 1930s to the 1970s. During the White Australia years, the Australasian KMT lobbied both the Chinese and the Australian governments for reform of racially discriminatory legislation. Nos. 75-77 Ultimo Road was the Australasian headquarters of the Chinese Nationalist Party (KMT). It was established to support political reform in China and as a base to maintain loyalty for the party in Australasia and to raise funds for the Nationalist Party and for various charitable causes. It transmitted ideas to local members and those across NSW through the ***Chinese Times*** (which had its publishing house at 75-77 Ultimo Road), meetings and conventions held at 75-77 Ultimo Road.
Demonstration of important historical, natural or cultural processes or activities	The Sydney branch of the KMT oversaw regional NSW branches and supported the KMTs government in China. In addition, it provided and continues to provide various community services. Over the years, these have included Chinese language classes (1930s), organising social activities. In the 1970s, it provided support services for new migrants from Indo-China. It continues to play a role in delivering community services today.

Significance indicator	Assessment
Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement	Nos. 75-77 Ultimo Road is symbolic of the success of the KMT in the 20th century and the support for the party amongst the Chinese diaspora in Australasia as membership was wide spread and these members funded the construction of the building. It is also symbolic of their political activities across Chinese communities of Australasia whose ideas and fundraising, developed and raised in places such as Sydney and NSW influenced politics in China. Through its directives, meetings and conventions the Australasian headquarters at Ultimo Road oversaw and influenced a network of KMT branches across NSW. This was supported by *the Chinese Times* newspaper which had its publishing office at 75-77 Ultimo Road and was an organ of the KMT.

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Criterion B Historical Association

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

75-77 Ultimo Road is associated with the Australasian KMT who have owned and occupied the purpose-built building for over 100 years.

Prominent individuals from the Chinese Australian community affiliated with the KMT at 75-77 Ultimo Road include:

- Charles (Peter) Yee Wing, the merchant and managing director of Tiy Sang & Co., who served as president of the KMT from 1919-1930. He helped establish the Australasian KMT Canton Liaison Office and was a co-founder of the China-Australia Mail Steamship Line.
- Samuel Wong, the merchant of Tiy Sang & Co. who was Vice President of the Australasian KMT. His membership, was revoked for objecting to Chiang Kai-Shek's leadership and the Communist purges of the Party, but in 1945 he re-joined, the party and proposed a plan for the relief of the refugees which resulted in the establishment of the Chinese Youth League.
- Mar Leong Wah, merchant and manager of Wing Sang & Co., was leader of the KMT for over 20 years and a founding member of the Society of Chinese Residents in Australia supporting Chinese resistance during the Sino Japanese War.
- Eugene Seeto, a wartime refugee who came to Australia and was later elected to the executive of the Australasian KMT. Seeto instigated the preservation of the KMT's historical collection.

The place is also associated with Robert Wall & Sons, a significant building company in the 19th and 20th centuries in Sydney who built 75-77 Ultimo Road and a number of other significant buildings such as Culwulla Chambers.

75-77 Ultimo Road is associated with the architect Francis Ernest Stowe. A notable architect and engineer of the late 19th and early 20th centuries, Stowe was a prominent Freemason who was the Grand Architect of the Grand Lodge. Besides designing 75-77 Ultimo Road, he designed a number of masonic buildings, as well as the Ball's Head Coal Loading Depot. He also founded the Sydney Marine Engineer College where students such as Florence Taylor attended.

Significance indicator	Assessment
A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation	The Sydney branch of KMT has been associated with 75-77 Ultimo Road for over 100 years. It contributes to the history of the local community representing the political activities of Chinese in Australia particularly during the early 20th century when membership was high. As leaders of the Australasian KMT, individuals such as Charles (Peter) Yee Wing, Samuel Wong, Mar Leong Wah and Eugene Seeto have extended associations with 75-77 Ultimo Road. They have made major contributions to the history of Chinatown and Chinese Australians in Australia including establishing the China-Australia Mail Steamship Line, the Chinese Youth League, garnering

Significance indicator	Assessment
	support for China during the Sino-Japanese War, and instigating the preservation of the rare KMT archival collection at 75-77 Ultimo Road. The place is also associated with cultural actives important to the local community and held at 75-77 Ultimo Road including drama groups, film screenings, sports, and the organisation and rehearsal venue of the Dragon Ball. Nos. 75-77 Ultimo Road is also associated with the significant building company Robert Wall & Sons, and architect Francis Ernest Stowe who constructed and designed the building as well as significant buildings throughout Sydney in the 19th and 20th centuries.
An event or series of events of historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation	Nos. 75-77 Ultimo Road is associated with the Australasian KMT, having served as its headquarters from 1922-1964. In this role it oversaw branches across NSW, Australia, the Pacific and New Zealand, managing these branches through directives, meetings and conventions. Through its relationship to the NSW branches 75-77 Ultimo Road makes a major contribution to the history of NSW. Chinese Australians who were members of NSW branches were people of NSW and though their political activities, ideas and fundraising, were mainly directed at influencing politics in China, they were agitating support across NSW communities making NSW a venue of KMT political activity. They also sought to influence White Australia legislation. The building at 75-77 Ultimo Road, funded by donations from members across Australia and Australasia is a material manifestation of these efforts and ambitions in Chinatown. Thus, the association of the place to the Australasian KMT is significant in acknowledging the history of migrants, specifically politically, in NSW.
One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object	Not applicable

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Criterion C Aesthetic/Creative/technical achievement

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Architecturally, nos. 75-77 Ultimo Road is an early example of an office building in Sydney. It is of some architectural interest for its unusual composition where the fenestration is arranged under a single arch and reads as a single window.

The composition and detailing including arch, fenestration, brick mullions, pilasters, parapet and Chinese Characters make a notable contribution to the streetscape and demonstrates aesthetic characteristics associated with Haymarket's redevelopment in the early 20th century.

Significance indicator	Assessment
Recognition as a landmark or distinctive aesthetic natural environment	The composition of the façade is distinctive. The fenestration united under a single arch that spans the width of the building and lined with brick mullions come together to read as a single window. Its striking façade with its notable composition and detailing makes a strong contribution to the streetscape.
Recognition of artistic or design excellence	Not applicable.
Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions	Not applicable.
Distinctiveness as a design solution, treatment or use of technology	The composition of the façade, with its fenestration under a single arch, is unusual in the local area.
Adapts technology in a creative manner or extends the limits of available technology	Not applicable.

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Criterion D Social, cultural and spiritual

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

Nos. 75-77 Ultimo Road has a strong association with the Australasian KMT and its members who have occupied the place for over 100 years. The place continues to be actively used and is the hub of the KMTs political activity in Sydney.

As a community hub where political, social and educational activities were located, 75-77 Ultimo Road continues to be highly valued by the Chinese Australian community as it evidence of one of the major political venues of Chinatown, and represents the political and social lives of the Chinese Australian community in Chinatown during the 20th century. As the headquarters of a network of branches across Australasia it also represents the political activities of the Chinese in NSW.

Significance indicator	Assessment
Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment	Not applicable.
Important to the community as a landmark within social and political history	Not applicable.
Important as a place of symbolic meaning and community identity	KMT membership was very high and to this community and the broader Chinese Australian community, 75-77 Ultimo Road represents significant political and social aspects of 20th century Chinese migrants in Chinatown. This is through its capacity as the locus of KMT political activity in Chinatown since 1921 and as a community hub organising and hosting a number of cultural activities. Together these aspects made the place a hub of the Chinese Australian community in Chinatown. As a surviving example of the former network of KMT branches that once spread across Australasia, including NSW, the place at Ultimo Road is symbolic to the wider Chinese Australian community of the political activities of Chinese migrants in regional NSW and beyond.
Important as a place of public socialisation	Not applicable.
Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums)	Not applicable. The place currently does not function as a museum but the third floor is set up as a museum and therefore has the potential to operate as one.
Important in linking the past affectionately to the present	Not applicable.

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Criterion E Research potential

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

Nos. 75-77 Ultimo Road is home to what is probably the largest collection of documents on the activities of the overseas KMT branches outside of China and Taiwan. The collection is an invaluable record of administrative records, publications and photographs not only of the Sydney branch but of those throughout Australia, New Zealand and the Pacific Islands. The archival collection has extensive interpretive value for not only the Sydney branches but those across Australasia including those in regional NSW. The collection has great potential in furthering our understanding of the history of the KMT and the Chinese Australian community in NSW and beyond. The collection was crucial in the development of the Mei-Fen Kuo and Judith Buttler's book *Unlocking the History of the Australasian Kuo Min Tang 1911-2013* though it is unclear to what extent the collection has been analysed.

There is also further research potential in the activities of the KMT across Australasia, such as the establishment of other headquarters and their links to 75-77 Ultimo Road.

Significance indicator	Assessment
Comparative analysis	No other archival collections were identified in the comparative analysis and therefore the archival collection held at 75-77 Ultimo Road, appears to be the only one in NSW. The archival collection at Ultimo Road is highly representative of the history of the KMT in Australasia, including branches in NSW, and thus has exceptional interpretative potential for Australian historical research. This interpretative value includes research that could improve our understanding of the history of the KMT in NSW and the role of 75-77 Ultimo Road in that history.
Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past	There is some archaeological potential in relation to the former buildings on the site.
Potential to inform/confirm unproven historical concepts or research questions relevant to our past	The archival collection is highly representative not only of the history of the KMT but of the social, cultural, political and organisational activities of the Chinese Australian communities as a whole during the twentieth century and thus has exceptional interpretative potential for Australian historical research including in Chinatown and NSW. . The collection also has research potential for Chinese communities throughout Australasia, New Zealand and South Pacific where the KMT had branches. (see appendix for details on what the collection holds).

Significance indicator	Assessment
Potential to provide information about single or multiple periods of occupation or use	The KMT's archival collection has the potential to provide information on the establishment and operations of 75-77 Ultimo Road and activities of regional NSW branches during the 20th century.
Potential to yield site-specific information that would contribute to an understanding of significance against other criteria	The KMTs archival collection is unique in the local area for its likely contribution to understanding the operations and achievements of the Sydney branch of the KMT and its historical significance to the local area. It also has potential to contribute our understanding of the location, operations and contributions of regional branches.

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Criterion F Rare

An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The archival collection of the Sydney branch of the KMT, housed at nos. 75-77 Ultimo Road, is likely a rare collection on the activities of the KMT's overseas branches. It is also likely the largest of its kind outside of China and Taiwan.

Rarity is a valuable criterion in the context of the Chinese in Australia as there is a history of resumptions and even later development demolishing places associated with the early Chinese settlement in Australia. Building nos. 75-77 Ultimo Road is a particularly significant building. Nos. 75-77 Ultimo Road is a rare surviving example of early Chinese Australian commissioned buildings and it is a rare example of a building purpose built for the KMT.

Significance indicator	Assessment
Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised	The building at 75-77 Ultimo Road houses the KMT's archival collection which is unusually extensive in the local area and NSW. The Archive provides evidence of the KMT's activities and membership across Sydney, NSW and beyond. It is rare to find such a large, intact and complete archive of a Chinese Australian organisation.
Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred	Not applicable.
Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.	Not applicable.
Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection	There was no collection of KMT headquarters in Sydney and therefore they cannot demonstrate a composition of historical attributes at a local level. It is unknown if the headquarters of the other NSW regional branches are extant and therefore it cannot be determined if a collection of KMT headquarters exists in NSW. If any regional NSW headquarters are extant then they would be valuable as a collection demonstrating an historical network.

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Criterion G Representative

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

Nos. 75-77 Ultimo Road does not meet the threshold for criterion G.

Significance indicator	Assessment
A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance	Not applicable.
Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance	Not applicable.
Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance	Not applicable.
Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance	Not applicable.

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6.3. Statement of Significance

The building and its archival collection are a key site of Chinese history in NSW and Australia, directly related to the 20th century political history of China and Taiwan, and the social and economic affairs of Chinese Australians during the operation of the white Australia policy.

The building at 75-77 Ultimo Road was constructed for and served continuously as the headquarters of the Chinese Nationalist Party of Australasia (Kuo Min Tang or KMT) for over 100 years. It has been the locus of Chinese Nationalist political activity since it was purpose-built in 1921. It was also the publishing office for the Chinese Times newspaper (1925- 1949). The building at 75-77 Ultimo Road has not only local significance, as the headquarters of the Sydney branch, but is also significant at a state, national and transnational level as the headquarters of the KMT in Australasia, overseeing branches in rural Australia, New Zealand and in the Pacific.

Funds raised by members of the Australasian KMT were remitted to support Sun Yat-Sen and the ruling Nationalist government (1927-1949) in China and later for the war effort during the Sino Japanese war. The Australasian KMT was also a transmitter of ideas and technology to China. It led the way in allowing female members to join the Party and it played a role in advocating for the rights of Chinese Australians during the White Australia years.

Many prominent Chinese Australians are associated with the KMT Building at 75-77 Ultimo Road, including Peter Yee Wing, Samuel Wong, Mar Leong Wah and Eugene Seeto. The building is also associated with the prominent building company Robert Wall & Sons and architect Francis Ernest Stowe. It is architecturally notable for its fenestration and brick mullions under a single arch spanning to width of the building to read as a single window. Together the elements of the façade including its composition and detailing particular the arch, fenestration, brick mullions, pilasters, parapet and Chinese Characters, make a notable contribution to the streetscape.

The place was also the centre of cultural life with many social activities for the Chinese Australian community, particularly the Dragon Ball which began in 1938 and was a major event on the social calendar for the Chinese Australian community in Sydney until the early 1970s.

The building itself houses what is probably the largest collection of records, documents, publications, photographs and artefacts related to the KMT's history outside of China and Taiwan. It is also demonstrative of a prolific period in the 1920s that saw the establishment of the KMT's overseas headquarters in centres of Chinese settlement, of which the place is a rare purpose-built example which continues to be used today for its original purpose.

7. Listing Recommendations

Under its Local Environmental Plan (2012), the City of Sydney is required under 5.10(a) to "conserve the environmental heritage of the City of Sydney". For a place to be heritage listed it needs to substantially meet at least one of NSW Heritage's criteria (2023) for assessing significance. The significance assessment of 75-77 Ultimo Road has found that the place meets six criteria at least at a local level, and therefore it and its archival collection warrants protection under the Local Environmental Plan. The significance assessment has demonstrated that the place has importance to Sydney with its distinct history in the Haymarket precinct, its representing of the significant role of Chinese in Australia and the current regard held for the buildings be the community. Therefore, the place should be listed under Schedule 5, Part 1 of the City of Sydney LEP 2012.

8. Management Recommendations

The following recommendations are drawn solely from a consideration of the significance of the place and good heritage practice.

These recommendations are framed with an understanding that heritage conservation is a social contract, requiring responsibility to be shared by the owners and consent authorities for the mutual benefit of all stakeholders.

As such, these recommendations are written with consideration of possible future ambitions of the owners, while striving to achieve the best heritage outcome for the place, and with an expectation that the consent authority, in representing the community's interest, will assist/support the owners in managing and conserving the significance of the place, where possible.

8.1. Obligations arising from significance

The high cultural significance of the place identified in the statement of significance obliges its conservation and good management (Burra Charter Article 2).

The significance is embodied in the place. Place means site, area, land, landscape, building of other work, group of buildings or other works, and may include components, contents, spaces and views. Place also includes fabric, setting, use, associations, meanings, records, related places, and related objects. (Burra Charter Article 1).

The significance of 75-77 Ultimo Road is primarily identified the on-going use of the place as the headquarters of the KMT's Sydney branch for over 100 years, in the collection which it houses, and its historical use as the headquarters of the Australasian KMT. Consideration of these three values informs the management recommendations for the place.

The significance of the archival collection requires that it be appropriately cared for and that public access to the collection is facilitated.

The ongoing connection of the place to the Australasian KMT and the Chinese Australian community should be continued through use and ownership.

8.2. Tolerance for change

The façade of the building strongly conveys its association with the KMT and is of some architectural interest. There is limited tolerance for change to the building's façade with a need to preserve the buildings form and KMT associated details.

There is greater tolerance for change internally where there is limited original fabric. Appropriate interventions may include a lift and alterations to the layout. The open plan layout of the second and third floors is indicative of historical uses, namely a hall which held many social and political events. As such, any changes to the layout must ensure that the historical open plan remains interpretable.

8.3. Conservation of fabric

The archival collection should be assessed for conservation to assist with ensuring and facilitating appropriate care of its objects.

There is limited original building finishes and details at the place. Missing elements which could be reconstructed and/or reinstated, if desired, are the timber window frames and original ceilings could be revealed if existing.

8.4. Interpretation

The archival collection has high interpretative value requiring public access to be enabled. In the past, the Australasian KMT has held open days and is amendable to doing so in future,

dependent on the availability of staff or volunteers and funding. Public access to the collection could also be facilitated through digitalisation of the collection.

The significance of the place is not independent of the history and development of Chinatown in the Haymarket area, and as such, interpretive strategies for 75-77 Ultimo Road should be considered within an overall interpretation strategy for Chinatown.

We recommend that the City of Sydney and the owners work together in considering additional interpretive strategies for the place such as:

- Setting up a plaque(s) at street level to communicate the site's history and significance.
- Creation of digital archives/websites showcasing the history and significance of Chinatown, identifying 75-77 Ultimo Road as a place of significance in the area.

A heritage interpretation plan must be provided in the event of major alterations to the building.

8.5. Future use

Much of the building's significance lies with its direct relationship with the KMT and associated archival and movable heritage collection. It is recommended that future use of the building maintain these ties and continues to ensure the retention of significant internal and external features and appropriate conservation of its collection in accordance with relevant planning controls. Other appropriate uses include retail, offices or a museum space.

Appendices

Kuo Min Tang Building, 75-77 Ultimo Road

The following information on the building was provided by Elizabeth Kao, Treasurer of the Chinese Nationalist Party of Australasia (KMT). It is abstracted from Dr Mei-Fen Kuo's "Report on KMT archives" in 2006 and the book "Unlocking the History of the Australasian Kuo Min Tang 1911-2013" by Mei-Fen Kuo and Judith Brett, published in 2013 by Australian Scholarly.

"The KMT Building at 75 Ultimo Road was built exclusively with donations from individual party members, it was opened in 1921 and served continuously as the headquarters of the KMT organization for Australia and Oceania. The preservation of the organization's documentary collection to this day is largely a result of it being continuously housed at the one dedicated site.

"The building has four floors and a roof top room. The ground floor is leased to a Chinese herbalist shop for commercial purposes and the rental income maintains the operation of the KMT affairs. The KMT occupies the rest of the building. The organization's offices and reading room are on the first floor and on the second floor is a meeting hall. The third floor has a large room and a small storeroom and was used as a Chinese school classroom (Yu Mei Chinese School) in the 1980s and 1990s and now functions as a museum and the archives for the KMT.

"The third floor is set up as a museum of KMT history and contains a number of historical artifacts, including sewing machines, cinematic projectors, audio tape records, old Gestetner machines, typewriters, old gramophone records, printing and typographical equipment, as well as a round wooden table with marble top presented by Peking Café of Sydney, in glass display cases, there are organizational memorabilia including seals, badges, and a large number of Chinese moveable type and printing blocks. In this room are also a number of items from the archival collection that are on open display. The archived collection has administrative records, publications and photographs relating to KMT branches throughout Australia, New Zealand and the Pacific Islands. The collection also includes party membership lists, completed membership application forms, financial records, correspondence and notices, minutes of meetings and conventions, list of donors to various causes, magazine subscriptions lists, newspaper clippings, and internal and external publications (in addition to photographic and artifact collections). In the room on the roof top there are approximately ten-meter-long shelves with metal/plastic/leather-look boxes containing cinematic films screened during the 1940s through to the 1990s.

"The KMT Archival Collection kept in Sydney is probably the largest collection in the world outside of China and Taiwan of documents relating to the activities of the KMT branches among overseas Chinese. The archival collection is highly representative not only of the history of the KMT but of the social, cultural, political and organizational activities of the Chinese Australian communities as a whole during the twentieth century and thus has exceptional interpretative potential for Australian historical research. The collection is related not only to the Chinese community in Sydney but since the KMT had branches in Chinese communities throughout Australasia, New Zealand and South Pacific the collection is of national and international significance.

"The historical artifacts displayed in the KMT museum can be opened to the public on special occasions when the KMT is well planned and prepared. It is rare for such a large, intact and complete archive of an Australian Chinese organization to become available. The rarity, value and fragility of the documents in the collection along with the variety of other material, machinery, and artifacts highlights the need for professional/additional support for the KMT to establish a policy for collection management and continued preservation and protection of the collection. (This is our Committee's consensus)."[100]

[100] Information provided by Elizabeth Kao, Treasurer, Chinese Nationalist Party of Australasia (KMT), 6 March 2024.

Attachment E

Hector Abrahams Architects – Heritage Inventory Sheet - 50-54 Dixon Street

State Heritage Inventory form

Complete all mandatory fields on the form, as indicated with an asterisk (*).

A. Nominated item

1. Name & type

Name*	Goon Yee, Loong Yee and Loon Fook Tongs building
Other or former names	
Item type (if known)	Built
Item group (if known)	
Item category (if known)	
Area, Group, or Collection Name	

2. Location

If the item does not have a street number, provide land parcel information as well.

If the item has no land parcels, provide coordinates and a map.

For moveable objects enter the principal address where held.

Street address*	50-54 Dixon Street Haymarket NSW 2000
Alternate street address	
Local government area*	Sydney

Land parcels*	Lot	A	Section (if applicable)		DP	958137
	Lot	B	Section (if applicable)		DP	958137
	Lot	C	Section (if applicable)		DP	958137

Coordinates	
Latitude	-33.87800701628926
Longitude	151.2041958518705
Datum	

3. Extent of nomination

Provide a map or plan clearly indicating the extent of the curtilage (boundary) of your nomination.



Source of map or plan	Nearmap, Annotated by HAA
Description of the boundary, if required	

4. Ownership

For organisations / company, please provide both the name of the business and a contact.

Name of owner(s)*	LOONG YEE TONG SOCIETY INCORPORATED
Business / organisation name, if applicable	
Address	50-52 Dixon Street, HAYMARKET NSW 200
Phone	
Email	
Ownership explanation, if required	

Name of owner(s)*	GOON YEE TONG LIMITED
Business / organisation name, if applicable	

Address	54 Dixon Street, HAYMARKET NSW 200
Phone	
Email	
Ownership explanation, if required	

B. Significance

5. Why is it important in NSW?

Refer to the guideline Assessing heritage significance when completing this section.

Statement of significance*
The building at 50-54 Dixon Street has historical significance as key social organisations for the Chinese Australian community, and for enabling its members to maintain links to their hometowns. The three-storey building at 50-54 Dixon Street was jointly funded and purpose-built in 1916 by leaders of the Tsang Shing (Zengcheng) and Tung Koon (Dongguan) counties. It was built to house the Loon Fook Tong (Luen Fook Tong) clubhouse at 50 Dixon Street for people from the Tsang Shing County; the "Goon Yee Tong" clubhouse at 54 Dixon Street for people from Tung Koon County; and between the two clubhouses, at 52 Dixon Street, a joint clubhouse, the "Loong Yee Tong". The three district associations have occupied 50-54 Dixon Street for over 100 years. The associations played a vital role in the Chinese Australian community by offering services to assist with settling in Sydney or returning to China, arranged bone-repatriation, provided accommodation, conducted charitable events and most likely arranged the transfer of members' remittances to China. 52 Dixon Street has historical association with the 'Tung Wah Times' newspaper (1902–1936), the second Chinese newspaper to be established in Sydney. In 1914, the 'Tung Wah Times' boasted the largest circulation of any Chinese newspaper in Australasia. The coexistence of a number of different Chinese newspapers indicates the diverse political affiliations of Chinese diaspora and the newspapers' role in shaping Chinese Australian identity. 52 Dixon Street was also the meeting place for members of the NSW Chinese Chamber of Commerce (1913-1965), which promoted overseas trade and defended Chinese Australian commercial interests from anti-Chinese campaigns. Historian Mei-Fen Kuo has characterised Sydney in the late 19th to early twentieth century as "a hub of Chinese mobility" and "a centre of community mobilisation and identity formation" (Kuo, M. F., 2013). 50-54 Dixon Street was central to this development. The form and aesthetics of the building are consistent with those of early 20th century buildings pertaining to Chinatown and thereby contribute to the understanding of the historical streetscape of Dixon Street. The Chinese signage on the façade is significant as markers of the historical uses of the building. The district associations continue to play a social role amongst their respective communities. The historical uses of the place such as the popular restaurants which occupied the ground floors are remembered fondly by the local Chinese Australian community. The place is representative of early purpose-built district association buildings built across the country to serve the increasing Chinese diaspora in Australia. The building at nos. 50-54 Dixon Street is likely to be the last surviving example of a purpose-built district association building in Sydney or NSW, continually owned by the associations for over 100 years.

Comparisons*

The creation of district associations across Australia is a historic process which continues today with a number of new associations being created in the late 20th century and early 21st century (A. Wong et al, July 2016, p.47). This comparative analysis focuses on the district associations founded in the 19th and early 20th century, in order to understand the historical significance, rarity and representativeness of 50-54 Dixon Street

NEW SOUTH WALES

Chin Wah Benevolent Association, Sydney, NSW - It is unclear when this Association was established, but it has existed since at least 1913. Information on the functions of the association and its address is unknown (International Chinese Business Directory of the world, 10 February 1913, p.1225).

Chung Hwa National Association, 158 George Street, Redfern - It is unclear when this Association was established, but it has existed since at least 1913. Information on the functions of the association and whether it is extant is unknown. Historical aerials indicate that the building had been demolished by 1975 (International Chinese Business Directory of the world, 10 February 1913, p.1225).

Yiu Ming Hung Fook Tong, 417 Sussex Street, Haymarket - The Yiu Ming Hung Fook Tong was founded in 1880 for the Ko Yiu people in Sydney (A. Wong et al, July 2016, p.47). Today, the place is known as Dixon House. It is unclear if the building was purpose-built for the District Association or if it leased space within the building. The exact functions of the Tong or whether the Tong continues to use the building is unknown.

Chinese Youth League of Australia, 10 Dixon Street, Haymarket - The Chinese Youth League was founded in 1939 in an attempt to gather patriotic Chinese youth to form an association to fight the Japanese invasion in China. The league assisted in providing jobs, meals and accommodation to stranded Chinese seamen who jumped ship or came to Sydney as refugees during WWII. The league is also known for its efforts in fighting the white Australian policy. The building is extant and the league conducts activities and sports events for Chinese youth in Sydney (Chinese Youth League of Australia website, 2024).

Kwong War Chong Building, 84 Dixon Street, Haymarket - The Kwong War Chong building was erected in 1909 for Philip Lum Chun Lee's company 'Kwong War Chong & Co.' The ground floor of the building was a general store. The above floors served as an early community centre for the Zhongshan (Chungshan) people in Sydney, and as a meeting place for the 'Tong Sen Tong', a society for the Long Du people (Alexandra Wong, 2020). The place is no longer used by the associations. The place is listed on the NSW State Heritage Register (Listing No. 02089) and on the Sydney LEP (Item no. I2293) (Kwong War Chong, State Heritage Inventory)

Chungshan Society of Australia Inc., 50 Albion Street, Surry Hills - Founded in 1983, the Chungshan society offers migration services for Chinese immigrants from Zhongshan. The society also conducts tours to attend winter camps and cultural exchanges in Zhongshan, particularly for the descendants of the Zhongshanese in Sydney (The China-Australia Heritage Corridor website, 2024). The organisation continues to operate out of this address. This building is located within the Reservoir Street & Fosterville Heritage Conservation Area.

Sze Yup Temple, 2 Edward Street, Glebe - The Sze Yup Temple was funded and built by Chinese immigrants from the four Sze Yup districts of Kwangtung in 1898, as a place of worship and as a cultural centre. The place provided accommodation for Chinese travellers and migrants, material assistance, and conducted bone repatriation for deceased Chinese people in Sydney (The Glebe Society website, 2013). The place is listed on the NSW State Heritage Register (Listing No. 00267) and on the Sydney LEP (Item no. I680) (Sze Yup Temple, State Heritage Inventory)

Yiu Ming Temple, 16-22 Retreat Street, Alexandria - Construction of the Yiu Ming Temple began in 1908. It functioned as a temple as well as a cultural and social centre for the community. The place assisted new arrivals with funding, provided accommodation and employment opportunities for the people from

Gaoyao and Gaoming districts. The temple also organised bone repatriation of deceased society members. The place is listed on the NSW State Heritage Register (Listing No. 01297) and on the Sydney LEP 2012 (Item no. I28) (Yiu Ming Temple, State Heritage Inventory)

VICTORIA

Num Pon Soon Society Building, 200-202 Little Bourke Street, Melbourne – The place was purpose-built in 1861 for Sam Yup Society (later the Num Pon Soon Society) the district association for people from the three Sam Yup districts. It is the earliest surviving Chinese community building in Victoria. It is significant for its historical and social association with Chinese immigrants, their customs and traditions. The place is listed on the Victorian Heritage Register (Listing No. H0485) (Victorian Heritage database report).

Ning Yang Society, 208 Little Bourke Street, Melbourne - The Ning Yang Society (also known as Taishan Society) was formed in c.1909 (Chinese-Australian Historical Images in Australia website, 2008). The place was built for the people of the Ning Yang (Sim Hing) district of Canton (The Herald, 16 June 1909, p.1). The district association is located in the upper floors.

Kong Chew Society, 4 Tattersalls Lane, Melbourne - Founded in c.1850, the Kong Chew Society functioned as a welfare and mutual aid organisation for the people of the Guangdong province of China. The society still exists as a registered organisation (Australian National University Archives, 2012). It is the earliest See Yup (now known as Siyi) association in Australia. People from the Siyi region migrated overseas and created district associations known as “Kong Chew” to illustrate their ancestry and ties to their home region (Kong Chew Society website, 2024).

See Yup Society Temple, 76 Raglan Street, South Melbourne - The See Yup Society Temple was constructed in 1866 to support the Chinese people of four See Yup districts (Paul Macgregor, 2024) who arrived in Melbourne in the late 19th century (Michelle Lai, 2021). The place is the principal centre of worship and death registry of the Cantonese in Victoria. The place is listed on the Victorian Heritage Register (Listing No. H0219) (Victorian Heritage Database report).

PERTH

Chung Wah Association, 128 James Street, Northbridge - Established in 1909, the Chung Wah Association is the largest and oldest surviving non-profit organisation in WA. The association was formed to support the social welfare of the Chinese migrants in Perth and continues to operate at the same location (Chung Wah Association website, 2024). The place is listed on the WA State Register (Place No. 02027) (Govt. of Western Australia Heritage Council website, 2016).

DARWIN

Chung Wah Society, 6 Litchfield Street, Darwin City - Established in 1911, the Chung Wah Society was built as a social and sporting club for the Chinese population in Darwin. The place promotes cultural education, social interests and welfare of the members. It also functions as a Chinese temple. The place continues to operate at the same location (Chung Wah Society website, 2024).

CONCLUSION

Since the 1850s, Chinese migrants in Australia have built both temples and association buildings as a way of providing a meeting place for the local community and for offering services and assistance in various aspects of life. The majority of purpose-built district association buildings still in use today are located in Victoria. Within NSW, there is a mix of purpose built, leased and multi-use buildings including temples. The building at nos. 50-54 Dixon Street is a rare example in NSW of a purpose-built building constructed primarily for the use of the district associations and continues to be owned and used by these associations.

C. Description

6. Describe the existing item

Description*	The physical analysis of the building at nos.50-54 Dixon Street is limited to the external façade of the building's Dixon Street frontage. Internal access to the building was not provided. The building at nos.50-54 Dixon Street is a three-storey masonry building. Two brick pilasters divide the façade into three vertical bays. Each bay corresponds to the three individual lot boundaries upon which the single building was built. The ground floor awning, a painted cement band at the second-floor level and a cornice and parapet at the roof level creates a visual division indicating each floor. Atop the building is a parapet with a central pediment and inscription 'AD 1916' indicating the date of completion of the building. The ground floor of the building has been significantly altered by the introduction of contemporary food and retail premises with contemporary fit outs. The façade of the upper floors consists of 12 equidistant windows. A noteworthy feature of the façade are the Chinese characters written across the first-floor exterior. The Lean Sun Low sign painted in Chinese characters on the exterior of 54 Dixon Street appears to be original, as does the very faded Chinese Chamber of Commerce sign on 52 Dixon Street. The signs painted on the exterior of the building between 50 and 52 Dixon Street appears in later photographs dating from 1984. The ground floor is sublet to eateries, the above floors are believed to be occupied by the district associations. Internal configurations, surviving fabric and contemporary use are unknown. Signage on the ground floor door of 54 Dixon Street indicates that the above floors are available for commercial office or retail shop lease, with street level advertising allowed. 50 DIXON STREET The ground floor of 50 Dixon Street hosts the 'Canton' restaurant and is characterised by contemporary glazed maroon tiles, kitchen window and main entrance. A plaque with Chinese characters is located at the edge of the tiled façade. The first-floor brick façade has been painted grey, covering the original Chinese writing, while the second floor retains its original brick finish. Each floor comprises of two window openings with exposed arched brick lintels and bullnose brick sills. The first floor comprises of two double hung windows with opaque glazing and metal framing, and the second floor has four-panel transparent glazed sliding windows with metal frames. The top left window on the second floor is fitted with an external grill mesh. Air conditioning units sit above the awning. 52 DIXON STREET No.52 Dixon Street's ground floor facade is embellished with contemporary grey stone cladding and shopfront windows for the 'Skewer BBQ' restaurant. A stairway installed in circa 1995 leading to the first floor, is located on the northern side of the shop. A plaque indicating the names of the district associations is positioned on the wall to the left of the stairway on the ground floor, and was mounted in circa 1995. The awning at 52 Dixon Street has been set back to accommodate the Chinatown gates abutting the building. On the first and second storeys, the building is a face brick finish with two window openings with arched brick lintels and bullnose brick sills per floor.

	These four-panel glazed sliding windows have metal frames and are modern additions to the building, dating to sometime after 1979. The first-floor windows have internal metal grills. The northern window on the second floor is fitted with an external grill mesh. The Chinese characters on 52 Dixon Street are obstructed by the addition of electrical conduits. Air conditioning units sit above the awning. Metal embellishments with Chinese motifs can be seen on the pilaster between 52 and 54 Dixon Street. 54 DIXON STREET On the ground floor, 54 Dixon Street is currently occupied by 'Super Emoji' juice shop. A door identifying the district associations is located north of the juice shop. Signage over the door shows the logo of the 'Goon Yee Tong Limited' association. It is assumed that the doorway leads to a stairwell to the above floors. The ground floor façade is clad with grey tiles and contains three steps leading to a setback glazed shopfront. On the first and second floor, the façade comprises of four window openings with arched brick lintels and bullnose brick sills, two at each floor. The windows are double hung with frosted glass panels and metal frames. The old Lean Sun Low sign painted on the exterior of 54 Dixon Street is obstructed by the addition of electrical conduits. Air conditioning units are located above the awnings.
Condition of fabric and/or archaeological potential*	The external fabric is in good condition. An inspection of internal fabric was not conducted. There may be some archaeological potential but this is likely limited.
Integrity / intactness*	The external façade at the ground floor level has been substantially altered for modern food retail use. The façade on the above floors remains fairly intact with some original joinery removed and non-original paint finish. An internal inspection was not conducted.
Modification dates	
When was the last time you inspected the item?	External inspection was conducted in March 2024. An internal inspection was not conducted.
Current use	The ground floor is occupied by restaurants and cafes. The use of the above floors is unknown.
Original or former use/s	District Association building (clubhouses) for the "Goon Yee Tong", "Loong Yee Tong", and "Loon Fook Tong," Tung Wah Times newspaper office and Chinese Chamber of Commerce headquarters.
Any additional comments	

D. History

7. Origins and historical evolution

Years of construction*	Start		End	1916
Designer or architect*	Unknown			
Maker or builder*	Unknown			
Historical outline*	CONTEXTUAL BACKGROUND The great majority of Chinese migrants who came to the Australian colonies for the goldrushes in the early 1850s came from counties in the Pearl River Delta, in the vicinity of the provincial capital of Canton. As Dr Michael Williams' research shows, they maintained strong ties to their villages (Williams, M. 2018). People tied by native place, languages and kinship established associations to support and sponsor others from the same place or of the same surname. These associations included the Goon Yee Tong, for people from Tung Koon (Dongguan) County, and the Loon Fook Tong (Luen Fook Tong), for people from the Tsang Shing (Zengcheng) County. The Goon Yee Tong was established by at least 1857, as the influential merchant Way Kee is known to have been Treasurer of the association from 1857 to 1889. In the late 19th century, after the goldrushes had ended, the Chinese population in the Australian colonies was still largely a rural-based population. In NSW, people from Tung Koon were concentrated in rural towns such as Tamworth, Newcastle, Bathurst, Camden and Liverpool, where they mainly worked as market gardeners or storekeepers. A notice published in the Chinese Australian Herald in December 1902 indicates that the Goon Yee Tong association was established by Tung Koon natives to organise bone repatriation and engage in charitable endeavours (27 December, 1902, p.5). A 1906 article in the Tung Wah Times named N. Lean Fore as the director of the organisation with responsibility for bone repatriation (30 June 1906, p.5). People from Tsang Shing were concentrated in towns such as Wellington and Newcastle, and in Victoria and New Zealand, where they were also largely engaged in market gardening and storekeeping. The district association for people from Tsang Shing was called the Loon Fook Tong. These two district associations merged to create a joint Tung Koon-Tsang Shing association called the Loong Yee Tong. Evidence given in the 1891 'Report on the Royal Commission on alleged Chinese gambling and immorality and charges of bribery against members of the police force' shows that the Loong Yee Tong was in existence from at least 1891. Way Shong, Treasurer of the Loong Yee Tong, who was amongst the many Chinese community members interviewed for the 1891 Commission, stated he knew of two Chinese societies in Sydney – the Goon Yee Tong and the Loong Yee Tong (Report of the Royal Commission on alleged Chinese gambling and immorality and charges of bribery against members of the police force, 1891). Way Shong stated that the objects of the Loong Yee Tong are to "provide a fund for sick people and people who are unable to pay their passages home". He also spoke of funds donated to the hospital and sent to Hong Kong for buying coffins to put on board the boats so that if any Chinaman died at sea his body would not be thrown overboard (Way Shong, 22 September 1891). Another interviewee, Pow Chee stated that "the Loong Yee Tong belongs to two districts, and I think about 80 or 90 percent of [the migrants from] those districts belong to the Society" (Pow Chee, 12 October 1891).			

EARLY DEVELOPMENT OF THE AREA

The buildings which occupy 50-54 Dixon Street are part of 15 acres of Gadigal land at the head of Cockle Bay, granted to John Dickson in 1813. The grant was subsequently sub-divided and in 1830 and 1833 allotments were sold in Sussex, Goulburn and Dickson (sic) Streets.

Dove's Plan 1880 plan shows two plots where 50-54 Dixon Street stands today. The northern plot was a yard with two single-storey wooden buildings with shingle roofs at the west entrance, three two-storey brick or stone buildings with shingle roofs to the south, and one single-storey wooden structure with a slate or metal roof in the eastern corner. The southern plot was a timber yard with a wood and iron shed along the northern edge of the plot, as well as a single-storey wooden structure with slate or metal roof in the north east corner. It is unknown when these structures were demolished.

In 1900, the title for 50-54 Dixon Street was transferred to Dugald Thomson (Assessment book, Lang ward 1914, p.88). By that time, buildings on Dixon Street were run-down. A photograph showing the rear view of a row of conjoined brick cottages at 37-47 Dixon Street, Haymarket, reveals the state of nearby buildings on Dixon Street at the turn of the century.

In 1908, Sydney Municipal Council resumed terrace houses, mills and workshops spread over four acres bounded by Ultimo, Thomas, Hay, Quay and Engine Streets to make way for new market buildings designed by the City Architect. The first Municipal Market building opened in 1909 and the second in 1910 (City of Sydney Archives, 1920, A-01001328). These developments were reported in the Chinese Australian Herald in March 1909, with the comment that numerous Chinese firms were expected to move in light of the market's relocation (13 March 1909, p.2). From 1910, Chinese firms which had previously been centred around Campbell Street, Haymarket in proximity to the Belmore Markets, began to open stores in Hay, Dixon, Quay, Harbour Streets and Ultimo Road close to the new Municipal Markets.

50-54 DIXON STREET – CLUBHOUSES FOR THE TUNG KOON "GOON YEE TONG", TUNG-JAANG "LOONG YEE TONG", AND TSANG SHING "LOON FOOK TONG"

In an oral history interview conducted sometime around 1991, businessman Leslie Chang, whose family were from Tung Koon recalled: "When the Tung Koon people came to Sydney, there were so many of them, they decided to join forces with people from the neighbouring county of Jaang Sheng [sic].. They put their money together and bought three shops in Dixon Street, the rent from which was to be used for charitable and educational purposes" (Chang et al, 2022, p.47).

Maxwell Yip, Secretary of the Goon Yee Tong stated: "I was told by my late Uncle Henry Lum Yip that money was raised by donations from businessmen, market gardeners and anyone willing to contribute towards the purchasing of 50-52-54 Dixon Street. Goon Yee Tong and Ling Fook Tong [sic] formed a combined association called Ling Yee Tong [sic]" (Anthony Ah Kee, 22 May 2022).

50-54 Dixon Street was in fact purpose-built on purchased land using funds raised from members of the associations. In 1907, nine rounds of donations for the Loong Yee Tong were published in the Tung Wah Times newspaper (Tung Wah Times, 27 July 1907, p.7). By early 1916, sufficient funds had been raised for the Goon Yee Tong and the Loon Fook Tong to purchase land in Dixon Street. On 11 February 1916, land title for two blocks of land at 50-54 Dixon Street was transferred from Dugald Thomson to Goon Yee Tong representatives, Chee Sung and Gilbert Yet Ting Quoy and Loon Fook Tong representatives Fung Nam and James Kwong Sing (LRS, Vol. Fol. 1323-162). That same year, a building application was made to the Council and a plan submitted by G. L. Quoy (likely Gilbert Yet Ting Quoy), for a three-storey building at 50-54 Dixon Street to house three stores and dwellings (City of Sydney Archives, 1916, A-00580341). Gilbert Yet Ting

Quoy was a leader of the Tung Koon community. He was the lessee of produce business, Lee Sang & Co. which occupied the Municipal building at 90 Hay Street. The pediment of the building at 50-54 Dixon Street shows the date of its completion as 1916.

A plaque at the entrance to the building at 50-54 Dixon Street reads in English 'Loong Yee Tong Inc.'

The Chinese characters read:

增城聯福堂
東增聯義堂會所
東莞公義堂

In translation:
Tsang Shing "Loon Fook Tong",

Tung Koon Goon Yee Tong, and

Tung-Jaang Loong Yee Tong clubhouse." (Ely Finch, 2024)

["Quotation marks indicate a coined romanisation"]

According to Daphne Lowe Kelley, former President of the Luen Fook Tong and the Loong Yee Tong:

"The original access to the upper floors of 50-52 Dixon St was internally through each building. However, as this was not always convenient to the lessee shop-owners, a decision was made to build a separate stairway to access the upper floors to LFT and GYT. I can't remember the exact year but it was after 1995 when Loong Fook Tong Inc was registered. The street plaque was added at that time" (Daphne Lowe Kelley, Personal Communication, 18 June 2024).

Signs are painted in Chinese on the exterior of 50-54 Dixon Street. The signs read from right to left:

東莞公義堂
東增聯義堂
增城聯福堂

They translate, respectively, to:
"Tung Koon Goon Yee Tong,
Tung-Jaang Loong Yee Tong, and
Tsang Shing "Loon Fook Tong" (Ely Finch, 2024)

There are two additional faded painted signs on the exterior of the building. A sign above 52 Dixon Street appears to read:

中華總商會

This translates as 'Chinese Chamber of Commerce', though the third and fourth characters are not clear.

A sign above 54 Dixon Street reads:

"聯新樓"

This translates as 'Lean Sun Low' (Ely Finch, 2024).

The Chinese Chamber of Commerce at 52 Dixon Street and the Lean Sun Low restaurant at 54 Dixon Street are discussed later in this report. Earlier photographs of 50-54 Dixon Street show that the signs on the exterior of buildings at 50, 52 and 54 Dixon Street have been repainted over the years.

There has been a change to the joint ownership of the three buildings between the two associations. According to Daphne Lowe Kelley "the land on which the buildings known as 50, 52 and 54 Dixon Street are located was purchased in the name of four trustees, two of whom were from Dongguan [sic] and two from Jung Seng [sic]. A short while after the three adjoining buildings were completed, 54 had a change of trustees when Charlie Young replaced the two Jung Seng trustees." (Anthony Ah Kee, 22 May 2022).

The land title record confirms that in August 1917, the title for 54 Dixon Street was transferred from Chee Sung, Gilbert Yet Ting Quoy, Fung Nam and James Kwong Sing to Chee Sung, Gilbert Yet Ting Quoy and Charlie Young (LRS, Vol. Fol. 2782-50, 1917). With this transfer, joint trusteeship of 54 Dixon Street ceased and trustees were exclusively from Tung Koon. Upon the death of Chee Sung in 1927, 54 Dixon Street was transferred to Gilbert Yet Ting Quoy and Charlie Young, the remaining trustees (LRS, Vol. Fol. 2782-50, 1927). In 1930, it was further transferred to Yet Quork Yan, Chung Lun, Charley Foo On and Noble Lean Fore as joint tenants (LRS, Vol. Fol. 2782-50, 1930). The loss of joint trusteeship of 54 Dixon Street has, since 1917, disadvantaged the members of the Luen Fook Tong (Daphne Lowe Kelley, Personal Communication, 27 April 2024).

According to Lowe Kelley, the societies were only registered as incorporated associations in 1995. When they registered, 50 and 52 Dixon Street were registered as belonging to the joint association. No.50 and 52 Dixon Street are still owned by the joint association of the Loong Yee Tong. The Goon Yee Tong is no longer an incorporated association, but a company limited by guarantee (Daphne Lowe Kelley, Personal Communication, 27 April 2024).

50 DIXON STREET

Although 50 Dixon Street was built as a clubhouse for the Tsang Shing Loon Fook Tong Association, the earliest land title for 50 Dixon Street lists Salvation Army (General) William Bramwell Booth as leasing the building in 1918 (LRS, Vol. Fol. 2782-51). 50 Dixon Street is listed in the 1919 Sands Directory as the Salvation Army Women's Home (Sands Directory, 1919). The Assessment Books do not stipulate which floor/s was leased for this purpose. While it is established that the Salvation Army worked and recruited amongst the Chinese community, particularly on the tin fields of Northern NSW in the 1870s - early 1920s, there appears to be little written on this early history of the Salvation Army Women's Home and any relationship between the Chinese Australian owners of the building and the Salvation Army. The Salvation Army Women's Hostel was not established at its long-term address at 471 South Dowling Street, Surry Hills until 1924.

The Sands Directory of 1922 lists 50 Dixon Street as occupied by W. & G. Ping, Manufacturers agents (Sands Directory, 1922, p.50). William and George Ping dissolved their partnership in 1925 when George Ping retired and William Ping carried on the business until 1933 (The Daily Telegraph, 4 December 1925, p.11). In 1923, Ho Hing & Co. Importers was also listed at 50 Dixon Street (Sands Directory, 1923, p.49). Upon the death of Chee Sung in 1927, land at 50 Dixon Street was transferred to surviving joint trustees Gilbert Yet Ting Quoy, James Kwong Sing and Ping Nam (LRS, Vol. Fol. 2782-51).

Between 1920 and 1928, the ground floor of 50 Dixon Street was occupied by the Eastern Residential House, advertising accommodation "for Eastern tourists, merchants, travellers and students, both interstate and country" (Tung Wah Times, 20 May 1922, p.6 and Tung Wah Times, 6 October 1928, p.1). An advertisement from 1920 names the proprietors (葉秉樑 and 葉秉棟). They share the same surname ("Yip/Yet"), and first character of their given name, suggesting that they are brothers or cousins (Tung Wah Times, 25 December 1920, p.6).

A building survey of 50-54 Dixon Street conducted in 1945 recorded 4 to 6 persons in residence in each building. The type of business was described as Chinese stores, bulk stores, Chinese Club with 30-40 at Club meetings (City of Sydney Archives, 1945, A-00508333). It is not clear which club this referred to.

THE DISTRICT ASSOCIATION IN RECENT TIMES

Today the Loon Fook Tong is named the Zengcheng Association of Australia. According to Lowe Kelley, in the last 40 years or so, as a result of the committees conducting meetings in Chinese, the membership has few English-speaking descendants from the older

families. In recent years, there are now some committee members who have both Chinese and English (Daphne Lowe Kelley, Personal Communication, 27 April 2024).

In 2016, King Fong conducted a walking tour of Chinatown which included a visit to 50 Dixon Street. Photos taken upstairs at 50 Dixon Street and posted on Facebook show framed photographs hanging on a wall. According to Daphne Lowe Kelley, these are photographs of the members of the NSW Chinese Chamber of Commerce for different years (Daphne Lowe Kelley, Personal Communication, 2 March 2024).

The photographs on display, along with any other records, documents and ephemera, are an integral part of the history of this building and are a rich source of information about the associations, their members and activities.

52 DIXON STREET

52 Dixon Street was the address of the joint Tung Koon-Tsang Shing association, the Loong Yee Tong. Contemporary newspaper accounts shed little light on the purpose of the association. Historian Mei-Fen Kuo writes that "the Loong Yee Tong's main objective was to collect money "to put coffins on board ships passing to and from China" (Kuo, M. F. 2018). The Sands Directory shows that the earliest tenants of the building were the Tung Wah Times newspaper and the NSW Chinese Chamber of Commerce. Members of the Goon Yee Tong and the Loon Fook Tong were associated with both the Tung Wah Times and the NSW Chinese Chamber of Commerce.

THE TUNG WAH TIMES (1902-1936)

From 1918, the address of the 'Tung Wah Times' newspaper was given as 52 Dixon Street (Sands Directory, 1918, p.49). Its publisher was J. Young of Dixon Street, Haymarket (Tung Wah Times, 4 May 1918, p.8 and Tung Wah Times, 28 June 1919, p.1). Published from 1898–1902 as the 'Tung Wah New's, then as the 'Tung Wah Time's, it was the second Chinese newspaper to be established in Sydney after the 'Chinese Australian Herald', which began publication in 1894 (Yong, C. F. 1977). Mei-Fen Kuo argues that the Chinese press has special distinction as: "The only foreign-language press in Sydney to publish without interruption over three decades from the 1890s to the 1920s … no foreign-language newspapers of any stamp could match the record of continuous circulation of Chinese-language newspapers in Sydney from the 1890s into the 1950s" (Kuo, M. F. 2018).

Besides associations based on native place or lineage, Chinese people established organisations which were aligned to their social, commercial and political ideals. Chinese diaspora migrants in Australia sought to modernise China, but had different ideas on how this might be achieved. For example, the Yee Hing Society, active from the gold rush times, sought the overthrow of imperial rule in China. The 'Tung Wah News' encouraged Chinese in Australia to set up the Chinese Empire Reform Association (CERA), which promoted Chinese intellectuals Kang Youwei and Liang Qichao's advocacy of reform of the imperial system and later the establishment of a constitutional monarchy in China. In 1900, supported by the NSW Chinese Chamber of Commerce, the 'Tung Wah Times' became the official organ of the Chinese Empire Reform Association (Fitzgerald, J.,2007). Gilbert Yet Ting Quoy was an office bearer of the CERA along with other well-known merchants in the Sydney Chinese community, including Thomas Yee Hing, Ping Nam, C. Leanfore, Henry Fine Cheong, Goon Ick, W.R.G. Lee and George Bew (Yong, C. F., 1977, pp.120-121).

Ting Quoy also launched a campaign through the 'Tung Wah Times' newspaper in 1908 and 1909 advocating the need to establish schools to teach Chinese language. Along with Ping Nam, Leong Cheong, Lee Chun, John Hoe and Lean Fore, Ting Quoy taught at the first Sydney Chinese School which was established at the Loong Yee Tong clubhouse at 52

Dixon Street in the early twentieth century. The school lasted for more than half a century (Yong, C. F., 1977, p.214; Mei-Fen Kuo, Personal Communication, 2024).

In 1914, the 'Tung Wah Times' boasted the largest circulation of any Chinese newspaper in the Commonwealth, New Zealand and the Pacific Islands (19 September 1914, p.1). The 'Tung Wah Times' ceased publishing in 1936, but it is unclear why. The 'Tung Wah Times' was located in 52 Dixon Street until at least 1933 (Sands Directory, 1932-33, p.39).

THE NSW CHINESE CHAMBER OF COMMERCE

In 1917, 52 Dixon Street was also the headquarters of the NSW Chinese Chamber of Commerce (Sands Directory, 1918, p.49), which was a successor to earlier merchants' associations, the Lin Yik Tong (Chinese Commercial Association, 1892-1903) and the Chinese Merchants Society (1903-1912), established by Tsang Shing merchants Thomas Yee Hing and Ping Nam. According to historian C.F. Yong, the NSW Chinese Chamber of Commerce was formed in 1913 in order to send a representative to Peking for the election of the first Parliament. The first President of the NSW Chinese Chamber of Commerce was Ping Nam, a merchant in the firm of On Chong & Co. (Yong, C. F., 1977, pp.86-88). Ping Nam was publisher of the 'Tung Wah Times' in 1912, and one of the joint title-holders to 50-52 Dixon Street in 1927 (LRS, Vol. Fol. 2782-51). The constitution of the NSW Chinese Chamber of Commerce, which stated that the sole aim of the Chamber was to maintain and promote trade, prevented Chinese labouring and farming classes from joining (Yong, C. F., 1977, pp.90-92). The Chamber defended the commercial interests of Chinese merchants against organisations such as the 'Anti-Chinese League' and the 'Retail Grocers and Storekeepers Association' which ran public campaigns in the early nineteenth century to dissuade the public from patronising Chinese stores. Amongst the influential businessmen who were members of the Chinese Chamber of Commerce was Gilbert Yet Ting Quoy, who was President of the Chamber in 1924.

According to Yong, "five round-table meetings were held in the headquarters of the NSW Chinese Chamber of Commerce at 52 Dixon Street which culminated in the formation in 1917 of the first Chinese Australian shipping line, the China-Australia Mail Steamship Line" (Yong, C. F., 1977, pp.97-109). With funds raised from shares sold to Chinese in Australia and the Pacific, the Line purchased three passenger ships to sail between Shanghai, Canton, Hong Kong and Australia. According to Yong, there was aggressive competition from established British and Japanese shipping companies, coupled with losses resulting from the Australian government requisitioning the ships for the war effort. He writes, "Amidst accusations of poor administration and the disintegration of the entente between rival factions, the line suffered irrecoverable losses and the business was wound up in 1924" (Yong, C. F., 1977, pp.106-109).

The NSW Chinese Chamber of Commerce was dissolved in 1965 (Dictionary of Sydney website, 2024).

THE EASTERN RESTAURANT

In 1950 and 1952, applications were made to make alterations to the shopfront of 52 Dixon Street and in 1953 Council approved the conversion of 52 Dixon Street into a restaurant (Construction, 30 September 1953). The City Archives contains plans of 52 Dixon Street in 1953 showing the restaurant layout on the ground and first floor of the building (City of Sydney Archives, 1953, A-00558224).

The Eastern Restaurant (in Chinese "Doong Shan") on the ground floor of 52 Dixon Street. was run by Victor Peter Googan (Lowe Hing Choy, born in Coonamble) and his wife Louie Lee (Wong Loy Day, born in Stuart Town, NSW). The story behind the Googan name is that the name of Peter's father, Lowe Goo Gun (born in Tong Mei village, Tsang Shing), was recorded as Googan. Peter Googan was bilingual, which allowed him to deal easily both with his Australian suppliers and customers and with Chinese businesses. The chefs

brought out from Hong Kong to work in his restaurant lived upstairs from the restaurant. Peter had an import/export licence which allowed him to import such items as crockery, various foodstuffs and a noodle machine to make wonton wrappers.

The restaurant had modern, square, coloured linoleum tiles on the floor, but also had a feature wall decorated with antique carved wooden decorative panels from Quong Tart's tearoom in the Queen Victoria Building, given to the Googans by the McEvoy family, descendants of Quong Tart. Peter's eldest daughter Gwenda recalls waitressing at the restaurant still wearing her school uniform. There were around 16 tables in the restaurant, though if there were banquets, guests could go upstairs to dine.

The Eastern was the first Chinese restaurant to obtain a liquor licence until 10pm, at a time when liquor service in hotels ended at 6pm. The liquor licence and the English menu attracted non-Chinese customers. Gwenda recalls that at the time of the big flood in Maitland in the mid1-950s, customers queued up to support a flood relief fundraiser held at the Eastern. The restaurant's signature dish was "Doong Shan Faan" a rice lined bowl filled with a combination of chicken, pork and prawn tipped onto a plate and served with an egg-white and milk sauce (Gwenda Bau, Personal Communication, 20 January 2024).

The Eastern Restaurant was in business from the mid-50s to the late 60s.

In the 1960s at least, the upper floors of 52 Dixon Street provided dormitory accommodation. In an interview with Lance Lai conducted by Christopher Cheng for the Australians with Chinese Heritage Oral History Project, Lance discussed how he and his family lived on the top floor of 52 Dixon Street before moving to 54 Dixon Street, above their family-run restaurant Lean Sun Low. Lance described the first and second floors of 52 and 54 Dixon Street as a "commune" for people from Tung Koon (Christopher Cheng, 2023).

In 1988, the Luen Fook Tong made a building application for internal fit-out for a shop and office at 50-52 Dixon Street (City of Sydney Archives, 1988-1993, A-00661100). In the 1990s, the Eastern August Moon Restaurant operated across both 52 and 54 Dixon Street (City of Sydney Archives, 1996-2000, A-00672244).

Today, the Luen Fook Tong have their office at 52 Dixon Street and committee meetings are still held there, but the three flights of stairs make it difficult for older members. Functions are now held off-site, such as the recent Chinese New Year celebrations at Fitzroy Hall and Woodstock Community Centre and Park in Burwood (Daphne Lowe Kelley, Personal Communication, 2 March 2024). The current arrangement is that Goon Yee Tong has a sub-lease from Loong Yee Tong for 50 Dixon Street and Luen Fook Tong has a similar arrangement for 52 Dixon Street (Daphne Lowe Kelley, Personal Communication, 2 March 2024). The ground floor of 52 Dixon Street is currently leased as a Chinese BBQ restaurant.

54 DIXON STREET

54 Dixon Street was built as the clubhouse of the Tung Koon Association. Over the more than 100 years that the Goon Yee Tong has owned the building, it has also fulfilled an important role in providing accommodation for people from Tung Koon, who were either arriving or returning to China. In 1918, a building application was approved to make alterations to 54 Dixon Street, to build partitions to create six rooms on the first and second floor of 54 Dixon Street by Council (City of Sydney Archives, 1918, A-00551744).

As Leslie Chang recalled: "In the early days there were also dormitories in the upstairs of the Dixon Street buildings for Tung Koon and Tsang Shing people passing through Sydney. Under the constitution of the society the shops can only be leased to a Tung Koon person at a very reasonable rental" (Chang et al, 2022, p.47).

On the ground floor of 54 Dixon Street in 1920 was the China Trading Co., which was advertised as "Importers, exporters, Eastern Merchants and indent agents" (Tung Wah Times, 23 October 1923, p.7). As indent agents, the company distributed goods on receipt

of purchasing orders. An advertisement from 1921 showed the company sold imported rice, ginger, sauce, peanuts, silks and teas and sought to buy shark fins and beche-de-mer (Daily Commercial News and Shipping List, 3 July 1921, p.2).

A Chinese restaurant called Lean Sun Low which had opened on the ground floor of 54 Dixon Street by December 1922, advertised banquets, meals, Chinese cakes, barbequed meats and welcomed birthday, marriage and other celebrations (Tung Wah Times, 9 December 1922, p.4). In the 1950s, the Lean Sun Low Café was run by the Lai family. Historian Shirley Fitzgerald wrote: “Alan Lai, who had arrived in Sydney as a teenager in 1951 and lived in Dixon Street, was at the time running Lean Sun Low… He recalled that in the 50s, girls would walk past holding their noses, and the only Aussies who came in were often drunk and reluctant to pay the bill” (Fitzgerald, S.,1997, p.149).

Amongst the Chinese community, however, Lean Sun Low was very popular for its wonton (short soup). Irene Moss, born in Dixon Street in 1948, recalled her childhood: “Mum and Dad used to work quite hard packing tomatoes. And sometimes when Mum didn't have time to cook a meal, she would give me a couple of bob and, because she knew the people at Lean Sun Low pretty well, I'd go in there and they'd know what to get me - a little bowl of wonton soup. I used to do that quite a lot” (Shun Wah et al, 1999, p.30).

Fashion designer Jenny Kee, whose father was a produce agent at the markets, also recalled going to the Lean Sun Low Café after visiting her father’s office upstairs at the markets in the early 1950s. “On the way home, we always stopped by the Lin [sic] Sun Low Café to have our billy cans filled with a savoury rice porridge called juk" (Anthony Ah Kee, 29 May 2018). A 1959 photograph titled “Chinese in Sydney” shows the street number 54 at the top of the glass door. The restaurant in the photograph is Lean Sun Low.

According to Lance Lai’s recollections, his father Lai Kum Hung was in his early twenties when he was sponsored to come Australia around 1954. Lance’s mother Eileen Hung Wah Lai arrived in Australia when she was fourteen. There were many people like the Lai family, who moved from their villages to Hong Kong and then to Australia, and on arrival lived for cheap rent at 52 and 54 Dixon Street until finding a place to rent in the suburbs. According to Lance, his father Lai Kum Hung became an elder in the community and was President of the Goon Yee Tong in the 1980s. Along with others such as Henry Tsang, King Fong, Bernard Chan and Stanley Wong, Lai Kum Hung was one of the founders of the Chinatown Mall and his name is inscribed on the northern archway (Christopher Cheng, 2023).

The Lean Sun Low Café continued operating into the early 1990s when an application was made to build a new shop front for the restaurant (City of Sydney Archives, 1990-1993, A-00661361). In 2000, the restaurant operating across both 52 and 54 Dixon Street, was called the Eastern August Moon.

The ground floor of 54 Dixon Street is currently leased for retail and dining whilst the Goon Yee Tong Ltd occupies Level 1 of 50 Dixon Street, Haymarket. Its website describes the association as: “A registered non-profit Chinese society based in Sydney, Australia. It was founded over a century ago by Chinese migrants from the district of Dongguan, Guangdong province in southern China” (Goon Yee Tong Ltd website, 2024).

The current arrangement is that Goon Yee Tong has a sublease from Loong Yee Tong for 50 Dixon Street and Luen Fook Tong has a similar arrangement for 52 Dixon Street (Daphne Lowe Kelley, Personal Communication, 2 March 2024).

COMMUNITY APPRECIATION

A discussion about the buildings at 50-54 Dixon Street took place amongst participants of the Chinatown Heritage Study Stakeholder Workshop, hosted by the City of Sydney on 5 April 2024. Daniel Ma, who also spent his childhood growing up in Chinatown, would like to see the building at 50-54 Dixon Street preserved. Making reference to 58 Hay Street

	[the Wing Sang Headquarters Building] which was lost to redevelopment and can no longer communicate its stories in the same way, Daniel commented, "Buildings are stories in themselves". Daniel expressed the opinion that without the building and its internal fabric, its history is meaningless. However, some participants of the workshop did not believe that the buildings needed to be retained and that their significance could be interpreted in other ways. The participants expressed that the building is important as it is the only building where clan societies have operated continually for over 100 years. More recently the composition of the association has changed leading to different appreciations of the place. For instance: "More recent arrivals (post-Tiananmen) from China have little appreciation of the history of the district, and the racism and exclusion experienced by 19th and early 20th Century migrants. The White Australia legislation reduced the Cantonese population. The mainland Chinese (who settled in large numbers from the late 1980s) did not experience the racism and the feeling of being in an isolated minority. Different waves experienced Chinatown differently, and many have no sentimental attachment to the building let alone a historical one" (Brad Powe, 5 April 2024). Notwithstanding recent changes, the associations remain very strong. For instance, Man-Yee Leanfore, who has a family connection to the building both through her own (Ho) family and her late-husband's family, would like for the story of the place to be told and the history to be recognised.

8. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Refer to the document NSW Historical Themes if completing this section.

Relevant National / Australian themes	2 Peopling Australia 3 Developing local, regional and national economies 4 Building settlements, towns and cities 6 Educating 7 Governing 8 Developing Australia's cultural life 9 Marking the phases of life
Relevant NSW / State themes	Ethnic influences Migration Communication Transport Land tenure Accommodation Education Welfare Social institutions Birth and Death

E. Criteria for heritage significance

9. Assessment under Heritage Council criteria

It is important in the course or pattern of the cultural or natural history of the local area (Criterion A)
The building at nos.50-54 Dixon Street is a purpose-built three-storey building for the Tung Koon (Dongguan) and Tsang Shing (Zengcheng) associations, which are key social organisations for the Chinese Australian community in Sydney. The building also housed several other historically significant Chinese Australian organisations, The Tung Wah Times Newspaper, the NSW Chinese Chamber of Commerce, and a number of restaurants which were instrumental in developing the restaurant culture of Dixon Street. A plaque on the building and the painted Chinese characters are evidence of these historical uses. DISTRICT ASSOCIATIONS The building at nos. 50-54 Dixon Street is associated with the following district associations, the "Loon Fook Tong" at 50 Dixon Street, for people from Tsang Shing County, the "Goon Yee Tong" at 54 Dixon Street for people from Tung Koon County; and between 50 and 54 Dixon Street, a joint clubhouse at 52 Dixon Street, the "Loong Yee Tong". These clubs have occupied this address for over 100 years. Funding was raised by members of these district associations for the purchase of land at 50-54 Dixon Street and construction of the building which was completed in 1916. The historical role of the district associations was to provide funds for the sick, assist the aged in returning to China, raise funds for charity, both in Australia and China, provide accommodation and assist with the settlement of new persons arriving from their districts and those returning. The associations also most likely arranged the transfer of members remittances to China. The district associations also arranged bone-repatriation, donated money to hospitals and ensured the purchase of coffins for deceased Chinamen at sea. The place thus demonstrates the strong links between members in Australia and their native places. The role of the association is significant in maintaining the Chinese Australian community's links with their hometown and facilitated the settlement of Chinese immigrants in Australia. Historian Mei-Fen Kuo has characterised Sydney in the late 19th to early twentieth century as "a hub of Chinese mobility" and "a centre of community mobilisation and identity formation" (Kuo, M. F., 2013). The building at nos. 50-54 Dixon Street was central to this phenomenon. NSW CHINESE CHAMBER OF COMMERCE, 52 DIXON STREET, HAYMARKET 52 Dixon Street was the long-term (over two decades) headquarters of the NSW Chinese Chamber of Commerce which was significant for its role in promoting trade and defending the commercial interests of Chinese Australians from anti-Chinese movements and organisations such as the Anti-Chinese League and the Retail Grocers and Storekeepers Association, which ran public campaigns in the early nineteenth century to dissuade the public from patronising Chinese stores. Members of the Chamber established the first Chinese Australian shipping line, the China-Australia Mail Steamship Line, which operated from 1917 to 1924 between Shanghai, Canton, Hong Kong and Australia. EASTERN RESTAURANT, 52 DIXON STREET, HAYMARKET (1953-66) As the first Chinese restaurant to obtain a liquor licence until 10pm, the Eastern Restaurant is significant as one of the earliest Chinese restaurants to popularise Chinese food in Sydney. Its English menu made Chinese food accessible to non-Chinese customers, demonstrating the adaptation of Chinese culture and community within the Australian context. Together the restaurants including the Eastern Restaurant and Lean Sun Low helped to develop the restaurant culture of Dixon Street.
It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of the local area (Criterion B)

The three-storey building at nos. 50-54 Dixon Street has historical association with the "Loon Fook Tong", "Loong Yee Tong" and "Goon Yee Tong" District Associations of the Tsang Shing and Tung Koon Counties. The place is also associated with the following organisations:

NOTABLE FIGURES

The place is associated with a number of prominent figures in the Chinese Australian community, particularly Ping Nam and Gilbert Yet Ting Quoy.

Ping Nam was a well-known merchant, one of the founding members, and the first president of the NSW Chinese Chamber of Commerce. He was also the publisher of the Tung Wah Times, as well as an office bearer of the CERA.

Gilbert Yet Ting Quoy, a Sydney Chinese merchant, along with Ping Nam, campaigned for the establishment of the Sydney Chinese school which existed at 52 Dixon Street for over half a century.

TUNG WAH TIMES, 52 DIXON STREET

52 Dixon Street was the publishing address for the Chinese newspaper 'Tung Wah Times' from 1918 until at least 1933 but likely until 1936. The newspaper is significant for being the second Chinese newspaper in Sydney and for having had the largest circulation of any Chinese newspaper in the Commonwealth, New Zealand and Pacific Islands. It is demonstrative of the diverse political affiliations of the Chinese Australian community. Chinese newspapers promoted political interests of different factions within the community. The Tung Wah Times operated as an organ of the Chinese Empire Reform Association (CERA) which advocated reform of the imperial system and later the establishment of a constitutional monarchy in China.

NSW CHINESE CHAMBER OF COMMERCE, 52 DIXON STREET

Formed in 1913, the Chinese Chamber of Commerce had its headquarters at 52 Dixon Street from 1918 to 1965. The place is also associated with a number of prominent figures in the Chinese Australian community, particularly Ping Nam and Gilbert Yet Ting Quoy.

SALVATION ARMY WOMEN'S HOME, 50 DIXON STREET

There is potential for the place to have historical association with the Salvation Army Women's Home which was present in the building between 1919 and 1921. It could have significance as one of the earliest women's refuges. However, further research is needed to substantiate this.

It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement the local area (Criterion C)

The building at nos. 50-54 Dixon Street is aesthetically significant in providing an understanding of the historical streetscape of Dixon Street. It is a good example of a late Federation building and it is this style that represents the founding architectural character of Dixon Street. The Chinese signage on the façade is a distinctive characteristic of the Chinatown area.

It has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons (Criterion D)

The Loon Fook Tong, Goon Yee Tong and Loong Yee Tong district associations have owned and/or used the building at 50-54 Dixon Street for over 100 years and it has ongoing social significance for members of the Tsang Shing County and Tung Koon districts. Although many of the historical functions of the district associations have ceased, such a bone repatriation, the district associations continue to hold sociable and charitable activities at the place.

The place is symbolic of Chinese migration and settlement in Australia and is also evident of the Chinese diaspora's practice of maintaining, over many generations, strong ties to their home country. The building contributes to the local identity of the two communities within Sydney.

A number of moveable heritage items at the upper floors of 50 Dixon Street were identified in the 2016 photographs, and may be held in the premises today. This is unconfirmed and needs further investigation. Items including photographs of members of the NSW Chinese Chamber of Commerce and presidents of Loong Fook Tong and other ephemera are apparent in the photographs. The display and safe keeping of these items are integral to the continued social significance of the place.

The restaurants located at 50-54 Dixon Street including the Eastern Restaurant and Lean Sun Low, were popular places for eating and socialising amongst the local community and are remember fondly by older members of the Chinese Australia community.

It has potential to yield information that will contribute to an understanding of the cultural or natural history of the local area (Criterion E)

Lack of access to the interiors of 50-54 Dixon Street poses a limitation to the understating its research potential. Photographs of interiors taken in 2016 indicate that there were a number of moveable heritage items in the building, particularly photographs of members of the NSW Chinese Chamber of Commerce and presidents of Loong Fook Tong association, however their current location is unsubstantiated. These photographs and other records of the district associations membership and activities hold high research potential.

As the location of the moveable heritage items remains unsubstantiated, they cannot be assessed under this criterion.

It possesses uncommon, rare or endangered aspects of the cultural or natural history of the local area (Criterion F)

A small number of purpose-built district association buildings are known to have been erected in several parts of Australia since the late 19th century. The building at nos.50-54 Dixon Street is one of a handful of buildings in the country that continue to exist and function as district associations and have done so for over 100 years. Within Sydney or NSW, there is potential that the building at nos.50-54 Dixon Street is one of the last remaining original purpose-built district association buildings from the early 20th century.

Moveable heritage items, such as framed photographs of members of the organisations that operated at 50-54 Dixon Street, may be located within the building. This collection is likely rare as no other collection has been identified. They have the potential to provide an understanding of the cultural history of the area, particularly, the membership and operation of the NSW Chinese Chamber of Commerce, the Tung Wah Times and the district associations. It is important that the location of the photographs and any other records or ephemera pertaining to these organisations is ascertained and that the contents are documented and preserved.

It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in the local area (Criterion G)

The late Federation building at nos.50-54 Dixon Street is one of a handful of buildings on Dixon Street that is representative of the historical scale, materiality and composition of the old Chinatown streetscape.

F. Heritage listings

10. Existing heritage listings

If completing this section, mark against each listing whether the item is listed or not. You may want to contact the relevant local council or organisation to check the item's listing status.

Listed	Not Listed	Listing
	✓	Commonwealth Heritage List
	✓	National Heritage List
	✓	Register of the National Estate
	✓	Declared Aboriginal place
	✓	Local environmental plan (LEP) – heritage item (or draft item)
	✓	LEP – heritage conservation area (or draft area)
	✓	NSW government agency Heritage and Conservation Register
	✓	National Trust register
	✓	Aboriginal Heritage Information Management System
	✓	National shipwreck database
	✓	Engineers Australia list

G. Recommended Management

11. Management recommendations

The following recommendations are drawn solely from a consideration of the significance of the place and good heritage practice. Given that the historical and social significance of the place is particularly important, these recommendations are framed with an understanding that heritage conservation is a social contract, requiring responsibility to be shared by the owners and consent authorities for the mutual benefit of all stakeholders, including the Chinese community. As such, these recommendations are written with consideration of possible future ambitions of the owners, while striving to achieve the best heritage outcome for the place, and with an expectation that the consent authority, in representing the community's interest, will assist/support the owners in managing and conserving the significance of the place, where possible.

OBLIGATIONS ARISING FROM SIGNIFICANCE
The high cultural significance of the place identified in the statement of significance obliges its conservation and good management (Burra Charter Article 2). In the Burra Charter, significance is embodied in the place, where place means site, area, land, landscape, building of other work, group of buildings or other works, and may include components, contents, spaces and views. Place also includes fabric, setting, use, associations, meanings, records, related places, and related objects. (Burra Charter Article 1). This place has been in continual ownership by the district associations for over 100 years and should, where practicable, continue to do so. Markers of historical use such as the painted Chinese signage on the façade, should be conserved.

TOLERANCE FOR CHANGE
There is limited tolerance for change to original fabric on the first and second floors of the building façade. The internal layout and extent of original internal fabric is unknown. There is a greater tolerance for change to non-original fabric particularly on the ground floors which are currently occupied by food retail stores. Retail signage should not be located above the awning. Internal changes to the building for service

upgrades and access, including lifts and reconfiguration of any original staircases is appropriate, but should consider impacts to any significant fabric or floor plans (if applicable).

CONSERVATION OF FABRIC

The façade contributes to understanding the historical streetscape of Dixon Street. The Chinese characters painted on the façade communicate historical association with the district associations. It is recommended that the following fabric be conserved to support these significances:

- All original fabric on the façade including face brick finish, lintels and sills, cornices, and pediment, entablature and associated embellishments.
- The plaque on the ground floor facade of the building denoting the names “Loon Fook Tong”, “Goon Yee Tong”, and “Loong Yee Tong”.
- The Chinese characters painted onto the façade of the upper floors, indicating the names of the district associations, the NSW Chinese Chamber of Commerce and Lean Sun Low restaurant.

INTERPRETATION

Where the opportunity arises, the paint to 50 Dixon Street should ideally be removed to restore the original face brick finish. The Chinese characters should also be repainted by a calligrapher, with careful attention to retaining the calligraphic style, and intrusive elements such as electrical conduits on the facade removed. There may be movable heritage items in the upper floors of 50 Dixon Street. It is recommended that further investigation of the interiors be carried out in order to confirm the existence of this collection. If confirmed, the moveable heritage items have high interpretative value and therefore it is advised that the collection be professionally photographed, catalogued and made accessible to professionals for research. The significance of the place is not independent of the history and development of Chinatown in the Haymarket area, and as such, interpretive strategies for 50-54 Dixon Street should be considered within an overall interpretation strategy for Chinatown. It is recommended that the City of Sydney and the owners work together in considering additional interpretive strategies for the place such as:

- Setting up a plaque(s) identifying the history and significance of the place.
- Creation of digital archives/ websites showcasing the history and significance of Chinatown, identifying 50-54 Dixon Street as a place of significance in the area.

A heritage interpretation plan must be provided in the event of altering the building for change of use and/or major developments.

FUTURE DEVELOPMENT

Additions and alterations to 50-54 Dixon Street is acceptable but must ensure retention of the façade and any significant interiors (if existing), and be sympathetic to the existing building in terms of style, colour and materiality. Future development must also be sympathetic to the overall Dixon Street streetscape, nearby heritage items, and locality statements for the area. The setback and scale of any vertical additions to the place must be sufficient to maintain the readability of the existing form and scale of the principal building.

FUTURE USE

As much as practicable, it is recommended that the place continues to be used and accessed by the district associations and their members. Where necessary, development/ upgrading of the place to support this use is acceptable. Other appropriate uses include but may not necessarily be limited to office, retail and commercial use, but these should not preclude use of the place as clubhouses by the district associations and their members. Prior to any proposed major development including change of use, respectful and purposeful engagement with members of the district associations and with the Chinese Australian community, including descendants of early committee members is recommended.

G. Photograph

12. Principal or main photograph*



Caption*	50-54 Dixon Street, Haymarket
Date of photograph*	15 March 2024
Name of photographer*	Sherly Robert
Copyright holder, if known	Hector Abrahams Architects

H. Author details

13. Primary author of this form*

Name	Sherly Robert; Dr Juanita Kwok.
Position and organisation, if applicable	Strategic Intern, Hector Abrahams Architects; Historian, Independent Consultant.
Contact phone number	(02) 9299 7959
Email address	mailbox@haarchitects.com.au
Date form completed	24/07/2024

14. References used to complete this form*

Author	Title	Date Published	Link
Alexandra Wong, Kay Anderson, Ien Ang and Donal McNeill	Sydney's Chinatown in the Asian Century: From ethnic enclave to global hub	July 2016	
Anthony Ah Kee	Chinese Community of Sydney in the Past	22 May 2022	https://www.facebook.com/groups/1535721703222852
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Chang, Thelma and Leslie	South Flows the Pearl	2022	
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Chinese-Australian Historical Images in Australia	Ning Yang Society	Accessed June 2024	https://www.chia.chinesemuseum.com.au/biogs/CH01855b.htm
Christopher Cheng	Lance Lai Interviewed by Christopher Cheng for the Australians with Chinese Heritage Oral History Project	2023	https://nla.gov.au/nla.obj-3183559394/listen
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City of Sydney Archives [A-01001328]	Glass Negative - Fruit and vegetable markets, Haymarket, circa 1920	1920	https://archives.cityofsydney.nsw.gov.au/nodes/view/1726756
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City of Sydney Archives [A-01136237]	Sands Directory, 1922 part 1 City St Directory	1922	

Author	Title	Date Published	Link
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State Heritage Inventory	Sze Yup Temple	Accessed June 2024	https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045668
State Heritage Inventory	Yiu Ming Temple	Accessed June 2024	https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5044695
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The China-Australia Heritage Corridor	Xiao Yu RUAN	Accessed June 2024	https://www.heritagecorridor.org.au/people/xiao-yu-ruan

Author	Title	Date Published	Link
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Author	Title	Date Published	Link
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Way Shong; Pow Chee	Report of the Royal Commission on alleged Chinese gambling and immorality and charges of bribery against members of the police force	1891-1892	https://babel.hathitrust.org/cgi/pt?id=coo1.ark:/13960/t59c7hk45&seq=49
Williams, M.	Returning Home With Glory: Chinese Villagers around the Pacific, 1849 to 1949	2018	
Yong, C. F.	The New Gold Mountain	1977	

15. Signature of author*

To confirm you have approved the final content of the form, giving permission for the information to be used by Heritage NSW and the Heritage Council of NSW.

Name		Date	24/07/2024

16. Signature of image copyright holder*

To confirm you have approved the final content of the form, giving permission for the images provided to be used by Heritage NSW and the Heritage Council of NSW.

Name		Date	24/07/2024

I. Additional photographs and images



Caption*	View of 50-52 Dixon Street, Haymarket
Date of photograph*	15 March 2024
Name of photographer*	Sherly Robert
Copyright holder, if known	Hector Abrahams Architects



Caption*	View of 54 Dixon Street, Haymarket
Date of photograph*	15 March 2024
Name of photographer*	Sherly Robert
Copyright holder, if known	Hector Abrahams Architects



Caption*	View of 50-54 Dixon Street, Haymarket
Date of photograph*	January 2024
Name of photographer*	Dr Juanita Kwok
Copyright holder, if known	Dr Juanita Kwok



Caption*	Plaque at 52 Dixon Street, Haymarket
Date of photograph*	January 2024
Name of photographer*	Dr Juanita Kwok
Copyright holder, if known	Dr Juanita Kwok



Caption*	1979 view of 50-54 Dixon Street
Date of photograph*	1979
Name of photographer*	Unknown
Copyright holder, if known	



Caption*	2000 view of 50-54 Dixon Street
Date of photograph*	16 April 2000
Name of photographer*	Mark Stevens
Copyright holder, if known	

Attachment F

Hector Abrahams Architects – Heritage Inventory Sheet - 90-100 Hay Street

State Heritage Inventory form

Complete all mandatory fields on the form, as indicated with an asterisk (*).

A. Nominated item

1. Name & type

Name*	Former Municipal Stores
Other or former names	
Item type (if known)	Built
Item group (if known)	
Item category (if known)	
Area, Group, or Collection Name	

2. Location

If the item does not have a street number, provide land parcel information as well.

If the item has no land parcels, provide coordinates and a map.

For moveable objects enter the principal address where held.

Street address*	90-100 Hay Street, Haymarket
Alternate street address	
Local government area*	City of Sydney

Land parcels*	Lot	1	Section (if applicable)		DP	261942
	Lot	2	Section (if applicable)		DP	261942
	Lot	3	Section (if applicable)		DP	261942
	Lot	4	Section (if applicable)		DP	261942
	Lot	5	Section (if applicable)		DP	261942
	Lot	6	Section (if applicable)		DP	261942

Coordinates

Latitude	
Longitude	
Datum	

3. Extent of nomination

Provide a map or plan clearly indicating the extent of the curtilage (boundary) of your nomination.



Source of map or plan	Nearmap with HAA overlay
Description of the boundary, if required	

4. Ownership

For organisations / company, please provide both the name of the business and a contact.

Name of owner(s)*	HUNTERS INVESTMENTS (NSW) PTY LTD
Business / organisation name, if applicable	
Address	90 Hay Street. Haymarket PO BOX K565, HAYMARKET NSW 1240
Phone	
Email	

Ownership explanation, if required	

Name of owner(s)*	Mr M H Ta & Mrs C T Ta
Business / organisation name, if applicable	
Address	92 Hay Street, HAYMARKET NSW 2000
Phone	
Email	
Ownership explanation, if required	

Name of owner(s)*	LAO & CHEN PTY LTD
Business / organisation name, if applicable	
Address	94 Hay Street, HAYMARKET NSW 2000
Phone	
Email	
Ownership explanation, if required	

Name of owner(s)*	Mr S Yee & Mrs M H Yee
Business / organisation name, if applicable	
Address	96 Hay Street, HAYMARKET NSW 2000
Phone	
Email	
Ownership explanation, if required	

Name of owner(s)*	HYNSCO PTY LTD & Mrs M H Yee & Mr S Yee
Business / organisation name, if applicable	
Address	98 Hay Street, HAYMARKET NSW 2000
Phone	
Email	
Ownership explanation, if required	

Name of owner(s)*	HYNSCO PTY LTD
Business / organisation name, if applicable	
Address	100 Hay Street, HAYMARKET NSW 2000
Phone	
Email	
Ownership explanation, if required	

B. Significance

5. Why is it important in NSW?

Refer to the guideline Assessing heritage significance when completing this section.

Statement of significance*
The group of buildings at 90-100 Hay Street are important in the history of the Chinese in NSW. Located opposite the Municipal Markets and built in direct association with the markets, the stores at 90-100 Hay Street were occupied by Chinese Australian fruit and vegetable produce firms between the 1910s and the 1970s. They were also important in the history of the city as the relocation of the City markets from the Belmore Markets in Haymarket to the Municipal Markets was a catalyst for the development of a new Chinatown in Haymarket, as firms opened stores to be near the markets. These stores are location markers in Sydney of the processes of the banana and commercial vegetable growing industries which were pioneered by Chinese Australians. The place is a key destination on a trade route with a supply network of vegetables and bananas coming from Chinese Australian communities across New South Wales, Queensland and Fiji. Lee Sang & Co. at 90 Hay Street dealt primarily in vegetable produce supplied by a network of stores and market gardens in regional NSW and firms at 92-100 Hay Street dealing primarily in bananas were supplied by plantations in northern NSW, Queensland and Fiji. The buildings at 90-100 Hay Street are associated with major Chinese Australian businesses such as Wing Sang & Co., Wing Tiy & Co., Gee Ick & Co., and Lee Sang & Co. and is a rare example of stores occupied by multiple major Chinese Australian businesses. Histories of the firms which occupied the stores evidence the achievements of Chinese Australians in the fruit and vegetable industries despite the impacts of immigration restrictions on Chinese Australian businesses and families. Nos. 96-100 are also associated with the significant and popular restaurant, Emperor Gardens which has occupied the place since 1979. There are many family and community stories and memories attached to 90-100 Hay Street, particularly for those whose families lived or worked in the buildings, or grew the produce sold through the stores, and for those in China who were reliant on remittances sent through these stores. These stories testify to the resilience of the Chinese Australians in the face of social and economic discrimination imposed by White Australia legislation. The authors and editors of the book, The China-Australia Migration Corridor: History and Heritage, use the metaphor of a “transnational heritage corridor” to describe the circulation of people, money, goods and ideas between Zhongshan and Australia (Byrne, D., Ang, I. & Mar, P., 2023). Alexandra Wong and Ien Ang argue that the businesses which merchants operated at the Sydney end of the corridor, have significance not only at a local, but at a transnational level (Ang, I. & Wong, A. 2023, p.222). The same can be said of the Chinese businesses which rented the Municipal stores at 90-100 Hay Street.

Comparisons*

The following comparative analysis presents other stores occupied by the same business as at 90-100 Hay Street as well as other Chinese Australian stores across Sydney and NSW.

DEMOLISHED MARKETS AND CHINESE AUSTRALIAN STORES

No. 58 Campbell Street, Sydney - Established in 1890, 58 Hay Street was the headquarters of banana merchants Wing Sang & Co. It was demolished in circa 1980s to make way for the Entertainment Centre.

No. 450 Sussex Street, Sydney - The banana merchants Wing Sang & Co. had stores in the early 20th century at 450 Sussex Street. The building was demolished between 1911-1912.

No. 435 Sussex Street, Sydney - The banana merchants Wing Sang & Co had another store on Sussex Street at no. 435. The building has since been demolished

Corner of Campbell and Wexford Street, Sydney - Gee Ick and Co. had premises on Wexford Street until the street was resumed in 1906-1908. The current day Wentworth Avenue is on a similar alignment.

Old Belmore Markets (Campbell Street) - The old Belmore Markets opened in 1969 and named after the then Governor. They were replaced by the New Belmore Markets in 1893a and demolished in 1910 (City of Sydney Archives, A-00038649).

EXTANT FORMER MARKETS AND CHINESE AUSTRALIAN STORES IN SYDNEY

Nos. 20-22 Campbell Street, Haymarket - Wing Sang & Co. occupied this building between 1890 and 1909 when it moved to larger premises on the corner of Sussex and Hay Street. A number of other Chinese Australian fruit and produce businesses including Hie Lee & Co., Lee Sang & Co., and Wing Tiy & Co. occupied this building or neighbouring buildings. The place is currently listed on the Sydney LEP 2012 as part of a group listing of terraces (item no. I827).

Nos. 82-84 Dixon Street, Haymarket - Kwong War Chong building at 82-84 Dixon Street is a highly significant building that "formed part of an extensive network of business, industrial and social relations among Chinese Australians" during the 20th century. The buildings functions included but were not limited to accommodation for market gardeners, remittance agency, and a retail site with a Chinese Australian owned business operating here between 1909 and 2017 ("Former Kwong War Chong & Co building, including interiors and contents of 84 Dixon Street," State Heritage Inventory). It is listed on the Sydney LEP 2012 (item no. I2293) and the State Heritage Register No. 02089.

Nos. 35-39 Ultimo Road, Haymarket - Chinese Australian firms such as Wing On & Co. and fruit and vegetable firm formerly occupied these market stores buildings which were constructed in 1911-1913 adjacent the Municipal markets. The market stores were predominantly occupied by fruit and produce merchants and butcheries. Wing On & Co. was the longest occupant, leasing the premises from 1914-1974 ("Former Markets Stores Including Part Interior," State Heritage Inventory). It is listed on the Sydney LEP 2012 (item no. I867).

Former Municipal Markets (Hay Street) - The former Municipal Markets are adjacent and contemporary to 90-100 Hay Street. Both designed by the City Architect, they had an operational relationship with produce delivered and repacked at 90-100 Hay Street and then sold at the markets. The former Municipal Markets have been developed and are now known as Market City, which contain a shopping centre and Paddy's Markets.

Former 'New Belmore Markets'(13 Campbell Street) - Constructed to replace the old Belmore Markets, the New Belmore Markets opened in 1893. They were later replaced by the Municipal Markets in 1909.It has been used for entertainment purposes since 1916 when it reopened as the Hippodrome and then later as a 'atmospheric theatre' (designed to give the illusion of a courtyard under a night sky). Today it houses the Capitol Theatre ("Capitol Theatre including interior," State Heritage Inventory).

EXTANT/FORMER CHINESE AUSTRALIAN STORES IN NSW

Kwong Sing & Co. Emporium (196-204 Grey Street, Glen Innes) - The former Kwong Sing & Co. Emporium is representative of once common country town Department Stores and is evidence of the contribution of Chinese Australia's to the development of regional NSW. The business was run by the Young family since

its establishment in 1886 with the current building being constructed in 1915 ("Shop - "Kwong Sing & Co Emporium," State Heritage Inventory).

Wing Hing Long Store (10 Ruby Street, Tingha) - The former Wing Hing Long store, built in the 1880s, is one of the oldest retail buildings in Tingha and now operates as a museum. It has a long history with Chinese Australians who built the store and operated business out of the premises from 1881 until 1998 (Kira Brown). The place is evidence of the contributions of Chinese Australians to the development of regional NSW. Much moveable heritage has survived including signage, fittings, furnishing and the cashier's box and pulley ("Store - Wing Hing Long & Co. Store," State Heritage Inventory). It listed on the State Heritage Register (no. 01307).

Former Yee Lee General Store (38 Alexander Street, Stuart Town) - It is unclear when this modest general store was constructed but a store has existed on the site since 1878. Yee Lee bought the site in 1901, opening a general store and following his death in the mid-1930s his sons continued to run the store. The date that the business stopped operating is unclear though the family played an important role in the development of the area ("Yee Lee's Store (former)," State Heritage Inventory). It is locally listed on the Dubbo Regional LEP 2022 (item no. I312).

CONCLUSION FROM THE COMPARATIVE ANALYSIS

Many of the buildings associated with Chinese Australian business enterprises in Sydney have been lost by neglect or demolished. In Sydney, stores and warehouses and neighbourhoods, such as the area around Wexford Street, where Chinese Australians worked and lived were demolished in the resumptions in the late nineteenth and early twentieth century. Other buildings associated with Chinese Australians have been demolished in more recent redevelopments. For example, the Wing Sang headquarters at 58 Hay Street was demolished in around 1980 for the construction of the Sydney Entertainment Centre (The China-Australia Heritage Corridor Project).

The few surviving buildings scattered across NSW are a mix of modest timber weatherboard stores and more substantial two to three storey buildings. The intactness of these places varies with some retaining historical signage and ephemera demonstrating their historical connections to Chinese Australian firms. The buildings at 35-39 Ultimo Road are near contemporary to and are most similar to 90-100 Hay Street. These market stores were also built opposite the Municipal Markets and occupied by major Chinese Australian businesses such as Wing On & Co.

The Municipal Stores at 90-100 Hay Street are amongst the largest of the surviving buildings occupied by Chinese Australian stores and are one of few surviving places in Sydney associated with multiple major Chinese Australian firms.

C. Description

6. Describe the existing item

Description*	EXTERNAL The buildings at 90-100 Hay Street are of a late Federation architectural style. The place is two buildings located at the end of a block and has continuously operated as six premises. Although detached, the two buildings are symmetrical and therefore read as one building through consistency in scale and form. Some external detailing distinguishes between the premise though 96-100 reads one. The buildings are three to four storey masonry constructions with a mostly internal timber post and beam structure. Though originally face brick they have since been painted cream (nos. 90, 96, 98 and 100), blue (no. 92) and grey-green (no. 94). There is also some graffiti on the upper levels of nos. 98-100. Awnings are suspended above the ground floor with a single awning spanning nos. 96-100 and three individual awnings to nos. 90-94. Air-conditioning units are

located above the awnings and downpipes of various colours run down the facades between the buildings but are symmetrically positioned. Windows openings on the first floors have segmented arches with the upper floors being rectangular openings but the window frames and glazing are a mix double hung, single pane and multi-paned sashes.

NOS. 90 AND 100

The two end premises (nos. 90 and 100) address Harbour Street to the west and Dixon Street to the east. They are defined by their chamfered corners and masonry piers, some with recessed detailing which divide the premises into five bays. The three bays which address the street corner have six vertical window openings under a key stone arch and basket weave bond inset panel of brick.

The northern and middle bay to the Harbour Street elevations are four storied and have gabled parapets and nine vertical windows. The nine windows in the central bay are comprised of glass bricks.

The central and middle bay on the Dixon Street elevation is three stories and there is no parapet, instead there are pipe and wire mesh balustrades. There are also six windows in each bay.

NOS. 92-98

The premises at 92-98 are delineated by masonry piers, some of which are stepped and have recessed detailing. These premises each have six vertical windows to the first and second floors.

ROOF

Balustrades on the roof are of various materials and vary at each address. Balustrades at no. 96-98 Hay Street are pipe and wire mesh, glass at no. 94 and timber at no. 92. There is also an illuminated art installation, titled In Between Two Worlds by Jason Wing, in Kimber Lane, between nos. 94 and 96

INTERIORS

NOS. 90 AND92

The interiors of nos. 90 and 92 have not been assessed. The ground floors of nos. 90 and 92 have been altered and fitted out with modern food retail outlets.

NO. 94

No. 94 is used as a karaoke bar and its interiors have been significantly altered with a modern fit-out to accommodate a life, fire stairs, bar, industrial kitchen and karaoke rooms with mirrored partitions. There is some original detailing, namely recessed brock arches, evident in the stairwell.

NOS. 96-100

Although historically divided the ground floors of 96-98 Hay Street are now a single restaurant space with an industrial kitchen for the Emperors Garden. The first floor of no. 100 is also used as a dining space. The dining spaces are carpeted and the walls are either painted or wall papered, some walls also have tiles.

There are original and modified stairs and the first floor of 98-100 are connected internally through an opening in the wall and contain an industrial kitchen. The brick work and recessed arches remain exposed. The second floor of no. 100 contains rooms with original joinery including

	columns, doors leaves, architraves and transom windows. There are also false ceilings and modern timber floors. The upper floors of 96 have not been assessed.
Condition of fabric and/or archaeological potential*	The place is in fair to good condition. There is some vegetation growing on the façade.
Integrity / intactness*	The exterior form has a high degree of integrity. Finishes and details such as paint on the façade of the buildings, balustrades, awnings and some windows are not original. Overall, internally there is a low degree of intactness. 94 Hay Street has had substantial alterations internally with minimal surviving original fabric. 98-100 Hay Street have largely been altered but there is some original fabric. 90 -92 Hay Street were not inspected internally and their degree of intactness is not known.
Modification dates	
When was the last time you inspected the item?	April 2024
Current use	Various restaurants and hospitality operations
Original or former use/s	Municipal stores, fruit and vegetable stores, residence
Any additional comments	

D. History

7. Origins and historical evolution

Years of construction*	Start		End	1911
Designer or architect*	City Architect			
Maker or builder*	Charles C. Coleman			
Historical outline*	PREFACE The history of the buildings at 90-100 Hay Street might be divided into a market period and a post market period. In the market period, from the 1910s to the 1970s, the buildings functioned as Municipal Stores, leased from the City Council, for the most part by Chinese Australian fruit and vegetable merchants. At this time, the majority of the Chinese originated from the Pearl River Delta, in the vicinity of the provincial capital of Canton, and Cantonese or district languages were the main Chinese languages spoken in Sydney. It was also a time when the Chinese Australian population was a minority population, owing to White Australia legislation which virtually prohibited the entry of new migrants from China or Hong Kong and restricted the family life, occupations and industries of resident Chinese Australians. The end of this period in the mid-late 1970s coincides with the abolition of White Australia legislation and the relocation of the Municipal Market to Flemington.			

The later period dates from around the late 1970s, by which time migration was increasing with the relaxation of restrictions and Chinatown evolved as a dining destination. From this time and up to the current day, the buildings at 90-100 Hay Street, which were no longer owned by the City of Sydney, were primarily used as restaurants. As the authors of China Unbound write:

"By the 1980s, when these Western societies had largely given up their racially discriminatory immigration policies and opened up to Asian immigration, the dominant conception of Chinatown was no longer that of an abject ethnic ghetto: rather, Chinatown was now seen as a positive expression of multicultural heritage and difference" (Anderson, Ang, Del Bono, McNeill, and Wong, 2019).

This report on 90-100 Hay Street focuses on the market period as the most historically significant period in the history of the buildings. According to Major General (retd) Darryl Low Choy, President of the Chinese Australian Historical Society, the connections of 90-100 Hay Street with the banana trade tells the story of Chinatown and demonstrates the adaptability of Chinese Australians to changing economic and political conditions in order to survive. Low Choy believes Chinese Australian migrants are misrepresented only as sojourners who eventually left Australia, but the history of 90-100 Hay Street (and also 75-77 Ultimo Road and 50-54 Dixon Street) tells a different story of the many unrecognised contributions which Chinese migrants settlers made to Australia. He argues that the buildings must be understood in their political context as businesses adapted to the changing laws and policies of Australia.

CONTEXTUAL BACKGROUND

CHINESE AUSTRALIANS IN THE FRUIT AND VEGETABLE INDUSTRIES

The great majority of Chinese migrants who arrived in the Australian colonies from the early 1850s came from counties in the Pearl River Delta, in the vicinity of the provincial capital of Canton. Initially they were drawn by the goldrushes, but later came to work in a variety of other occupations, including as tin miners, market gardeners, scrub clearers and cabinet makers. They maintained strong ties to their villages (Williams, 2018).

Chinese immigrants to the goldfields brought horticultural skills with them, which not only included water management skills and age-old knowledge of growing vegetables and fruit, but capital sharing and marketing strategies" (Boileau, Joanna 2017, pp 2-7). In Australia, they adapted to different climates and market needs to develop successful commercial growing and wholesale businesses. In the latter decades of the 19th century, fruit and vegetable production, distribution and sales became major occupations of Chinese people in the Australian colonies. The 1885 Sands Directory listed 54 gardens in Sydney, largely in Alexandria and Botany (Fitzgerald, S. 1997, p.95). The extension of rail networks enabled regional producers to send their produce to the market in Sydney. As historian C.F. Yong writes, "the extensive cultivation of vegetables by Chinese growers gave Chinese greengrocers in cities and towns a large share in the wholesale and retail vegetable trade, for Chinese market gardeners often supplied their produce to Chinese greengrocers" (Yong, C. F. 1977, p.36).

Besides growing vegetables, Chinese migrants also developed fruit industries, in particular the banana industry. Chinese who had arrived in North Queensland to work on the Palmer and Hodgkinson gold fields turned to agriculture in the mid-1870s. The Cairns Post of 28 May 1887 declared, "The Chinese farmers and fruit growers of the North may almost be regarded as the fathers of agriculture in the Cairns district" (Johnston, Connor). Chinese fruit merchant firms were involved in all aspects of the banana industry from land-clearing, cultivation, and developing the means of transport. Chinese banana growers, particularly along the Johnstone River would alter water courses to accommodate their banana laden sampans (Johnston, C, p. 23).

Bananas were freighted to southern cities for sale by wholesale fruit merchant firms. One of the most successful of the Sydney-based Chinese fruit merchants was Wing Sang & Co. founded in 1890. Wing Sang & Co. invested capital gained from its banana wholesale business into ventures in Hong Kong and China, founding the Sincere Co. which opened the first department store in Hong Kong in 1900.

Another banana wholesale firm, Wing On & Co. followed suit, opening a department store in Hong Kong in 1907, then in Shanghai, and diversifying into banking, insurance and textile milling. Wing Sang and Wing On developed business networks which extended throughout Asia and the Pacific and in Hong Kong and China. The decision to invest capital earned from Australian ventures into Hong Kong and China was due in no small part to colonial and Commonwealth legislations which obstructed business opportunities for Chinese people in Australia and the Pacific.

Wing Sang & Co. and other Chinese Australian firms had begun establishing these department stores and transnational business networks a decade before the Municipal markets were completed, Wing Sang & Co. and its subsidiaries leased 94 and 96 Hay Street and a Chinatown area centred on Dixon Street evolved.

WHITE AUSTRALIA LEGISLATION

Australian colonies had already introduced legislation to restrict the entry of Chinese people to Australia in the late 19th century, but the 1901 Immigration Restriction Act introduced a dictation test designed to prevent entry of non-whites into the Commonwealth. Chinese people already resident in Australia who wished to travel could apply to be exempted from the Dictation Test. Certain categories of Chinese people had some exemptions from the restrictions, such as students and merchants. Import/export merchants with a certain business turnover were allowed to bring in assistants and special clerks to assist them in their businesses, with extensions renewable on an annual basis. As Alexandra Wong and Ien Ang write, “the system of exemptions was a complicated bureaucratic process and required the active sponsorship of a merchant or employer already in Australia, which reinforced the entry of people from the same hometowns or lineages” (Ang, I. & Wong, A. 2023,

p.221). The effect of these policies can be seen very much in the lives of the Yip families at 90 Hay Street and the Ma families at 94 and 96 Hay Street.

The merchant class represented 15.6 percent of the whole Chinese population in NSW in 1901 (Yong, C. F. 1977, p.45). After 1905, only wives of well-established merchants were admitted, and for short periods only, usually six months” (Choi, C. Y. 1975). No such privileges were extended to the labouring class of market gardeners, carters, packers, stall-holders and storemen associated with the markets. Chinese were prohibited from becoming naturalised between 1903 and 1957. They could not bring their wives or families to Australia, and could only apply for exemption from the dictation test to return to their villages, marry and to visit their families.

Towards the end of the 19th century, the Chinese population in the Australian colonies began to transition from a rural to an urban population. In 1880 there were 1014 Chinese people in Sydney as against 9000 others in the rest of the State, but in 1888, Sydney had 4,202 Chinese people (Yong, C. F. 1977). The 1901 Census of NSW recorded 3276 males and only 56 females born in China (Fitzgerald, S. 1997, p.93). The gender imbalance, owing to migration preferences in the first place and then restrictive legislation, decreased with the birth of females born of Chinese or Chinese-European parents in Australia. However, NSW Census figures for women born in China remained low until naturalisation restrictions were relaxed in 1957 (Ang, I. & Wong, A. 2023, p.220).

THE DEVELOPMENT OF CHINATOWN IN THE HAYMARKET DISTRICT

The Chinatown centred on Dixon Street came about as a result of the construction of the Municipal Markets, but the markets which preceded them are an important part of the history. Hay Street traces its origins to 1829, when a site was designated for cattle and corn markets. The Haymarket, as it became known, was a convenient stopping place for farmers' bullock carts before the long haul up the Brickfield Hill to the city's early market buildings, on the site of what is now the Queen Victoria Building (Fitzgerald, Shirley, 2009).

In 1869, the City Council established produce markets, known as the Belmore Markets on Campbell Street on a block to the east of the Capitol Theatre (Ellmoos, L, 2008). Chinese businesses, previously located in the Rocks area of Sydney near the overseas shipping wharves, re-located their businesses to Pitt, Campbell and Goulburn Streets and adjoining laneways to be near to the Belmore Markets. The (old) Belmore Markets were replaced by the (new) Belmore Markets built on the present site of the Capitol Theatre between 1892 and 1893 (Ellmoos, L,, 2008).

Historian C.F. Yong writes, “In Sydney Belmore Market was the vegetable emporium. There Chinese and Australian growers sold their vegetables from the carts which were backed into stalls and the horses remained in the vehicles until the stock was sold out.” (Yong, C. F. 1977, p.37).

The City of Sydney Local Environment Plan 2012 has listed highly significant buildings which relate to the Chinese Australian history of the Belmore Markets era, in particular, the Wing Sang building at 20 Campbell Street - Terrace Group (Listing Number I827) and the Chinese Masonic Hall including interiors at 18 Mary Street (Sydney LEP 2012 Item No. I1571).

By the turn of the century, the new Belmore Markets could no longer accommodate the 350 local vegetable growers and nearly 200 fruit-growers who brought their produce into the market to sell and so a special market committee was set up to examine new sites (Christie, M. 1988, p.87). The committee came up with a plan, approved by the public and the press, whereby the Wexford Street area would be resumed, cleared of slum dwellings and re-developed as a market. As City historian Shirley Fitzgerald wrote, while Wexford Street, Exeter Place, Foster, Mary, Stephen and Elizabeth Streets in Surry Hills were home to Chinese Australian families, “to the wider community this area was a slum…” (Fitzgerald, S. 1997, p.90). Historian of the Sydney markets, Michael Christie observed, “The advantage of the scheme from the Council point of view, was that local business would be placated and the ‘Chinese problem’ dealt with” (CHRISTIE, M. 1988, p.87). The City Council was granted authority to resume land under the Sydney Corporation Amendment Act, 1905 (Ellmoos, L, 2008). In 1906, Council began a process of land resumption and demolition beginning with Wexford Street which was replaced by Wentworth Avenue. Two Chinese churches were destroyed in the resumption – the Chinese Presbyterian Church in Foster Street (1893-1910) and the Chinese Mission’s St Luke’s Church in Wexford Street, demolished only ten years after the foundation stone was laid. An estimated 724 people had their houses demolished (Fitzgerald, S., 1997, p.123). This resumption and demolition was unnecessary as the chosen market site was located west of George Street near Darling Harbour and the Railway” (Christie, M. 1988, p.87).

In 1908, Sydney Municipal Council resumed terrace houses, mills and workshops spread over four acres bounded by Ultimo, Thomas, Hay, Quay and Engine Streets to make way for two new market buildings, including the Municipal Stores at 90-100 Hay Street, designed by the City Architect. The first market building on Hay Street opened in 1909 and the second in 1910. These developments were reported in the Chinese Australian Herald in March 1909, with the comment that numerous Chinese firms were expected to move in light of the market’s relocation (Guang yi hua bao = The Chinese Australian Herald, 13 March 1909, p.2). From 1910, Chinese firms which had previously

been centred around Campbell Street, Haymarket in proximity to the Belmore Markets began to open stores in Hay, Dixon, Quay, Harbour Streets and Ultimo Road, close to the new Municipal Markets. First amongst these was Chungshan (Zhongshan) merchant Phillip Lee Chun, who in 1909 purchased land at 82-84 Dixon Street and had a building constructed on that land for his business, Kwong War Chong, which for sixty years afterwards provided a remittance service to NSW's Loong Tu community (Hector Abrahams Architects, 2019, p.4).

OCCUPANTS OF PRIOR BUILDINGS AT 90-100 HAY STREET

Dove's 1880 plan of Sydney shows four one to two storey masonry buildings between Harbour Street and Kimber Lane and a single two storey timber building between Kimber Lane and Dixon Street. Prior to the building of the Municipal Stores at 90-100 Hay Street, the buildings on Hay Street from Harbour Street to Kimber Lane were numbered 92-98 Hay Street and those from Kimber Lane to Dixon Street were 100-106 Hay Street.

The owner of 92 Hay Street in 1907 (now 90 Hay Street) was Samuel Hordern, of the successful Anthony Hordern and Sons firm. No. 92 Hay Street was used as a Hordern and Sons store and stables before the land was purchased and cleared for the construction of the Municipal Stores (City of Sydney Archives, A-01136253 to A-01136244). A photograph of the corner of Harbour and Hay Streets taken in 1910 shows that 92 Hay Street had been demolished by then.

The City Assessment books and Sands Directory show that occupants of 94 Hay Street prior to its demolition were Mrs Mary Doherty, fruiterer and Mr George Doherty, pattern maker from 1900 to 1904; Peter Peterson in 1905 and George Hanna hairdresser from 1906 to 1910 (City of Sydney Archives, 1903- 1910, A-01136249 to A-01136256). Lee & Co. occupied 94 Hay Street in 1911 (City of Sydney Archives, 1911, A-01136248).

Businesses which occupied 96 Hay Street (now 92/94 Hay Street) were Daniel S. Ford, printer, 1903-1905; Ross Frederick William 1909-10; and Mrs Elizabeth Shea, Refreshment Rooms in 1911 (City of Sydney Archives, 1903 – 1911, A-01136256 to A-01136248). At 98 Hay Street was Yee Sang, pork butcher (City of Sydney Archives, 1911 A-01136248).

From 1900 to 1910, 100-106 Hay Street, the block from Kimber Lane to Dixon Street (now 96-100 Hay Street) was occupied by West's Patent Tyre Co Ltd and by J.E. Bishop, Secretary (City of Sydney Archives, 1910 and 1911, A-01136249 and A-01136248).

90-100 HAY STREET: THE MUNICIPAL STORES

In 1911, the Municipal Council put out a tender for the construction of Municipal Stores at 90-100 Hay Street, opposite the new Municipal Markets. The tender stipulated that the contractor was to complete the whole of the works in six months or in default, to pay £5 per day for every day until the work was completed (City of Sydney Archives, 1911, A-00455910). The successful tenderer was Charles C. Coleman who signed a contract with the City on 21 July 1911.

The buildings which had previously existed at 92–106 Hay Street were demolished in 1911 and replaced by the current three storey buildings. Buildings at 92-98 Hay Street were re-numbered as 90-94 Hay Street and buildings from 100-106 Hay Street became 96-100 Hay Street.

The City Council owned, leased and managed the Municipal Stores until 1969, when the newly established Sydney Farm Produce Market Authority took over running of the stores on 1 January, 1969 (Government Gazette of the State of New South Wales, 20 December 1968, p.5000). The new Sydney Markets at Flemington were opened in 1975 and trading ceased at the Municipal Markets in the Haymarket.

After the markets moved to Flemington, the Municipal Stores were vacant for some time before investors such as Alan Seeto, Bernard Chan and Stanley Wong and family bought up real estate in Chinatown. Alan Seeto, who came to Australian in 1973 from Papua New Guinea owned a building with three restaurants on the corner of Hay and Harbour Streets (The Canberra Times, 2 February 1986, p.50). Nos. 90-100 Hay Street was the site of a number of restaurants, but the evolution of Chinatown's restaurant culture is better demonstrated by earlier restaurants such as the Eastern Restaurant and Lean Sun Low at 50-54 Dixon Street. An exception to this is the standout example of longevity of the restaurants owned and operated by the family of Stanley Yee at 96-100 Hay Street since 1979.

NO. 90 HAY STREET

LEE SANG & CO. AND GILBERT YET TING QUOY

The first tenant in the newly constructed building at 90 Hay Street was Lee Sang & Co. Produce Merchants and Importers, who leased the building from 1919 (City of Sydney Archives, A-01136240). In June 1920 Lee Sang & Co. advertised a new shipment of fireworks to celebrate the visit of the Prince of Wales (The Sun, 5 June 1920, p.6). Lee Sang & Co. was a well-established produce business, registered in 1903 at 28A Campbell Street. The firm may have existed earlier, as the Registration of Firms Act, No. 100 only came into being in 1902. Lee Sang & Co. was registered by Won Chum, Gilbert Yet Ting Quoy and Ah Sing. Additional people in the business were listed as Cecil Gilbert Quoy [the son of Edith and Gilbert Yet Ting Quoy, born in 1900], Sydney Lee, See Wah and Hoon Wing (State Archives NSW, NRS 12961, Index No.48, Item No. [2/8526] p.497). Lee Sang & Co. replaced Hop War and Co. as representative of Tung Koon natives in the Lin Yik Tong (Chinese Commercial Association, 1892-1903) (Kuo, M. F. 2013, p.120). Hop War had previously replaced influential Tung Koon merchant Way Kee.

To ensure a steady supply of vegetables, Ting Quoy and other partners established stores and market gardens in the NSW country towns such as Bathurst in 1909 and Aberdeen in 1919, trading as Tong Sing & Co (State Archives NSW, NRS 12961 , Index No. 48, Item No. [2/8541], File No. 18272 and Index No. 48, Item No. [2/8548], File No. 32521.). Produce would be transported by rail to Sydney and delivered to the store where it was sorted before being sold by at the markets across the road. An advertisement from 1925 stated that the Lee Sang & Co. at 90 Hay Street sold potatoes, horse feed, Chinese groceries, fruit and vegetables, bone ash, tobacco, peanuts, cigarettes, matches, and Chinese and Western fireworks, forwarded remittances and acted as a selling agent for local produce. It also named two other Lee Sang & Co. stores in Hong Kong and Thursday Island (Tung Wah Times, 21 November 1925, p.4).

Through the 1920s and 1930s, Gilbert Yet Ting Quoy's name was on the lease for 90 Hay Street. Born circa 1874 in Tung Koon, China, Gilbert Yet Ting Quoy arrived in Australia in 1885, and by 1903, when he obtained a Certificate of Domicile to travel to China, he was 29 years old (NAA: ST 84/1, 1903/1-10, 26.). He married Australian-born Edith Ginn and the couple had at least ten children (FITZGERALD, S. 1997, p.26).

By the time Gilbert Yet Ting Quoy and partners registered Lee Sang & Co. at 90 Hay Street, Ting Quoy was already a successful, well-established merchant. He had registered Ting Quoy & Co. Produce Merchants at 43 Lane Cove Road North Sydney in 1903 (State Archives NSW, NRS 12961 Index No. 48, Item No [2/8530], File No. 5857, 529). Quoy was a conservative political leader in the Chinese community, an office bearer of the China Empire Reform Association (CERA) The CERA was a political organisation which advocated political reform in China through a system of modernisation while maintaining the Emperor system. They would later advocate for a constitutional monarchy. Other well-known merchants in the Sydney Chinese

community who were members of the CERA included Thomas Yee Hing, Ping Nam, C. Leanfore, Henry Fine Cheong, Goon Ick, W.R.G. Lee and George Bew (YONG, C. F. 1977, p.120-121).

Quoy was also a member of the NSW Chinese Chamber of Commerce and its President in 1924 (Yong, C. F. 1977, p.121 and NAA:SP1122/1, N1961/3364, 330). Formed in 1913, the NSW Chinese Chamber of Commerce was an organisation which defended the trade and commercial interest of Chinese Australians from anti-Chinese movements and organisations and promoted the Sino-Australian import and export trade. Quoy was amongst Sydney Chinese merchants who launched a campaign through the Tung Wah Times newspaper in 1908 and 1909 advocating the need to establish Chinese schools. Along with Ping Nam, Leong Cheong, Lee Chun, John Hoe and Lean Fore, Quoy taught at the Sydney Chinese School at the Loong Yee Tong clubhouse at 50-54 Dixon Street (Yong, C. F. 1977, p.214 and KUO, 2013, p.229).

Quoy was one of the founders of the first Chinese Australian owned shipping line, the China-Australia Steamship Line in 1917, and was on the Advisory Board of the Line (Yong, C.F., 1977, p.264). C.F. Yong argues this shipping line, established to break up the Japanese shipping monopoly and extend the Sino-Australian import and export trade, "expressed the unity and co-operation achieved for the first time by Chinese in Australia over a single issue of common interest." (Yong, C.F., 2013, p.97.). When the shipping line collapsed in 1924, Quoy came under criticism by other factions for poor administration and undue influence, as William Liu, the appointed proprietor of the China-Australia Mail Steamship Line, was married to Quoy's daughter Mabel (Yong, C. F. 1977, p.101 and NSW BDM Marriage Cert 41597/1907).

FAMILY SPONSORED BY GILBERT YET TING QUOY

Gilbert Yet Ting Quoy actively sponsored the entry of relatives and clan members to Australia. Amongst those he sponsored was his nephew, Henry Won Yeh Lum (later known as Henry Lum Yip), who arrived in 1922 as a student and lived with the Quoy family (NAA:SP1122/1, N1961/3364, 345). In 1924, the Chinese Consul applied on behalf of Henry Won Yep Lum [sic] for an extension of stay and to be transferred to the firm of Lee Sang & Co. Permission was granted for transfer to Lee Sang on payment of a bond, and Henry was engaged in a clerical capacity in the firm of Lee Sang & Co. at 90 Hay Street (NAA:SP1122/1, N1961/3364, 323-330).

As early as 1926, the 90 Hay Street building had a lift. City of Sydney historian Shirley Fitzgerald cites a letter Mabel Quoy wrote to Henry Lum Yip, who took a return visit to China in 1926. Mabel wrote:

"Dear Lum … I have been to Lee Sangs twice since you left. Bo and Winsom said hullo as we passed up the lift. Choong was in the peanut room…" (Fitzgerald, S. 1997, p.170).

Another relative sponsored by Gilbert Yet Ting Quoy was Harry Hornung Yip, who arrived in July 1926 (NAA:SP11/2). In 1930, the Chinese Consul General F.T. Sung applied successfully for extension for Henry Won Lep Yum and Harry Hornung Yip, both in the service of Lee Sang & Co., 90 Hay St. "Hornung Yeh is the export clerk and Won Yep Lum is studying business there", he wrote (NAA:SP1122/1, N1961/3364, 256). Harry Yip went on to become a partner in Yep Lum & Co., was President of the NSW Chinese Chamber of Commerce for about six years from 1958, and had a family of whom there are many descendants still working in the produce industry.

Henry Lum Yip and family

In 1932, the Department of the Interior approved an application made by Gilbert Yet Ting Quoy for Henry Won Yep Lum's wife, Yee Yip Sue, to be admitted to Australia for a visit (NAA:SP1122/1, N1961/3364, 235). Throughout the 1930s, applications were made to extend her stay and by 1940, five children had been born to the couple

(NAA:SP1122/1, N1961/3364, 145). According to the family of Henry Lum Yip, "six of his children were born above his Haymarket store" (SBS News online, 30 August 2020).

YIP SEE SYNDICATE

In 1936, Lee Sang & Co. were unable to pay their creditors, but eventually an arrangement was made with creditors who accepted five shillings in the pound in full discharge of their debts. A new company, Sino Australian Pty Ltd was formed with Gilbert Quoy as General Manager, sons Cecil and Alwyn Quoy as Assistant Manager and Secretary and Henry Won Yep Lum as Director and Buyer (NAA: SP1122/1, N1961/3364, 182). In 1940 a partnership comprised of Mr E. L. Quoy, Mrs E. B. Quoy, Henry Yep Lum, Walter Don Hoy, Harry Yip and W.H. Lo, all equal partners and all domiciled in Australia, bought the business of Chien Sang & Co and established Yep Lum & Co. (10 Hay Street) (NAA: SP1122/1, N1961/3364, 182).

In the 1940s, 90 Hay Street was alternately leased by the Sydney Banana Company, "Licensed Farm Produce Agents, Wholesale Fruit, Produce and Vegetable Merchants" and the Yip See syndicate (City of Sydney Archives, 1945, A-01089048). The Sydney Banana Company may have been a part of the Yip See syndicate as the business was managed by Charles Liu, the brother-in-law of Mabel Liu, Gilbert Yet Ting Quoy's daughter. In 1941, the Sydney Banana Company advertised for banana growers on the North Coast of NSW to consign their bananas to the firm, boasting a store "equipped with the most modern scientific banana ripening plant" (Tweed Daily, 23 August 1941, p.6). The Sydney Banana Company also leased 90 Hay Street in 1948 (City of Sydney Archives, 1948, A-01089047).

The Yip See syndicate made application to the City Council erect an additional banana ripening room on the first floor of 90 Hay Street in 1943 (A-00338781). In 1948, the Yip See syndicate made an application to erect a banana elevator at 90 Hay Street (Construction, 22 September 1948, p.15). A building survey of 90 Hay Street in 1949 recorded a shop and office on the ground floor, a banana storage room on the first floor, additional storage on the second and five rooms for residence on the third floor (City of Sydney Archives, 1949, A-00508810).

Such banana ripening rooms were not unique to Chinese Australian fruit merchants. Documents in the collection of the City of Sydney Archives show that in the late 1950s, many banana commission agents with stores in the markets and in Hay, Quay and Thomas Streets and Ultimo Road applied to install banana ripening rooms, however, the Chinese fruit merchants appear to have been the first to do so.

Like Gilbert Yet Ting Quoy, before him, Henry Won Yep Lum sponsored the entry of members of the Yip clan to Australia. According to his family, over the years, he continued to reunite families, sponsoring around 70 Chinese migrants. Many arrived as students from China and Hong Kong after World War II (SBS News online, 30 August 2020). Henry's immigration file shows that in 1961, Yep Lum & Co. was owned by six equal partners – Harry H. Yip, Walter Donhoy Yip, Henry Lum Yip, Wellington Hong Lo, Mrs C. G. Quoy and Mrs G.Y. T. Quoy (NAA:SP1122/1, N1961/3364, 46).

In 1948, Henry Lum Yip applied for permanent residence but his application was refused by Arthur Calwell, the then Minister for Immigration, though he was granted approval to remain in Australia without applying for extensions (NAA:SP1122/1, N1961/3364, 99). It was not until 1957 that Chinese-born people were allowed to apply for naturalisation and citizenship could be granted to anyone who had been 15 years in the country (ANG, I. & WONG, A. 2023, p.220). In 1961, Henry applied for naturalisation and on 7 December 1961, he was granted Australian citizenship (NAA:SP1122/1, N1961/3364, 23, 13).

90 Hay Street not only serves as a tangible reminder of the activities of the Yip clan produce merchants, but also of the labouring class of packers and carters who packed and transported the produce and to the market gardeners who grew the vegetables. In

an interview with Mavis Gock Yen, Leung Pui (1914-1996) spoke about his father, who worked at the Haymarket produce markets. His family had remained in the village of Lung Hooey in Lungdu. On a return visit to see them Leung Pui recalled:

"The first thing Dad took out was a leather apron. This leather apron had a hole in the chest. Dad said the money he earned came from packing tomatoes for the vegetable market in Sydney in Haymarket. He had to get up before dawn every morning and start carrying cases and cases of tomatoes, repack them and then carry them into the storeroom. He was doing that every day. That's why he and the other partners wore leather aprons… He told us the market gardeners had to get up in the dark and carry hundreds of loads of water on their shoulder poles every day… 'There's no gold!' he said. 'It's all muscle power.'" (Gock Yen, Mavis,

2022, p.137).

THE POST-MARKET PERIOD

After the markets closed, this area of Hay Street was deserted. Douglas Lam, who migrated to Sydney from Hong Kong in the early 1960s and spent much of his spare time in Haymarket, recalls the stores were empty in 1975 (Douglas Lam, personal communication, 24 April 2024.). In the late 1970s, real estate was bought up by investors such as Alan Seeto who had come to Australia from Papua New Guinea. Seeto owned three restaurants on the corner of Hay and Harbour Streets (The Canberra Times, 2 February 1986, p.50). Entrepreneur and investor Dominic Choy who emigrated to Australia in 1962 refitted the building and in 1981 opened a restaurant called Choys AD 1000 at 90-92 Hay Street.

By the 1980s Dominic Choy had established the Howin Group of companies and a chain of six Choys restaurants. In 1990 the Howin Group took a 49 percent interest in Rockvale Pty Ltd and partnered with Japan's Kajima Construction Group to develop Market City as a $600 million major commercial and residential development on the old Paddy's Market Site adjacent to Sydney's Chinatown (Guangdong-Hong Kong Information Daily, 29 August 1993).

No. 90 Hay Street has been tenanted by a number of restaurants since then and as of January 2024, was occupied by a Japanese restaurant called Sushi Rio.

NO. 92 HAY STREET

HIE LEE & CO.

The first tenant in the new Municipal building at 92 Hay Street was the firm of Hie Lee & Co. which occupied the building from 1912. The Hie Lee & Co firm had previously registered as wholesale fruit merchants at 28 Campbell Street in 1903. In the Tung Wah Times of 14 December 1912, the firm advertised themselves as fruit and produce merchants, and the head office as 92 Hay Street (Tung Wah Times, 14 December 1912, p.4). More specifically, Hie Lee & Co. were banana commission agents, advertising "best prices for growers" in the Tweed Daily in May 1920 (Tweed Daily, 15 May 1920, p.2).

When Hie Lee & Co. registered their business at the 92 Hay Street address on 2 January 1919, those carrying on business were Ah Loy, Ah Hue Loong, Hing Loong, Yick Man, Willie Hee, George Low, Tee Wing and Ah Sum (State Archives NSW, NRS 12961: Index no. 48. File No 31883, Item No.[2/8548]). In May 1919, a notice in the Chinese Republic News announced the withdrawal of four of the partners from the firm (31 May 1919, p.6). In October 1921, the firm advertised in the Tung Wah Times, under the name of Tie Lee & Co (1 October 1921, p.4). The "Hie Lee" romanisation reflects See Yip pronunciation whilst the romanisation "Tie Lee" reflects Cantonese pronunciation. The Cantonese romanisation in this advertisement might reflect a change in joint ownership from See Yip speakers to Cantonese speakers, or merely the language of the

person who was tasked with listing or designing the advertisement (Ely Finch, personal communication, 10 January 2024).

QUONG WING CHONG

On 29 August 1922, Hie Lee & Co. was purchased by the firm of Quong Wing Chong (Chinese Republic News, 19 August 1922, p.6). In 1902, William Quing was listed as an owner of Quong Wing Chong. Quing was associated with the Tsang Shing district (Guang yi hua bao = The Chinese Australian Herald, 21 June 1902, p.5). In 1923, the Tsang Shing firm of Quong Wing Chong & Co. (92 Hay Street), the Tung Koon firm of Lee Sang & Co. (90 Hay Street) and the Chungshan firm of Kwong War Chong (84 Dixon Street) were amongst the founders of a new organisation that represented Chinese Christians from three different Christian denominations. Called the "Neutral Alliance", the organisation aimed to quell tensions in the community following months of written warfare between Sydney's three Chinese newspapers (Chinese Republic News, 14 April 1923, p.8). This is but one initiative that sought to rise above district loyalties and political differences to seek cohesiveness in the community.

By 1932, Quong Wing Chong firm appears to have come under the ownership of people from the Sam Yap district, as a Sam Yap organisation called the "Sam Yap Hang Shin Tong" advertised that it would be holding a meeting upstairs at Quong Wing Chong, Hay Street (Tung Wah Times, 27 February 1932, p.8). In 1910 the same organisation conducted a Sam Yap bone repatriation drive in 1910 with addresses for correspondence given as Kwong Wing Chong and Y. C. Hong On Jang (Guang yi hua bao = The Chinese Australian Herald, 21 May 1910, p.6).

In 1924 Quong Wing Chong & Co. moved into the building at 92 Hay Street and shared the premises with Hie Lee & Co. with the former supplying fruit and vegetables while Quong Wing Chong sold Chinese goods and offered a remittance service.

Besides growing and selling bananas, Hie Lee & Co. were exporters of Australian produce. In February 1934, for example, Hie Lee & Co. exported 1021 bags of flour (22 tons) to Hong Kong (Daily Commercial News and Shipping List, 7 February 1934, p.6). This volume of exports is likely to have earned the management of Hie Lee & Co. (as merchants with a certain export turnover), privileges of allowing the entry of wives and employees for the company. In 1936, Hie Lee & Co. along with ten other Chinese banana agents including Sun Lee & Co. and Wing Sang & Co. (96 Hay Street), were amongst 27 agents appointed to join the Banana Marketing Board, a newly created Australian authority (Truth, 22 March 1936, p.12). The lease alternated between Hie Lee & Co. and Quong Wing Chong between 1913 and 1948 (Sands Directory, 1913-1933; and Assessment Book Phillip Ward, 1934-1948).

A building survey of 92 Hay Street in 1949 recorded a shop and office on the ground floor, a banana storage room on the first floor and storage on the second. No use was recorded for the third floor (City of Sydney Archive, A-00508810). In 1950, an application was made to the City Council for construction of a banana ripening room on the ground floor of 92 Hay Street (Construction, 13 December 1950, p.15).

NO. 94 HAY STREET

WING TIY & CO.

From 1913 to at least 1948, Wing Tiy & Co. occupied 94 Hay Street (Sands Directory, 1913-1933; Assessment Book Phillip Ward, 1934-1948). Wing Tiy & Co. relocated from 34 Campbell Street where the firm registered as fruit merchants and commission agents in 1903. Persons carrying on the business were listed as Mark Kew, Char Rin, Lee Loy and Wing Sang (State Archives NSW: NRS 12961, File 521, Item [2/8526]). Wing Tiy & Co. was one of the biggest and longest-lasting banana merchants in Australia. In 1902, Wing Tiy & Co. had amalgamated with Wing Sang and Wing On to form Sang On Tiy & Company to expand its operations into Fiji. This firm had 350 acres under

cultivation in Fiji and in the first season, were bringing 10,000 bunches of bananas a fortnight into Sydney (ALI, B. N. K. 2005, p.438-9).

In 1913, when Wing Qui [sic] & Co. was registered at 94 Hay Street, the persons carrying on the business were Chan York, Loy Leong, Fay Chang, Wing Chan, Qui Chong, Chan Boo and Yin Leong (State Archives NSW, NRS: 12961, Index No. 48, File No. 22803, Item No [2/8543]). Wing Chan, also known as Mark Joe, was one of the founders of the Wing Sang Co.

Around 1933, Charles and Thomas Ma came to Australia from Hong Kong to work in the Ma family firm of Wing Sang & Co. Charles was born in Sydney, but had been sent back to China for his education before returning to Australia. In 1938, Charles, then Manager of Wing Tiy & Co., gave evidence before the Fruit Industry Commission in Sydney about the working hours of the men handling the bananas at the City Markets. Ma said:

"the men handling bananas start at 6.30am. In winter they might finish at 5 o'clock, except on Mondays and Thursdays when they finish at 6 o'clock. In the summer there is no criterion as to when we finish. We start at 6.30am and go round the clock, probably finishing at 11 o'clock at night" (The Albury Banner and Wodonga Express, 10 June 1938, p.9).

A building survey of 94 Hay Street in 1949, recorded a shop and office on the ground floor, a banana storage room and office on the first floor, residence and storage on the second floor and a roof house residence on the third floor (City of Sydney, 1949, A-00508810). The families or employees that occupied these rooms have not so far been identified. A building inspection carried out by the City Building Inspector in 1959, recorded two banana ripening rooms at 94 Hay Street (City of Sydney Archives, 1959, A-00364720).

Charles' brother Thomas, born in Hong Kong in 1916, also worked at Wing Tiy & Co (Denise Ma, Personal Communication, 10 March 2024). Thomas, his wife Lily and their children had a home in Strathfield, but Thomas spent much of his life working at 94 Hay Street.

Thomas Ma bought Wing Tiy & Co. in 1963, and managed the firm until the mid-70s. After selling up at the time the markets re-located to Flemington, he went to help the ageing Mar Leong Wah at the Wing Sang headquarters at 58 Hay Street. Thomas Ma's daughter Denise Ma recalls of 94 Hay Street:

"Each school holidays we would go for our trip to the city from Strathfield. We would go to pick up Dad and I remember going to the office on the mezzanine floor. I also remember visiting Uncle Charles and Aunty Edith at 96 Hay Street until they moved out in late 1956. It is a significant part of my life."

NO. 96 HAY STREET

From 1913 to 1919, Tiy Chung & Co. Produce Merchants occupied the new building at 96 Hay Street. Tiy Chung & Co. had registered the business, then located at 445 Pitt Street in 1903 (State Archives NSW: NRS 12961, File No. 4740, Item No [2/8529], 570). In 1919, Hook Yick & Co., a company with its headquarters in Melbourne, took out an advertisement in the Tweed Daily to announce the opening of a branch at 96 Hay Street and to solicit growers to consign their bananas and "pines" [pineapples] to the Sydney branch.

A similar advertisement taken out in the Tung Wah Times indicated that the firm was dedicated to the sale of Fiji and Queensland fruit and bananas, and produce from Queensland and other states (14 June 1919, p. 7).

WING SANG & CO.

In 1920, an advertisement gave notice that Wing Sang & Co. had purchased Hook Yick's 96 Hay Street shop on the 27th of March 1920, and had started trading there under the name Wing Sang & Co. from that date on (Chinese Republic News, 24 April 1920, p.7). Wing Sang & Co. was one of the largest and best-established firms in Australia, with banana wholesale as the cornerstone of its business, but also engaged in the remittance business. Though Wing Sang had established Hong Kong as its headquarters by 1921, Wing Sang & Co. and subsidiaries maintained its banana wholesale business and import-export trade in Australia into the latter decades of the 20th century.

Wing Sang & Co. had offices and warehouses at various addresses in the Haymarket area before establishing the store at 96 Hay Street in 1921. Whilst some of their buildings, such as the warehouse at 450 Sussex Street and the headquarters at 58 Hay Street have been demolished, others are still standing, for example the Wing Sang & Co. store at 20 Campbell Street.

A detailed history of Wing Sang & Co. buildings in Sydney, Hong Kong and China was undertaken by the China-Australia Heritage Corridor project (The China-Australia Heritage Corridor Project, accessed 9 March 2024).

MAR SEE POY

The Managing Director of Wing Sang & Co. at 96 Hay Street was Mar See Poy (called Mar Sha Poi in his immigration file). Mar See Poy was the grandfather of Glenn and Phillip Mar, who wrote about the sad end to his career at 96 Hay Street (MAR, G. & MAR, P., 2023). Mar See Poy came to Australia in 1914 at the age of twenty-two, as a substitute manager for Wing Sang & Co. At the time, the senior managers were heading back to China following Ma Ying Piu who had set up the Sincere store in Hong Kong (MAR, G. & MAR, P., 2023). The Police report on Mar's file states that "the firm of Wing Sang is held in the highest repute and is financially sound" (NAA: A1, 1925/11716, 112).

The application for Mar See Poy's was granted, renewable on application if the company met with certain conditions, including a high business turnover. For almost a decade Mar See Poy was able to extend his stay, during which time he married, fathered a daughter, lost his first wife, remarried and had two Sydney-born sons, Arthur and Raymond Mar (MAR, G. & MAR, P., 2023).

On applying for an extension in 1924, he was observed by a Senior Boarding officer, who reported:

"I have observed this man on at least ten occasions and R.W, Wilson on four occasions working at a branch store of the firm at 96 Hay Street, Sydney where the business is mainly fruit dealing. On every visit we have seen Mar Sha Poi [sic] with his shirt sleeves rolled back, with a leather apron, without coat or vest, loading and unloading goods from carts, packing and stacking fruit and performing other ordinary store duties. The premises 96 Hay Street open right onto the roadway and this man can be observed at any time employed in the same manner as other Chinese and European fruit store assistants in the same street" (NAA: A1, 1925/11716, 23).

As a manager, Mar See Poy was not expected to partake in the manual work of fruit handling, and with this doubt cast on the nature of his employment, the extension was refused. Glenn Mar writes, "Mar See Poy left Australia in April 1926 with his family… and settled in his home village of Sha Chong …he died in 1928" (MAR, G. & MAR, P. 2023, pp.136-7).

By 1930, bananas imported from Fiji were subject to crippling import duty and Chinese growers were excluded from the industry in Queensland and northern NSW. As the years wore on, immigration restrictions had the desired effect of draining Chinese enterprises of labour. Chinese firms adapted to the circumstances and like Wing Chong and Hie Lee, Wing Sang & Co., turned to advertising in the newspapers for white and

Italian growers to consign their bananas to the firm. In 1930, the firm was promoted as "Licensed farm produce agents, Oldest established banana specialists, Head Office 58 Hay Street, branches Fruit Exchange, City Markets, 96 Hay Street" (Tweed Daily, 12 July 1930, p.8).

SUN LEE & CO.

In 1933, Sun Lee & Co. took over the lease at 96 Hay Street. Sun Lee & Co. advertised in the Italian newspaper, Il Giornale Italiano, that the firm had a local agent in Lismore (Il Giornale Italiano, 3 June 1933, p.3). S. Watts at Stokers Siding in the Brunswick Valley of the North Coast of NSW acted as an agent for Wing Sang & Co (Tweed Daily, 7 November 1942, p.4). In 1934, an application made to alter the stairs and banana room was approved at 96 Hay Street (Construction and Real Estate Journal, 19 September 1934, p.4). This would have been around the time that Charles Ma arrived in Sydney with his wife Edith nee Yee. Both Charles and Edith were born in Australia but raised in Hong Kong. Charles and Edith had twin daughters Audrey and June, born in Sydney in 1934 and a son Daniel, born in Sydney in 1944.

Until about 1956, Charles, Edith and children lived on the top floor of 96 Hay Street. Their son Daniel Ma recalls:

"96 Hay Street was called Sun Lee in my childhood. It was where my family lived from the mid-1930s to around 1956. We had the top floor. The building was one of a group of six connected buildings located on Hay Street… All six buildings were similar in their internal layout. Ours comprised of an open-plan shop with ripening rooms at street level, a half-floor mezzanine office space, two full floors of residential accommodation and an open rooftop "terrace"… For the most part the building was fairly basic. The rooms were divided using thin masonite partitions that were only head height…" (Daniel Ma, "personal communication, 6 May 2024).

Every day, Charles Ma would go to work at Wing Tiy & Co. at 94 Hay Street, and in later years at the main Wing Sang building at 58 Hay Street (Daniel Ma, personal communication, 10 March 2024.).

Daniel Ma describes the markets:

"Bananas were delivered in wooden boxes which were all marked with their place of origin and destination stencilled on the box. They were offloaded off the flat-top trucks and wheel-barrowed to the ripening rooms almost every weekday morning. Most of the men handling the boxes wore thick brown aprons which were almost like a uniform at the markets".

Wing Sang & Co. appear to have ceased trading at 96 Hay Street sometime in the 1940s. From 1948 until at least 1952, Russell & Sons were advertising fruit and vegetables at wholesale prices at 96 Hay Street. By the time Daniel grew up at 96 Hay Street, European and Italian vegetable merchants were replacing the previously Chinese-dominated industry. According to Daniel:

"Every weekday there would be a siren at 7am to announce the opening of the markets and that would be the signal for the buildings to raise their street front roller shutters…The whole market area would turn into this hive of activity. Hustle and bustle, people jostling to park their trucks and often lots of swearing!! English profanities. Cantonese profanities. Italian profanities. Greek profanities. It was rough but very exciting!!" (Daniel Ma, personal communication, 6 May 2024).

Daniel Ma recalls in his childhood:

"the ground floor of Sun Lee was sublet to some Italian fruit suppliers. The shop incorporated several banana ripening rooms. Bananas were delivered by rail from "faraway places" like Coffs Harbour and were ripened by gas before being sold to fruit shop owners from all over Sydney"

The Ma family moved out around 1956 but 96 Hay Street remained in use as a banana ripening room until at least 1961 (City of Sydney Archives 2960-1961, A-00368413).

Post-market period

From the late 1970s to the late 1980s, 96 Hay Street was owned by Tensons Pty Ltd (City of Sydney Archives, 1979-1987, A-00680286). It was developed for use as a succession of restaurants including Lotus World Vegetarian Restaurant in 1977 and the Mandalay Nay Pe Daw restaurant in the early 1980s, before Stanley Yee bought the building and established a restaurant in 1979, which was the forerunner of the long-running Emperors Garden, which is still owned and operated by the Yee family to this day. See 100 Hay Street for further detail.

NO. 98 HAY STREET

WAR LOONG & CO.

Between 1913 and 1932, 98 Hay Street was tenanted by War Loong & Co (Sands Directory, 1913-1932). War Loong & Co. Produce Merchants registered a store at 449-451 Pitt Street in 1903 (State Archives NSW: NRS 12961, File No. 4743 [2/8529], 572). In 1911, War Loong & Co. at 185 Hay Street, was listed as a contact by a Sydney Loong Tu (Longdu) district association with respect to a bone-repatriation drive, indicating that War Loong & Co. was a Loong Tu firm, i.e. a firm connected with this subdistrict of Heung Shan, and language community (Tung Wah Times, 11 November 1911, p.7).

Amongst the names of those who had registered the firm of War Loong & Co. in 1903, was Dong Sing. In 1913, War Loong & Co. at 98 Hay Street, applied for a tobacco licence (Government Gazette of the State of New South Wales, 11 June 1913, p.3574). This might have been the Doon Sing who in 1913 raised a “fine crop” of tobacco on W.P. Brook’s nine acres of riverfront land in Bathurst (The Bathurst Times, 18 March 1913, p.2). From the late 19th century to the mid-1920s, Bathurst was a centre of Chinese market gardening and tobacco growing in NSW. The railway enabled produce from Bathurst to be transported to the Haymarket, and merchants, such as Gilbert Yet Ting Quoy of Lee Sang & Co. (90 Hay Street), established stores and market gardens in Bathurst early in the 20th century. Due to obstacles placed in the way of Chinese growers, incentives offered to white growers, and a series of unexplained fires, Chinese growers effectively gave up growing tobacco in Bathurst in the mid-1920s (KWOK, J., 2019, p.252).

In 1928, War Loong & Co. advertised an expansion of the business, stating that they dealt in potatoes, onions, horse feed, ox-bone ash, etc., as well as the procurement of fruit and vegetables from country towns (Tung Wah Times, 3 March 1928, p.3). However, in November 1932, the firm advised their shareholders that they had resolved to close the business down (Tung Wah Times, 26 November 1932, p.5).

WING CHONG & CO.

The Sands Directory lists Wing Chong & Co. at 98 Hay Street in 1933. Wing Chong & Co. were banana agents. The importation of bananas from Fiji had limped on under the weight of heavy import tariffs until 1933, when an article in the Tung Wah Times complained that the tax on selling Fiji bananas in Australia was so heavy—1s. 3d. per crate—that the last two shipments resulted in over 50 percent losses (29 April 1933, p.8). By 1933, when Italian growers had moved into banana growing on the north coast, Chinese Australian banana commission agents including Wing Chong & Co. advertised for consignees in Il Giornale Italiano (6 May 1933, p.5). In 1935, Wing Chong & Co. was appointed, along with ten other Chinese banana agents including Sun Lee & Co. and Wing Sang & Co. (96 and 98 Hay Street), to join the Banana Marketing Board, a newly created Australian authority (Truth, 22 March 1936, p.12). In the 1940s, Wing Chong & Co. at 98 Hay Street placed advertisements in the Tweed Daily, seeking growers to consign their bananas to the firm. Wing Chong & Co. banana agents

continued advertising for consignees until at least 1951 (Tweed Daily, 18 October 1940, p. 7 and Northern Star, 25 June 1951, p.7).

NO. 100 HAY STREET

In 1912, the new building at 100 Hay Street was briefly tenanted by United Fruit Co. before Gee Ick & Co. General Merchants occupied 100 Hay Street in 1913, remaining there until 1920 (City of Sydney Archives, 1912 (A-01136247); 1913 (A-01136246); 1915 (A-01136244); 1919 (A-01136240); 1920 (A-01136239)).

GEE ICK & CO.

George Goon Ick took out a tobacco licence for Gee Ick & Co. in 1913 (Government Gazette of the State of New South Wales, 19 November 1913, p. 6953). George Goon Ick was the son of the well-established and influential merchant, Den War, known by his trading name of Gee Ick. Gee Ick was exporting gold from 1865 and operating a gold remittance service for Heung Shan (Chungshan) natives on the Western Goldfields of NSW (Sydney Mail, 28 December 1865, p.7). Gee Ick was a member of the NSW Chinese Empire Reform Association, the Lin Yik Tong (Chinese Commercial Association 1892-1903) and the NSW Chinese Merchants Society, the latter two being predecessor organisations to the NSW Chinese Chamber of Commerce (The Daily Telegraph, 7 September 1897, p.4). Gee Ick & Co. had a store at 185 George Street in the Rocks, before establishing stores at 374 Pitt Street and 62-64 Wexford Street. The latter two stores were demolished in the City resumptions of 1906-1913 (City of Sydney, 1909, A-00038580). When the Pitt Street store was registered in 1903, firstly as importers and merchants and then as general merchants, the registration record showed a number of partners in the business (State Archives NSW:NRS 12961 File No. 12160, [2/8536] , 80; 3179, [2/8528], 390).

Advertisements in the Chinese newspapers show Gee Ick & Co. sold Chinese goods including tea, rice, cooking oil, dried seafood, fireworks, candied ginger, chinaware, Chinese proprietary medicines and Chinese and Western groceries at 100 Hay Street and also provided a remittance service (Ely Finch, personal communication, 9 March 2024). This remittance service likely operated in a similar manner to the service provided by Chungshan firm, Kwong War Chong at 82-84 Dixon Street. Kwong War Chong sent individual remittances together with a letter to the family written by the company's clerk as a consolidated bank draft to a networked bank in Hong Kong. The draft was converted into Hong Kong dollars and the store's branch in Shekki (China) delivered the remittance to the family in the village (Williams, Michael, 1996), p. 22). Families left behind in the villages were dependent on remittances, which played a crucial part in the local economy.

HOP CHONG & CO.

In 1919, the firm of Hop Chong & Co. "Importers and Exporters and Fruit and Produce Merchants and General Commission Agents", was registered at 100 Hay Street by family relatives of Gee Ick and other partners (State Archives NSW:NRS 12961, File No 34665, [2/8549]).

In 1920, the managing partner of Hop Chong & Co. was Lee Kee Chong, another of Gee Ick's sons. Kira Brown, the great-great granddaughter of Lee Kee Chong, has researched the lives of Lee Kee Chong and his family and shared her findings on her website, Chen Quin Jack History (BROWN, K. 2020, accessed 9 March 2024).

According to Brown's research, Lee Kee Chong, born 1864 in Hang Mei, Heung Shan (Chungshan) arrived in NSW in 1880, where he became known as Kee Chong. He worked in the Haymarket in Sydney for a few years before moving to the tin mining town of Tingha in 1885, where he married Agnes Yauphang in 1892. On marrying Kee Chong, Agnes was recorded as "Australian born, but lost nationality through marriage with Chinese", and was declared an alien. Her Australian citizenship was not restored

	until 1940 when she made an application after the death of her husband (BROWN, K. 2020). The Kee Chong family moved to Moree, where Kee Chong began a business called Sam Lee & Co. in partnership with Gee Ick and Den War. In 1903, the family went to China, where Kee Chong took a Chinese wife, to the chagrin of his Australian wife and family. Kee Chong returned to Moree in 1905, followed by Agnes and children. In 1911, Kee Chong applied for a certificate of naturalisation. Though he had been living and working in Australia for more than 30 years and was married with seven children, his application was rejected ('Lee Kee Chong'). In 1920, Kee Chong advertised in the Chinese Republic News, calling on fellow Lee clan members in NSW to raise funds towards the cost of furniture and couplet inscriptions for a Lee family ancestral hall in Hang Mei in Chungshan ('Lee Kee Chong' and Chinese Republic News, 3 July 1920, p.6). Hop Chong & Co. also made a £2 donation towards an appeal in support of China and its resistance against Japan, after the latter's annexation of Manchuria (Chinese Republic News, 21 May 1932, p.8). Though Lee Kee Chong died in 1939, the Hop Chong & Co. business continued at 100 Hay Street until at least 1948 ('Lee Kee Chong' and City of Sydney Archives Assessment Book Phillip Ward, 1939-1948). In 1959, H. Ming Lai applied to install two banana ripening rooms on the ground floor of 100 Hay Street (City of Sydney Archives, 1959, A-00364659). STANLEY YEE AND EMPEROR'S GARDEN RESTAURANT At the Chinatown Heritage Study Stakeholder Workshop, the change in use of 100 Hay Street from its early industrial use and connection with Hong Kong and Shanghai, to its later use primarily for restaurants was noted. This shift in economic purpose is reflective of Chinatown's changing economy and role. Though other restaurants have occupied premises at 90-100 Hay Street, none have lasted as long as Emperor's Garden opened by Stanley Yee in 1979 (The China-Australia Heritage Corridor Project, accessed 9 March 2024). Born in Chuen Luk Village in Chungshan, Yee came to Sydney as a high school student in the early 1960s. While studying he worked at one of the banana wholesale companies in the Haymarket and at Lean Sun Low café. Over the years Yee expanded Emperor's Garden, and established a number of other businesses in the Chinatown areas including a Chinese bakery, a butchery and a tofu factory (ANG, I. & WONG, A. 2023). Stanley Yee was a member of the Dixon Street Beautification Committee, which in the early 1970s pushed for the regeneration of Dixon Street as a centrepiece to the broader Chinatown area (GML Heritage, 2023). Like Kee Chong from Hop Chong & Co. before him, Stanley Yee has continued the tradition of philanthropic contributions, donating generously for a school, a community centre and a kindergarten in his ancestral village in Chungshan. His contributions to his hometown and county of Chungshan have been recognised both in China and Australia. His son Jonathan Yee, who took over the business on Stanley's retirement is also active in the Chungshan Society of Australia, having served as its president for several years (ANG & WONG, 2023, pp.234-6).

8. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Refer to the document NSW Historical Themes if completing this section.

Relevant National / Australian themes	2 Peopling Australia 3 Developing local, regional and national economies 4 Building settlements, towns and cities 8 Developing Australia's cultural life

	9 Marking the phases of life
Relevant NSW / State themes	Agriculture Commerce Transport Accommodation Domestic life Birth and Death

E. Criteria for heritage significance

9. Assessment under Heritage Council criteria

It is important in the course or pattern of the cultural or natural history of the local area (Criterion A)
The banana industry was a major industry developed by Chinese Australian entrepreneurs in Australia and Fiji in the 1880s and 1890s, and firms such as Wing Sang based their headquarters in Sydney's Haymarket area. When the new Municipal markets opened at Haymarket in 1912, firms such as Wing Sang and its subsidiaries, leased stores at 90-100 Hay Street. Their businesses and premises are distinct places in NSW for understanding the banana industry and key destinations on this trade route. They provide a cultural history of the role of Chinese Australians in the fruit and vegetable industries, and their adaptation over time, particularly in the face of challenges posed under White Australia legislation. Profits from this industry were invested in commercial enterprises in China. Before Wing Sang and its subsidiaries leased 90-100 Hay Street, they established the first department stores in Shanghai, Canton and Hong Kong. These investments demonstrated the success of the Chinese diaspora in Australia and their continued connections to their native places. Although these department stores were established prior to the leasing of 90-100 Hay Street by Chinese Australian businesses, the stores serve as a marker of the achievements of Chinese Australian businesses recognised abroad by the Chinese diaspora. The Municipal Stores at 90-100 Hay Street are also a location marker of the role of Chinese market gardeners in the vegetable industry in New South Wales. In particular, Lee Sang & Co. were agents for produce grown not only in Sydney but in the market gardens of regional New South Wales, brought to Sydney by rail and delivered to the stores where they were repacked and then sold at the Municipal Markets across the road. The importance of the Markets to the commercial interests of Chinese Australians is evident in the relocation of their businesses to be close to the new market buildings, which then facilitated the evolution of the Haymarket Chinatown. Family histories connected to the stores at 90-100 Hay Street demonstrate how the White Australia legislation restricted entry to Australia and impacted Chinese Australian commercial interests, affecting the lives of those employed by firms leasing premises at 90-100 Hay Street. Merchants with status and business turnover, such as Gilbert Yet Ting Quoy and Henry Won Yep Lum, were able to sponsor family and clan members to enter Australia, but they were the exception during the White Australia years. The histories associated with the stores demonstrate some of the difficulties faced by Chinese Australians in the early to mid 20th century. The buildings at 90-100 Hay Street are part of the historical market landscape of the last operational fruit and vegetable markets in the city. The markets were relocated to Flemington in 1975. Markets were an important aspect of city life and 90-100 Hay Street together with the market buildings are demonstrative of this period when produce markets were prominent in Sydney.
It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of the local area (Criterion B)

Nos. 90-100 Hay Street are associated with the Chinese merchant community who leased the buildings and operated out of them successful businesses such as Wing Sang & Co., Lee Sang & Co., Wing Tiy & Co., and Gee Ick & Co. These businesses were significant in development of the banana and vegetable produce industries of NSW and Australia.

Nos. 90-100 Hay Street are associated with a number of notable individuals including Gilbert Yet Ting Quoy, the Lee family and Stanley Yee who were influential figures amongst the Chinese Australian community and fruit and produce industries.

- Ting Quoy was a prominent and influential member of the Chinese Australian community. A successful merchant, his business Lee Sang & Co., occupied 90 Hay Street for up to 20 years with his family continuing to have businesses there until after the war. He was a leader of the China Emperor Reform Association (CERA), President of the Chinese Chamber of Commerce and founding member of China-Australia Mail Steamship Line. He also campaigned to establish a Chinese school at which he taught, and he sponsored the entry of family and clan members to Australia.
- The Lee family - Lee Gee Ick was a successful merchant whose business Gee Ick & Co., occupied 100 Hay Street from 1913-1919. His son, Lee Kee Chong, continued to occupy the address with his business, Hop Chong Co., until 1948. Gee Ick was a member of CERA, the NSW Chinese Chamber of Commerce and the Lin Yik Tong (the Chinese Commercial Association).
- Stanley Yee, born in Chuen Luk Village in Chungshan, came to Sydney as a high school student in the early 1960s and worked at one of the banana wholesale companies in the Haymarket and at Lean Sun Low café. In the late 1970s Yee bought property at 96-100 Hay Street where he established the now landmark Emperor's Garden Restaurant. Yee also established a number of other businesses in the Chinatown areas including a Chinese bakery, a butchery and a tofu factory. Yee was a member of the Dixon Street Beautification Committee, which in the early 1970s pushed for the regeneration of Dixon Street as a centrepiece to the broader Chinatown area. His philanthropic contributions are recognised in both his hometown in China and in Australia.

It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement the local area (Criterion C)

The municipal stores at 90-100 Hay Street contribute to the townscape of Haymarket, particularly along Hay Street and the southern entrance to Dixon Street which is marked by its chamfered corner. Its unified design defines the end of the city block on which it is located.

The former Municipal Markets are located opposite and were once both part of the market's daily operation. Now the buildings, both of which are contemporaries of each other and designed by the City Architect, form a contextual relationship that defines the areas market character.

It has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons (Criterion D)

Members of the Chinese Australian community who were born and grew up in 90-100 Hay Street, whose parents, grandparents or great-grandparents worked in the stores hold deep connections to the buildings. For this community, the buildings are well remembered as stores which are symbolic of the hard work of the producers and the adaptability, resilience and achievements of the Chinese Australian firms.

The Emperors Garden Restaurant is also a place with a strong and special association to the Chinese Australian community as it is celebrated as one of the oldest, family-run Chinese restaurants in Chinatown and continues to operate.

It has potential to yield information that will contribute to an understanding of the cultural or natural history of the local area (Criterion E)

There is some potential for evidence of the processes and operations of the banana and produce stores. Nos. 90 and 92 have not been inspected and therefore it is unknown if there is any evidence of these operations. There is some potential for evidence of the operations of these stores under false ceilings and floors in nos. 94-100 but these were not inspected and cannot be confirmed.
It possesses uncommon, rare or endangered aspects of the cultural or natural history of the local area (Criterion F)
The place is a rare surviving example of stores occupied by multiple major Chinese Australian firms including Wing Sang & Co., Lee Sang & Co., Wing Tiy & Co., and Gee Ick & Co. Though some stores formerly occupied Chinese Australian firms survive, such as 20-22 Campbell Street and 35-39 Ultimo Road, many of the earlier stores occupied by firms such as Gee Ick & Co. and Wing Sang & Co. were demolished in resumptions that destroyed earlier Chinatown areas in the Rocks, around Belmore Markets in the Haymarket and in land resumed for the building of Darling Harbour. Within this context rarity is a valuable criterion.
It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in the local area (Criterion G)
The place does not meet the threshold for criterion G.

F. Heritage listings

10. Existing heritage listings

If completing this section, mark against each listing whether the item is listed or not. You may want to contact the relevant local council or organisation to check the item's listing status.

Listed	Not Listed	Listing
	✓	Commonwealth Heritage List
	✓	National Heritage List
	✓	Register of the National Estate
	✓	Declared Aboriginal place
	✓	Local environmental plan (LEP) – heritage item (or draft item)
	✓	LEP – heritage conservation area (or draft area)
	✓	NSW government agency Heritage and Conservation Register
	✓	National Trust register
	✓	Aboriginal Heritage Information Management System
	✓	National shipwreck database
	✓	Engineers Australia list

G. Recommended Management

11. Management recommendations

The following recommendations are drawn solely from a consideration of the significance of the place and good heritage practice. Since the historical and social significance of the place is especially important, these recommendations are framed with an understanding that heritage conservation is a social contract, requiring responsibility to be shared by the owners and consent authorities for the mutual benefit of all stakeholders, including the Chinese community. As such, these recommendations are written with consideration of possible future ambitions of the owners, while striving to achieve the best heritage outcome for the place, and with an expectation that the consent authority, in representing the community's interest, will assist/support the owners in managing and conserving the significance of the place, where possible.

OBLIGATIONS ARISING FROM SIGNIFICANCE

The high cultural significance of the place identified in the statement of significance obliges its conservation and good management (Burra Charter Article 2).

In the Burra Charter, significance is embodied in the place, were place means site, area, land, landscape, building of other work, group of buildings or other works, and may include components, contents, spaces and views. Place also includes fabric, setting, use, associations, meanings, records, related places, and related objects. (Burra Charter Article 1).

The place as an important reference site for major Chinese Australian businesses which pioneered the banana and commercial vegetable growing industries in Australia should be recognised and interpreted at the place.

Its uniform design makes a significant contribution to the streetscape and it is contemporary with the adjacent former municipal market building (now Market City). Together these form part of a significant market townscape which must be conserved.

TOLERANCE FOR CHANGE TO FABRIC, FORM AND LAYOUT

Forming part of a market townscape and as a reference point for the businesses which occupied these historical stores, there is a low tolerance for change to the external form and detailing of 90-100 Hay Street. The façade form and detailing should remain symmetrical so that place continues to read as one building with a shared history. Historically the stores were primarily open plan and would have had limited internal architectural elements or detailing. Little evidence of the historical banana and produce stores survive and therefore there is a greater tolerance for change internally. Note it is unknown if evidence of the functions and operations of these stores exists in nos. 90 and 92 as they were not assessed internally.

FUTURE DEVELOPMENT

Additions and alterations to 90-100 Hay Street are appropriate but must ensure retention of the whole form and original detailing of the exterior of the principal building. Any future development is to be of a sympathetic design. The setback and scale of any vertical additions to the place must be sufficient to maintain the readability of the existing form and scale of the principal building as a building and not just a façade.

All proposed future development is subject to the City of Sydney's processes such as a Heritage Impact Statement and Conservation Management Plan.

INTERPRETATION

To aid interpretation of the place as having a shared history the building should read as one. Therefore, consider repainting the exterior of the place in a single colour or restoring the face brick. Similarly, consider balustrades and awnings of a common design. The significance of the place is best understood as part of the history and development of Chinatown in the Haymarket area, and as such, interpretive strategies for 90-100 Hay Street should be considered within an overall interpretation strategy for Chinatown. We recommend that the City of Sydney and the owners work together in considering additional interpretive strategies for the place such as:

- Setting up a plaque(s) identifying the history and significance of the place.
- Creation of digital archives/websites showcasing the history and significance of Chinatown, identifying 90-100 Hay Street as a place of significance in the area.

A heritage interpretation plan must be provided in the event of major alterations to the building and should be developed in consultation Chinese Australian community, particularly descendants of the families who lived and worked in these buildings.
Further research into the places is also encouraged. There is also high potential for further research into the businesses which operated out 90-100 Hay Street. This research would likely yield a greater understanding of the processes and activities of these businesses and thereby their contributions to the development of the fruit and vegetable industry in Australia. For example, further research could be undertaken into the export of New South Wales produce by Chinese Australian firms such as Wing Sang & Co., of which 90-100 Hay Street is a location marker of this activity. Similarly, research could be undertaken into moveable heritage items that exist off site and contribute to the understanding of the operations and activities of the place.

FUTURE USE
The existing uses of the place are of value because they are business run by Chinese Australians and therefore encouraged. If change of use occurs, appropriate uses include but may not necessarily be limited to: food retail stores, restaurants, offices and accommodation. In the event of a change of use, there is a need to maintain or give opportunity for ongoing connections to the Chinese Australian community.
Because of the heritage significance of this place, prior to any proposed major development including change of use, respectful and purposeful engagement with Chinese Australian community, particularly descendants of the families who lived and worked in these buildings, is recommended.

H. Photograph

12. Principal or main photograph*



Caption*	90-100 Hay Street, Haymarket from corner of Dixon Street and Hay Street
Date of photograph*	March 2024
Name of photographer*	Sioned Lavery
Copyright holder, if known	Hector Abrahams Architects

I. Author details

13. Primary author of this form*

Name	Sioned Lavery Dr Juanita Kwok
Position and organisation, if applicable	Heritage Conservation Strategist, Hector Abrahams Architects Historian, Independent Consultant
Contact phone number	9299 7959
Email address	mailbox@haarchitects.com.au
Date form completed	24/07/2024

14. References used to complete this form*

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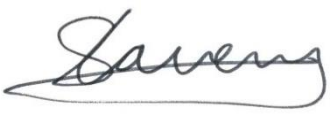
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State Archives NSW	Tong Sing & Co. Aberdeen, Index No. 48, Item No. [2/8548], File No. 32521.		
State Heritage Inventory	"Capitol Theatre including interior"		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424088

State Heritage Inventory	Chinese Masonic Hall including interior		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2420970
State Heritage Inventory	“Former Kwong War Chong & Co building, including interiors and contents of 84 Dixon Street”		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5067050
State Heritage Inventory	“Former Markets Stores Including Part Interior”		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424281
State Heritage Inventory	“Shop - "Kwong Sing & Co Emporium"		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1600071
State Heritage Inventory	“Store - Wing Hing Long & Co. Store”		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1710061
State Heritage Inventory	Terrace Group including interiors, 12-20 Campbell St,		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2435698
State Heritage Inventory	“Yee Lee’s Store (former)”		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2640233
Sydney Mail	'Shipping Gazette'	23 December 1865	http://nla.gov.au/nla.news-article166662339
The Albury Banner and Wodonga Express	'Fruit Marketing'	10 June 1938	http://nla.gov.au/nla.news-article102341405
The Bathurst Times	'Tobacco Growing in Bathurst’	18 March 1913	http://nla.gov.au/nla.news-article111206367
The Canberra Times	'The Lords of Chinatown'	2 February 1986	http://nla.gov.au/nla.news-article118202202
	The China-Australia Heritage Corridor Project	Accessed 9 March 2024	https://www.heritagecorridor.org.au/
The Daily Telegraph	'The South Polar Expedition	7 September 1897	http://nla.gov.au/nla.news-article238430107
The Sun	'Advertising’	5 June 1920	http://nla.gov.au/nla.news-article222409306
The Sydney Morning Herald	'Chinese Empire Association’	11 August 1900	http://nla.gov.au/nla.news-article14329715
Truth	'Public Will Slip On Banana Board'	22 March 1936	http://nla.gov.au/nla.news-article169580768
Tung Wah Times	'修橋捐欵'	2 March 1907	http://nla.gov.au/nla.news-article246933577
Tung Wah Times	'Advertising’	11 November 1911	http://nla.gov.au/nla.news-article227976468

Tung Wah Times	'Advertising'	14 December 1912	http://nla.gov.au/nla.news-article227970741
Tung Wah Times	'Advertising'	14 June 1919	http://nla.gov.au/nla.news-article227012797
Tung Wah Times	'Advertising'	1 October 1921	http://nla.gov.au/nla.news-article227658363
Tung Wah Times	'Advertising'	21 November 1925	http://nla.gov.au/nla.news-article227458718
Tung Wah Times		3 March 1928	http://nla.gov.au/nla.news-page24098711
Tung Wah Times	三邑恒善堂啓事	27 February 1932	http://nla.gov.au/nla.news-article227426967
Tung Wah Times	雪梨	26 November 1932	http://nla.gov.au/nla.news-article227434574
Tung Wah Times	飛枝蕉來路將絕	29 April 1933	http://nla.gov.au/nla.news-article227427842
Tweed Daily	'Advertising'	15 May 1920	http://nla.gov.au/nla.news-article191373534
Tweed Daily	'Advertising'	12 July 1930	http://nla.gov.au/nla.news-article192687398
Tweed Daily	'Advertising'	23 August 1941	http://nla.gov.au/nla.news-article192794046
Tweed Daily	'Advertising'	7 November 1942	http://nla.gov.au/nla.news-article192947195
WILLIAMS, M.	Returning Home With Glory: Chinese Villagers around the Pacific, 1849 to 1949	2018	
Williams, Michael	Chinese Settlement in NSW: A Thematic History	1996	http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/chinesehistory.pdf
YONG, C. F.	The New Gold Mountain : the Chinese in Australia, 1901-1921	1977	

15. Signature of author*

To confirm you have approved the final content of the form, giving permission for the information to be used by Heritage NSW and the Heritage Council of NSW.

Name		Date	24/07/2024

16. Signature of image copyright holder*

To confirm you have approved the final content of the form, giving permission for the images provided to be used by Heritage NSW and the Heritage Council of NSW.

Name		Date	24/07/2024

J. Additional photographs and images



Caption*	90-100 Hay Street, Haymarket
Date of photograph*	March 2024
Name of photographer*	Sioned Lavery
Copyright holder, if known	Hector Abrahams Architects



Caption*	90 Hay Street, Haymarket
Date of photograph*	March 2024
Name of photographer*	Sioned Lavery
Copyright holder, if known	Hector Abrahams Architects



Caption*	Glass Negative - Hay Street Haymarket, circa 1919
Date of photograph*	c.1919
Name of photographer*	Unknown
Copyright holder, if known	City of Sydney Archives



Caption*	90-94 Hay Street Commercial buildings, Hay Street Haymarket,
Date of photograph*	1979
Name of photographer*	Unknown
Copyright holder, if known	City of Sydney Archives

Caption*	
Date of photograph*	
Name of photographer*	
Copyright holder, if known	

Caption*	
Date of photograph*	
Name of photographer*	
Copyright holder, if known	

Attachment G

Hector Abrahams Architects – Heritage Inventory Sheet - 75-77 Ultimo Road

State Heritage Inventory form

Complete all mandatory fields on the form, as indicated with an asterisk (*).

A. Nominated item

1. Name & type

Name*	Kuo Min Tang building, movable heritage and archival collection
Other or former names	Kuomintang or KMT
Item type (if known)	Built
Item group (if known)	
Item category (if known)	
Area, Group, or Collection Name	

2. Location

If the item does not have a street number, provide land parcel information as well.

If the item has no land parcels, provide coordinates and a map.

For moveable objects enter the principal address where held.

Street address*	75-77 Ultimo Road, Haymarket
Alternate street address	
Local government area*	City of Sydney

Land parcels*	Lot	1	Section (if applicable)		DP	79765
	Lot		Section (if applicable)		DP	

Coordinates	
Latitude	
Longitude	
Datum	

3. Extent of nomination

Provide a map or plan clearly indicating the extent of the curtilage (boundary) of your nomination.



Source of map or plan	Nearmap with HAA overlay
Description of the boundary, if required	

4. Ownership

For organisations / company, please provide both the name of the business and a contact.

Name of owner(s)*	CHINESE NATIONALIST PARTY of AUSTRALIA
Business / organisation name, if applicable	
Address	75-77 Ultimo Road, HAYMARKET NSW 2000
Phone	
Email	
Ownership explanation, if required	

B. Significance

5. Why is it important in NSW?

Refer to the guideline Assessing heritage significance when completing this section.

Statement of significance*
The building and its archival collection are a key site of Chinese history in NSW and Australia, directly related to the 20th century political history of China and Taiwan, and the social and economic affairs of Chinese Australians during the operation of the white Australia policy. The building at 75-77 Ultimo Road was constructed for and served continuously as the headquarters of the Chinese Nationalist Party of Australasia (Kuo Min Tang or KMT) for over 100 years. It has been the locus of Chinese Nationalist political activity since it was purpose-built in 1921. It was also the publishing office for the Chinese Times newspaper (1925- 1949). Funds raised by members of the Australasian KMT were remitted to support Sun Yat-Sen and the ruling Nationalist government (1927-1949) in China and later for the war effort during the Sino Japanese war. The Australasian KMT was also a transmitter of ideas and technology to China. It led the way in allowing female members to join the Party and it played a role in advocating for the rights of Chinese Australians during the White Australia years. Many prominent Chinese Australians are associated with the KMT Building at 75-77 Ultimo Road, including Peter Yee Wing, Samuel Wong, Mar Leong Wah and Eugene Seeto. The building is also associated with the prominent building company Robert Wall & Sons and architect Francis Ernest Stowe. It is architecturally notable for its fenestration and brick mullions under a single arch spanning to width of the building to read as a single window. Together the elements of the façade including its composition and detailing particular the arch, fenestration, brick mullions, pilasters, parapet and Chinese characters, make a notable contribution to the streetscape. The place was also the centre of cultural life with many social activities for the Chinese Australian community, particularly the Dragon Ball which began in 1938 and was a major event on the social calendar for the Chinese Australian community in Sydney until the early 1970s. The building itself houses what is probably the largest collection of records, documents, publications, photographs and artefacts related to the KMT's history outside of China and Taiwan. It is also demonstrative of a prolific period in the 1920s that saw the establishment of the KMT's overseas headquarters in centres of Chinese settlement, of which the place is a rare purpose-built example which continues to be used today for its original purpose.

Comparisons*
As the Australasian headquarters, the Sydney branch, at 75-77 Ultimo Road, oversaw branches across Australia, New Zealand and the Pacific and therefore this comparative analysis considers the place in this context. This comparative analysis aims to further understand the places historical significance and the integrity of the historic network of KMT's Australasian branches. In additional to other KMT headquarters the comparative analysis also considers places constructed by the builder Robert Wall & Sons and the architect Francis Ernest Stowe. NEW SOUTH WALES **Newcastle** - By 1927 there was a sub-branch in Newcastle (The Labour Daily, April 19, 1927, p. 8). It is unclear where the Newcastle headquarters were located and if it is extant. **Tamworth** - By 1927 there was a sub-branch in Tamworth (The Labour Daily, April 19, 1927, p. 8). It is unclear where the Tamworth headquarters were located and if it is extant. **Wollongong** - By 1927 there was a sub-branch in Wollongong (The Labour Daily, April 19, 1927, p. 8). It is unclear where the Wollongong headquarters were located and if it is extant.

Inverell - By 1927 there was a sub-branch in Inverell (The Labour Daily, April 19, 1927, p. 8). It is unclear where the Inverell headquarters were located and if they are extant.

AUSTRALIA

109 Little Bourke Street, Melbourne - Originally constructed as a warehouse in 1903, it was altered by Walter Burley Griffin for the KMT in 1921 (Victorian Heritage Database report). Like the Sydney headquarters it was opened by Chan On-Yan, a representative of Dr Sun Yat-Sen who was visiting Australia from China (Mei-Fen Kuo and Judith Brett, 2013, p.25). The building is extant, but it has been altered. Though the Melbourne branch of the KMT is still active it is unclear if they still own/use the Bourke Street address. The place is heritage listed.

Corner of Lake and James Street, Perth - The KMTs Perth branch occupied their "new hall at the corner of James and Lake Streets" in 1921 (The West Australian, June 30, 1921, p.7). Currently there are three historical buildings (the fourth corner being a park) on this intersection but it is unclear which one the KMT occupied.

Hindley Street, Adelaide (most likely 171 Hindley Street) - The KMT Adelaide branch occupied this building in 1921 and there was a sign above the awning indicating their occupation of the premises (State Library South Australia, B 3726). It is unclear when they left this address. It is now used as a restaurant. The place is not heritage listed.

Cavenagh Street, Darwin - The KMT's Darwin headquarters were likely located on Cavenagh Street, Darwin (Northern Standard, October 13, 1931, p. 1). This street is highly developed and it is likely the place is no longer extant.

155 Wickham Street, Fortitude Valley, Queensland - King Edward's chambers were constructed in 1905 for Peter Murphy by architects Hall and Dods. It was leased to a series of business until 1922, when the Brisbane branch of the KMT leased the building. It is unclear when the KMT vacated the building. The place is heritage listed for its association with its owner Peter Murphy, the eminent architectural firm Hall and Dods and for demonstrating the commercial development of the area (Brisbane City Council, Local Heritage Places).

INTERNATIONAL

838 Stockton St, San Francisco, CA 94108, United States - Built in 1915, the headquarters of the San Fransico branch of the KMT is extant although it is no longer used by the KMT. The building retains evidence of its former use including the white sun on a blue background and "Dr Sun Yat-Sen memorial hall of San Fransico" written in English above the shop fronts. It is understood the San Fransico branch also has a large archival collection though no further details have been found (in conversation with stakeholders at workshop 5th April 2024). It is unknown if the place is heritage listed.

Rabaul, Papua New Guinea – The original headquarters was constructed in c.1929 (National Library of Australia 2279601). It was likely destroyed during WWII. The KMT hall was rebuilt in Rabaul Chinatown following the town's destruction during WWII ("The Kuo-Min-Tang hall where assemblies are held and administrative problems are solved by town…" Australian War Memorial). It is unclear if the building remains extant.

Solomon Islands - The Solomon Islands branch of the KMT was founded in 1923 under the Rabaul branch. They became an independent branch in 1931. It is unclear if the headquarters were purpose built and if the building is extant. The Chinese characters on the front of the building translates to "Solomans [sic] Branch of the Kuomintang [KMT]." (State Library Victoria, H99.218/24).

Tory Street, Wellington New Zealand - The KMT's Wellington branch opened their new headquarters on Tory Street in 1928 (Waipukurau Press, April 13, 1928, p.8). It is unknown if it was purpose built. The exact location on Tory Street is unknown and it is unclear if it is extant.

217 Hobson Street, Auckland New Zealand - The KMT Auckland branch was located on Hobson Street. The building was demolished in the late 1970s (Auckland Museum, MS 94/14).

59 Av. du Maréchal Foch, Papeete 98714, French Polynesia - The Tahiti branch of the KMT have occupied 59 Av. Du Maréchal Foch from 1924. The building was also used for Chinese and French language lessons. The building was destroyed by a cyclone in the 1980s and rebuilt with a hall. Much of its detailing was not

reconstructed. Now known as the Association of the 'Koo Men Tong', it no longer has political affiliations but hosts social and cultural activities (Koo Men Tong 1 Chinese School, Papeete,' Tahiti Heritage). It is unknown if the place is heritage listed.

OTHER POLITICALLY AFFILIATED BUILDINGS IN CHINATOWN, SYDNEY

18 Mary Street Surry Hills - The Chinese Masonic Hall was purpose built in 1911 for the Yee Hing Company. The Yee Hing Company translated its name in 1912 to the Chinese Masonic Society. The Yee Hing Company were an anti-Manchu underground network that strongly supported the republican movement in China and was a predecessor of the KMT. A masonry building with classical elements, the top corners of the façade are also decorated with miniature pagodas. The Chinese Masonic Society continues to occupy the building ('Chinese Masonic Hall, Sydney' The China-Australia Heritage Corridor). It is listed as a local heritage item on the Sydney LEP 2012 (I1571).

OFFICE BUILDINGS CONSTRUCTED BY ROBERT WALL/ROBERT WALL & SONS

Culwulla Chambers (67 Castlereagh Street) - At the time of its construction in 1912 this office block was the tallest building in Australia. Its construction led to the Heights of Building Legislation (1912) which restricted the height of buildings to 150 feet until 1956. Culwulla chambers is 170 feet. It has technical and aesthetic significance for its reinforced concrete construction and Federation free classical style ('Former 'Culwulla Chambers' including interiors,' State Heritage Inventory). Locally listed on the Sydney LEP (I1694).

Usher's Hotel (64-68 Castlereagh Street) - Constructed in 1914 it is representative of a key construction period (1900-1920) and the importance of the hospitality industry in Sydney. It is also associated with the prominent architectural firm Ross & Rowe ('Former Metropolitan "Usher's" Hotel Including Interiors,' State Heritage Inventory). It is listed as a local heritage item on the Sydney LEP 2012 (I1693).

Beanbah Chambers (235 Macquarie Street) - Constructed between 1912-1913, Beanbah Chambers is a rare example of early twentieth century high-rise professional chambers. Highly intact, it also has aesthetic significance for its well resolved interior and exterior detailing including its use of art nouveau detailing. It is listed as a local heritage item on the Sydney LEP 2012 (I1881).

WORKS DESIGNED BY FRANCIS ERNEST STOWE

Ball's Head Coal Loading Depot - Constructed in 1917. It was the "first and longest operating shore-based coal loading facility in Sydney Harbour" and the largest in the southern hemisphere in 1927 ('Balls Head Coal Loader Complex (including Platform Pier and Administrative and Workshop Buildings),' State Heritage Inventory). It is listed on the State Heritage Register (SHR #02051).

63 Victoria St, Ashfield NSW - Opened in 1931 the former Masonic Hospital in Ashfield has classical elements. It was designed to serve masons, their families and dependents, and was apparently the first of its kind in Australia at the time of its opening (Northern Star 1931, p. 14).

Masonic School - Originally the Masonic Orphan School, Baulkham Hills Masonic School opened in 1922 and closed in 1970s. Today the place is owned by the Hills Shire Council and houses the Hills District Historical Society Museum ('William Thompson Masonic School (1924-1974),' Find & Connect).

317 Pacific Highway, North Sydney - The North Sydney Masonic Temple was constructed in 1922 in the Free Classical Style. It demonstrates the prominence of the Free Masons at the time and has aesthetic significance ('Former Masonic Temple,' State Heritage Inventory). It is listed as a local heritage item on the North Sydney LEP 2013 (I0961)

COMPARATIVE ANALYSIS CONCLUSION

Nos. 75-77 Ultimo Road as the KMT's Australasian branch was part of a regional, national and transnational network of KMT branches. The 1920s was a prolific period that saw the opening of many new KMT headquarters of which 75-77 Ultimo Road, Haymarket is an early example. It is a rare example of a purpose built KMT headquarters with many, particularly in other Australian cities, being rented. Although many KMT sites have been lost, some have survived. Of those that have survived, most are no longer used by the KMT, unlike 75-77 Ultimo Road, Haymarket which continues to be owned and occupied by the Sydney branch.

Robert Wall & Sons constructed a number of significant office buildings of which Ultimo Road is somewhat unusual for the composition of its façade under a single arch.

The buildings which Ernest Stowe designed suggest he had a strong association with the Freemasons. Research suggests there was a relationship between the European Freemasons in Australia and the Chinese Masonic Society, however, as both were secret societies, the extent and nature of the relationship is not yet fully known (Fitzgerald, John. 2007, pp.80-99).

C. Description

6. Describe the existing item

Description*	The Sydney branch of the KMT is a five-storey masonry office building at 75-77 Ultimo Road, Haymarket. The front façade is painted brick, though likely to have been originally face brick. The building is painted white, with individual elements painted blue and red. Compositionally the façade is distinctive. The multi-paned glazing reads as a single window united under a single arch spanning the width of the building and divided into bays by brick mullions. The windows are aluminium framed, that replaced the original timber framed windows in the same configuration in the early 1990s. The façade is quite striking with its contrasting painted elements, including white Chinese characters which are fixed against a blue background on the arch and brick panels between the first and second floors, and the building date (1921) and initials K.M.T are also emphasised on the parapet and classical pediment. Two pilasters on either end of the building extend from the awning to the parapet. White downpipes run down their length and are topped with two red decorative tree motifs and flagpoles flying the Australian and Taiwanese flags. A third flagpole above the pediment flies the KMT flag. Together the elements of the façade come together to create a distinctive presentation to Ultimo Road. An awning with pressed metal underside sits above the ground floor shop (featuring a modern shop aluminium and glass façade). To the west of the shop is a doorway and stairwell, lined with timber panelling and a pipe handrail, leading to the first and second floors. The upper floors of the building are all open plan; however, the ground floor and likely the first floor was originally divided by a wall running the length of the building. The first floor is used as offices and there is no evidence of a dividing central wall as indicated on original architectural drawings. The elaborate plaster ceiling with a circular design indicates that this may not have been constructed as intended. Offices have been created with modern glazed and timber partitions, the floor is tiled and there is a glass partition separating this space from the stairwell. The second floor contains a stage, false ceilings and modern timber flooring. The room is decorated in the colours (red, white and blue) and lined with ephemera of the KMT. A staircase located in the south west corner leads to the third floor. It is unclear if the staircase is original. The third floor similarly has a false ceiling and modern timber floor. This level contains a large archival collection displayed in a series of glazed cabinets and open shelves with photographs lining the walls. The artefacts held in this vast collection includes records of KMT activities including donations, historical newspapers, photographs, artwork, telephones and typewriters. A defining feature of this room is the curved windows which sit under the arch of the façade.

	Both the second and third levels may have original or early ceilings obscured by the modern suspended ceilings, but was not inspected so cannot be confirmed. The original drawings indicate that all internal floors are timber framed, supported by steel beams, though a detailed inspection was not carried out to confirm this configuration. Similarly, the roof appears to be constructed in this manner, with a slight slope towards the front façade. Though not inspected, another room is located towards the rear. This room was not inspected but appears to have a skillion roof. The rear elevation was unable to be inspected.
Condition of fabric and/or archaeological potential*	The place is in good condition. There is some archaeological potential but it is limited.
Integrity / intactness*	Overall, the exterior form of the place is intact although the window frames are not original nor is the painted brick finish. The plan arrangement is largely intact although there have been some changes. False ceilings have been added and floorboards are non-original. The ground floor is a modern retail fitout.
Modification dates	
When was the last time you inspected the item?	April 2024
Current use	Retail (ground floor) and KMT Sydney branch headquarters (first and second floor).
Original or former use/s	Retail and KMT Australasian branch headquarters
Any additional comments	

D. History

7. Origins and historical evolution

Years of construction*	Start		End	c.1921
Designer or architect*	Francis Ernest Stowe			
Maker or builder*	Robert Wall & Sons			
Historical outline*	CONTEXTUAL BACKGROUND Chinese migrants who came to Australia for the gold rushes, came largely from counties in the Pearl River Delta region of Canton, and they maintained strong ties to their villages (Williams, M. 2018). People tied by native place, languages and kinship established associations to support and sponsor others from the same place or of the same surname. Most groups had their own district associations and also formed associations not based on native place or lineage, but on mutual co-operation and in			

many cases, with the aim of political reform in China. The Yee Hing mutual aid brotherhood societies, which were active on gold fields from the earliest days, espoused the political aim of overthrowing the Ching dynasty in China. The China Empire Reform Association (CERA), on the other hand, advocated modernising China but maintaining the Emperor system, and in later years advocated constitutional monarchy. Their competing ideas were circulated through newspapers, such as the Chinese Australian Herald, The Tung Wah Times and the Chinese Times.

Chinese migrants to Australia were actively engaged in fomenting and funding political change in China. Funds remitted and the ideas transmitted to China by overseas Chinese, including Chinese Australians, were crucial both to the success of the 1911 revolution which overthrew the Manchu Ching Dynasty and established a Chinese republic, and to the success of the Nationalist Party in gaining power in China. The Chinese Nationalist Party of Australasia headquarters at 75-77 Ultimo Road, Haymarket is a part of this history.

A forerunner to the Chinese Nationalist Party in Australia was the Yee Hing which had branches across rural NSW and Australia. When the Yee Hing changed its name to the Chinese Masonic Society and opened the Chinese Masonic Hall at 18 Mary Street, Surry Hills in 1912, a newspaper report named delegates who attended from Braidwood, Condobolin, Wagga Wagga, Wyalong, Temora, Nyngan, Newcastle, Wellington, Walgett, Hay, Parkes, Albury, Tumut, Tingha, Narrabri, Goulburn, Gunnedah, Wollongong, Lismore in NSW and from Tasmania, Bendigo, Rockhampton, Thursday Island, Brisbane, Melbourne, Wangaratta and Auckland ('"TSUN FORE,"' The Sun, 1912, p. 1). The Chinese Masonic Hall, which is listed on the City of Sydney Local Environment Plan (2012), is highly significant for its role in the revolutionary movement which preceded the establishment of the Chinese Nationalist Party of Australasia (NSW State Heritage Inventory, Chinese Masonic Hall including interior, item no. I1571).

THE CHINESE NATIONALIST PARTY OF AUSTRALASIA BUILDING AT 75-77 ULTIMO ROAD, HAYMARKET

Until it was resumed for the Municipal Markets in 1908, 75-77 Ultimo Road was Engine Street, named after the 'engine' of the Victoria Steam Mills. After the resumption, the section from Thomas Street to George Street was incorporated into Ultimo Road. In 1908, Sydney Municipal Council resumed terrace houses, mills and workshops spread over four acres bounded by Ultimo Road and Thomas, Hay, Quay and Engine Streets to make way for Municipal Markets. These developments were reported in the Chinese Australian Herald in March 1909, with the comment that numerous Chinese firms were expected to move in light of the market's relocation (Guang yi hua bao = The Chinese Australian Herald, 1909). From 1910, Chinese firms which had previously been centred around Campbell and Pitt Streets, Haymarket in proximity to the Belmore Markets, began to open stores in Hay, Dixon, Quay, Harbour Streets and Ultimo Road close to the new Municipal Markets.

THE CHINESE NATIONALIST PARTY OF AUSTRALASIA AND THE ESTABLISHMENT OF THE HEADQUARTERS AT 75-77 ULTIMO ROAD, HAYMARKET

The Chinese Nationalist Party of Australasia or the Australian Kuo Min Tang (KMT) was established when the Young China League was founded in Melbourne in 1910 to support the revolutionary aims of Sun Yat-sen, the leader of the Chinese Nationalist Party (Kuo, M & Brett, J, 2013, p.ix). After the 1911 Revolution in China overthrew the Ching dynasty, a branch of the Young China League was established in Sydney, with the Presidency occupied by head of the Chinese Masonic Society, James Chuey (Yong, C. F. 1977, p. 141). In April 1916, the Chinese Nationalist League was founded and George Kwok Bew of Wing Sang & Co. Fruit Merchants elected as the first President (Yong, C. F., 1977, p. 141). A temporary office was established at 211 Thomas Street, next to the store of Tiy Sang & Co., whose proprietors were Nationalist League treasurer, Peter Yee Wing and Vice-President, Samuel Wong (KUO, M.-F. & BRETT, J. 2013, p.11). Over the next few years, representatives from the Nationalist League travelled across Australian and the Pacific to raise funds for a permanent building, establishing branches in Brisbane, Bowen, Cairns, Mackay, Townsville, Burdekin and Atherton in Queensland; in Newcastle, Darwin, Adelaide and Perth and in Auckland, Fiji, Rabaul, Kokapo, Kavieng, Madang and the Solomon Islands (Yong, C. F 1977, pp.150-153). In 1917, George Bew went to Shanghai in 1917 as manager of the new Wing On Department store, where he developed a close relationship with Sun Yat-sen and other Nationalist leaders (Kuo, M.-F. & Brett, J. 2013, p.16).

In August 1921, the Chinese Nationalist League established its legal identity by registering as an association under the Companies Act in NSW. Its registered title was Chinese Nationalist Party of Australasia (Kuo, M.-F. & Brett, J. 2013, 11, p.30). Its Chinese name was the Kuo Min Tang.

£10,997 was raised by donations from Nationalist Party members in Australasia to purchase land and build a headquarters for the Chinese Nationalist Party of Australasia at 75-77 Ultimo Road, Haymarket (Kuo, M.-F. & Brett, J. 2013, p.22). Plans for a five-storey building were drawn up by architect Francis Ernest Stowe of 20 Loftus Street Sydney on 23 August 1921.

Stowe, born in Ireland in 1867, emigrated as a child to Australia with his family. He trained and worked as both an architect and civil engineer, being appointed the Grand Architect of the Grand Lodge in 1922 (Australian Institute of Architects, 2015). Stowe designed a counterweight tramway system for Darling Street Wharf, Ball's Head Coal Loading Depot and a number of Masonic buildings including the Temple in North Sydney, Baulkham Hills Masonic School and a Masonic Hospital in Ashfield. The latter four are extant but it is unclear what remains of the Darling Street Wharf tram system. One of his more interesting designs was a contender for the Sydney Harbour Bridge which had three crossings that intersected at an Anzac memorial on Me-Mel - Goat Island. In addition to his architectural and engineering work, Stowe also established the Sydney Marine Engineer College in 1902, founded the Stowe Electrical Company and published a number of booklets and pamphlets on scientific topics. He was also an early mentor to Florence Taylor (née Parsons) (Australian Institute of Architects, 2015). He died in 1936 (The Sydney Morning Herald, 21 July 1936, 6).

Stowes original 1921 plans for 75-77 Ultimo Road indicates that the building was intended to be used as a series of spaces across the four floors of the building, that could be used separately or together. The retail premises at 77 Ultimo Road (identified as Shop No. One located on the

eastern side of the building) was designed to be used over two levels (ground and first floor) with a timber stair in the south-eastern corner. The shop at 75 Ultimo Road (identified as Shop No. Two on the western side of the building) was on the ground floor only. The level above Shop No. Two was designed as a separate tenancy, separated from the upper level of Shop No. One by a timber partition. The drawings indicate that the stairs to the upper levels were intended to have adjacent flights on the western side of the building; these were not constructed as planned, as the stairs to the upper levels are in a series of flights lining the western boundary. The original drawings also indicate that all internal floors are timber framed, supported by steel beams but it is unclear if this is the case.

In September 1921, a City building application was made by contractors Robert Wall & Sons, for the erection of a building for the Chinese Nationalist Party at 75-77 Ultimo Road, Haymarket (The Daily Telegraph, 27 September 1921, p.7). Robert Wall, according to his obituary in The Daily Telegraph, was at 87 the "World's Oldest Builder" and one of the best known in the state of NSW. Robert Wall & Sons had previously constructed a number of important Sydney buildings including: Culwulla Chambers (67 Castlereagh Street), Usher's Hotel (64-68 Castlereagh Streets) and Beanbah Chambers (235 Macquarie Street). Other buildings which are no longer extant include: South British Insurance Co. (corner of O'Connell and Hunter Streets), and the Government Savings Bank on Moore Street (now Martin Place) (The Daily Telegraph, 2 December 1925, p. 5).

The choice of Robert Wall & Sons as builders of the Australasian KMT Headquarters may have been owing to the firm's reputation as master builders, or have related to the fact that Robert Wall Senior was the father-in-law of William Henry Donald, adviser to Nationalist party leader Sun Yat-sen, and later to Chang Hsueh-liang and Chiang Kai-shek. Born in Lithgow, NSW in 1875, Donald began his career as a journalist in Australia before moving to Hong Kong where he became Managing Director of the China Mail. He married Robert Wall's daughter Mary Wall, in Hong Kong in 1904, though the couple separated sometime around 1920 (Winston G. Lewis, 1981).

The foundation stone of the building, was laid on the 12th November 1921, by Chan On Yan, sent from China as a personal representative of Sun Yat-sen. It can still be seen at the entrance of the building. After travelling around Australia and the Pacific, Chan On Yan returned to Sydney to launch the building in April 1922 (Kuo, M.-F. & Brett, J. 2013, p. 25)

Membership of the Party was open to women and female members were exempted from the membership fee. Women were particularly prominent in the Darwin branch of the KMT, though less so in the Sydney branch (Kuo, M.-F. & Brett, J. 2013, 23-24 and Martinez, J. 2015). By 1922 it was reported that there were 23 branches and 5289 members of the Chinese Nationalist Party in Australasia and the South Pacific (Yong, 1977, p.153). As Sun Yat-sen's native district was in Heung Shan, members from Heung Shan dominated the Sydney branch of the KMT.

President of the Australasian KMT from 1919-1930 was Charles (Peter) Yee Wing. According to a biography by his grandson, Tony Wing, Charles Yee Wing, born 1862 or 1866, became involved in Tiy Sang & Co. which traded in bananas and by 1893, he was Managing Director of the firm. He married Susan Kezia Beck in 1906 and they had at least 12 children. He established the Australasian KMT's Canton Liaison Office and was one of the founders

of the China-Australia Mail Steamship Line (Kuo, M.-F. & Brett, J. 2013, pp.9-10.). C.F. Yong argues this shipping line, established to break up the Japanese shipping monopoly and extend the Sino-Australian import and export trade, "expressed the unity and co-operation achieved for the first time by Chinese in Australia over a single issue of common interest." (Yong, 1977, p.97). Like many of the leaders of the KMT in Australia, Yee Wing was a Christian. As Yong remarks, "It is striking that nearly all the top leaders of the Chinese Nationalist Party in Victoria and New South Wales in the years 1910-1930 were associated with churches" (Yong 1977, p. 206). This might be attributed as much to the influence of the Christian wives of the leaders as to the work of Chinese missionaries in particular, the Church of England minister Soo Hoo Ten and the Presbyterian Minister John Young Wai and his wife, who were actively proselytising and performing charitable work amongst the Chinese population in the Haymarket (Ruth Teale, 1976 and Adrian Chan 1990). Yee Wing returned to China after the death of his wife Susan in 1938, and died there sometime in 1942 (Kuo, M.-F. & Brett, J. 2013, pp.9-10).

TENANTS OF THE BUILDING

After the new building opened, various rabbit merchants and grill rooms tenanted the ground floor of 77 Ultimo Road until 1923, when L.A. Pogonowski, who had occupied the site in 1913 prior to the KMT Building's construction, returned to occupy the ground floor of the new building. Pogonowski evidently had a good long-standing relationship with Samuel Wong and Peter Yee Wing, the proprietors of Tiy Sang & Co. on Thomas Street. Sometime in January or February 1911, Tiy Sang & Co. complained to the Town Clerk about damage to their premises caused by flooding (City of Sydney Archives, A-00247772). When nothing was done, L.A. Pogonowski then took up the case, seeking action on stormwater damage to his store, the neighbouring store of Tiy Sang & Co. and two other businesses. The Town Clerk replied that the Council would not accept liability (City of Sydney Archives, A-00246270). From 1925 until 1927, L.A. Pogonoswki Talk Machines occupied the ground floors of both 75 and 77 Ultimo Road. Presumably after the death or retirement of Mr Pogonowski, Mrs C. Pogonowski continued the business at 75-77 Ultimo Road until 1929 (Sands Directory 1913-1929.). The Pogonowski store can be seen in an early photograph of the Australasian KMT Building.

From 1922, 75-77 Ultimo Road was the registered office for the Chinese Times newspaper. The Chinese Times was a revolutionary newspaper first published in Melbourne, (1902-1915), where it played an important role in shaping and mobilising support for the revolution in China and later opposing the increasingly despotic government of Yuan Shikai, the Provisional President of the Republic of China (KUO, M. F. 2013, 184-9, pp.222-5 and Yong, 1977, pp.145-148). In 1922, the Chinese Times began publishing in Sydney and continued publication until 1949 with financial support from the Chinese KMT (Kuo, M.-F. & Brett, J. 2013, pp.78-9).

Between 1932 and 1977, the ground floor of 75 Ultimo Road was leased to Arthur Lowe who ran a tobacconist shop there for 45 years. In an interview with Rosetta Sung in 1984, Arthur Lowe said he was born in Enfield in 1903 to Willie Bow Suew and Rosetta Helen McDonald, of Scottish descent (Sung, R. 1984). When his mother died, when Arthur was only eight months old, his father took him back to his village in Chungshan to be cared for by his first wife. Arthur returned to Australia with his father

when he was thirteen, returning once more to China with his father around 1920 at his father's insistence that he find a Chinese wife. Arthur married his Chinese wife, Liu Cheng Su Tseng in a Christian ceremony, but returned to Australia leaving his wife and children behind, as immigration restrictions prohibited Chinese women from entering Australia. Arthur bought a greengrocer business in Neutral Bay, before opening his tobacconist business on the ground floor of 75 Ultimo Road. With the help of the Chinese Consul, Arthur managed to bring his wife and three children to Australia in 1934 (NAA: SP42/1 C1938/8992). The couple subsequently had another five children. Arthur said of the KMT:

"Father was a member, all members. I not one of the original members but early one. Tongmenhui, meaning gathering together society, a club. Always involved in fundraising for Kuo Min Tang. Collect lot of money and send to China, now Formosa (Taiwan) and before send to Canton or Nanking." (Sung, R. 1984)

THE OPERATION OF THE AUSTRALASIAN KMT AT 75-77 ULTIMO ROAD

The operation of the Australasian KMT at 75-77 Ultimo Road over the years has been researched and written about by Judith Brett and Mei-Fen Kuo, and by John Fitzgerald, utilising the Australasian KMT archives housed at 75-77 Ultimo Road. In 1924, representatives from the Sydney branch attended the first National Assembly in Canton and in the following year, the Australasian KMT held its first Australasian Convention. A memorial ceremony was held for Sun Yat-sen who had died in March 1925, which recognised him as the father of the modern Chinese nation and the symbolic head of the KMT. The Convention strengthened connections between branches in Australia, New Zealand and the Pacific, sending money to enable representatives from branches in the Pacific to attend (Meeting with members of the Standing Committee of the KMT, 26 February 2024). The Convention established a Canton Liaison Office, which helped returning Chinese Australians to settle back in China. It also established branches for seamen working in the South Pacific, boosting membership and providing a conduit for connecting branches in the region (Kuo, M.-F. & Brett, J. 2013, p.46.). By 1927, "around one in six registered Australasian party members were able seamen and ship's engineers." (Fitzgerald, J. 2007).

After Sun Yat-sen's death, Chiang Kai-shek succeeded Sun Yat-Sen as leader of the KMT. The Australian government, which had hitherto been suspicious of the KMT's communist sympathies, recognised the Chinese National Government in Nanking after Chiang Kai-Shek became leader.

Chiang launched an international Party Purification Movement in 1926 to purge Communists and their sympathisers from the Party. At the second Australasian Convention in Sydney in 1927, held to endorse Chiang Kai-Shek's command, Samuel Wong, Vice-President of the Australasian KMT, objected to the Party Purification Movement and Chiang's leadership. Wong was expelled along with five other members (Fitzgerald, J. 2007, pp.138-9.).

In 1929, Australian KMT delegates went to Nanjing to attend a national congress where they appealed to the Chinese government to seek the removal of discrimination against Chinese in Australia. They received little support in China, and Kuo and Brett assess that the main goals given to the Australasian KMT were the strengthening of its loyalty to the Chinese

KMT and the winning of sympathy for the new government amongst the Australian public (Kuo, M.-F. & Brett, J. 2013, pp.61-62.).

THE WAR YEARS

In 1931, the Australasian KMT comprised of the headquarters at 75-77 Ultimo Road, seven branches and thirty-five sub-branches, each with an Executive Committee, an Advisory Committee and a Standing Committee (Kuo, M.-F. & Brett, J. 2013, pp.66-69.).

When the Japanese army invaded Manchuria in 1931, Chinese Australian community leaders in Sydney from across the political spectrum, including William Gock Young, William Liu and Mar Leong Wah, combined to establish the Society of Chinese Residents in Australia to coordinate support for China. They met regularly at 75-77 Ultimo Road, collected funds, organised events and remitted funds to China for the war effort.

The Chinese Australian community was divided over the visit of General Tsai Ting-Kai to Australia in 1934. Tsai had earned hero status after the 19th Route Army he commanded fought against the Japanese invasion of Shanghai in 1931, but he was subsequently exiled after the failure of the rebellion he led against Chiang Kai-Shek's government. The Australasian KMT failed to prevent Tsai Ting Kai's visit to Australia, and Tsai was given a hero's welcome when he arrived. The Australasian KMT expelled members who attended the welcome ceremony or met with him (Kuo, M.-F. & Brett, J. 2013, p.96.).

According to Kuo and Brett's examination of management records, in the 1930s, the Sydney KMT and the Society of Chinese Residents in Australia "sought connections with Australian journalists, writers and scholars to promote the recognition of the Chinese Australians claim to citizenship and to enhance their status accordingly" (Kuo, M.-F. & Brett, J. 2013, pp. 69-73). However, the efforts of the Australasian KMT to lobby the Australian government to rethink the prejudicial treatment of Chinese Australians were met with little consideration.

At the Fifth Convention of the Australasian KMT, Mar Leong Wah was elected as one of the three members of the Standing Committee (Kuo, M.-F. & Brett, J. 2013, p.73.). Mar Leong Wah (Harry Mar) had arrived in Sydney in 1921 to work in the Wing Sang & Co. business founded by his Ma/Mar clansmen from Sha Chung, and became manager of Wing Sang & Co. at 58 Hay Street (Kuo, M.-F. & Brett, J. 2013, pp.77-78.). In the photo of Wing Sang & Co. employees, Mar Leong Wah is standing on the far right.

In the 1930s, under Mar and David Young Narme's leadership, the Australasian KMT established music, social and sporting groups to raise funds for the war effort in China. As Kuo and Brett write, "the KMT Hall was no longer just a place for solemn political ceremonies, but had become a community gathering place" (Kuo, M.-F. & Brett, J. 2013, 105).

The KMT Hall was the venue for a Chinese language school established in the mid-1920s (Mei-Fen Kuo, personal communication, 1 May 2024). A newsreel shot in 1934 shows Mar Leong Wah teaching a class of boys and girls to read and write Chinese characters. The class then stands up and sings the national anthem of the Republic of China, San Min Chui Yi, the Three Principles of the People. The newsreel shows how the Hall was furnished in the 1930s. Carved wood panelling can be seen at the back of the stage. There is a clear view of the elaborately carved wooden chairs

used by the children and their wooden desks. Behind the children there is a Chinese ceramic on a wooden stand. There are Chinese calligraphy hangings and framed pictures on the wall (Cinesound Movietone Productions, National Film and Sound Archive of Australia 1934).

In July 1938, David Young Narme and his New Zealand-born wife organised the first Dragon Ball, held at the Trocadero. In 1941, a debutante ritual was introduced to the Ball. Debutantes and their male partners were expected to attend several weeks of rehearsals, usually held at the KMT Hall at 75-77 Ultimo Road" (Gassin, G. 2021, p.543). The Dragon Ball became the big annual event of the Sydney Chinese social calendar.

As Grace Gassin, who researched the Dragon Ball for her PhD has written, the Dragon Ball not only gave debutantes their moment to shine, but it highlighted the contribution of Chinese Australian women as organisers, fund-raisers and dressmakers. Gassin spoke to women involved with the Dragon Ball from the 1940's-70s, including Cheryl Cumines, from one of the oldest Chinese Australian families. Cumines, who is currently President of the Chinese Heritage Association of Australia, told Gassin, "There were all of these Australian-born Chinese women who were from these really old families… there was that sense of community that went back a long, long way" (Gassin, G. 2021, p.539).

After the defeat of the Nationalist Government by the Chinese Communist Party in 1949, the Nationalists retreated to Taiwan, from where they ruled as the Republic of China. During the time that the Australian government recognised the KMT Government in Taiwan as the legitimate government of China, Dragon Balls were an annual event. On 21 December 1972, the Whitlam government established diplomatic relations with the Peoples Republic of China. According to Gassin, recognition of the PRC government "made it difficult for organisers to sustain the high-level diplomatic and political affiliations so vital to the success of earlier balls" (Gassin, G. 2021, p.547-8). Gassin's interviewees also pointed to changing norms around gender relations as another factor in the demise of the Dragon Ball in the early 1970s. The Dragon Ball remains one of the best-remembered historical events associated with Sydney's Chinese community (Gassin, G. 2021, p.533.).

THE POST-WAR YEARS

When WWII ended in 1945, the Australasian KMT raised funds to aid in China's reconstruction, but there were also local problems to assist with. By 1945 there were about 1,300 Chinese seamen and evacuees from the Pacific Islands stranded in Australia. Samuel Wong, who had rejoined the Australasian KMT and been appointed to its committee, proposed a plan for the relief of the refugees which resulted in the establishment of the Chinese Youth League. As Kuo and Brett write, "At this time, the Sydney KMT was fulfilling two distinct functions. At the Australasian Headquarters branch it worked closely with Chinese government officials; and as the local branch it was active in helping Chinese seamen and Chinese refugees from the Pacific Islands (Kuo, M.-F. & Brett, J. 2013, pp.116-118.).

Amongst the Chinese seamen and refugees who came to Australia during the war years was Eugene Seeto, who was evacuated to Sydney from Papua New Guinea with his family in 1934. In 1945, Seeto joined the Australasian KMT (Kuo, M.-F. & Brett, J. 2013, p.118.). The family of Chinese community leader King Fong also arrived from Fiji during the war

years, establishing the Say Tin Fong grocery store and boarding house in Dixon Street.

Kuo and Brett write that by 1947, when the Australasian KMT held the Sixth Convention, declining membership and loss of properties during the war had left the Sydney branch alone with a debt of £4475. In spite of the debt, those attending the convention baulked at selling 75-77 Ultimo Road and confirmed the decision of the Fifth Convention that no one had the right to do so. Instead, two properties owned by the Australasian KMT in Canton were sold (Kuo, M.-F. & Brett, J. 2013, p.130.). Records show that the defeat of the KMT government by the Chinese Communist Party and their withdrawal to Taiwan was accompanied by "an avalanche of membership loss" in the Australasian KMT. "Many Chinese Australians were anxious about their families in the now communist controlled China, and did not want to be known for an association with the KMT" (Kuo, M.-F. & Brett, J. 2013, p.132).

Deeply in debt, the Australasian KMT decided to rent out not only the ground floor of 75-77 Ultimo Road but also the second and third floor of the building leaving only the fourth floor with the Australia-China Times newspaper that had been started up in 1955 (Kuo, M.-F. & Brett, J. 2013, p.133).

At the Eighth Regional Convention held in Sydney in 1958, Eugene Seeto, David Sang and Charles Chan were elected to the Executive, replacing David Young Narme and Mar Leong Wah who had been in charge of the headquarters branch for more than 20 years (Kuo, M.-F. & Brett, J. 2013, p.149). The new executive brought structural and financial reforms as well as renovation of the building. A Double Tenth celebration (commemorating the success of the uprising on October 10, which led to the downfall of the Ching dynasty) was held in the newly renovated hall at 75-77 Ultimo Road. The hall became the venue for popular film nights (Kuo, M.-F. & Brett, J. 2013, p.150). The NSW Chinese Sport Association had free use of the third floor of 75-77 Ultimo Road to provide room for reading, table tennis, social dancing and movie showing. Douglas Lam, who arrived in Sydney from his village in Loong Tu, via Hong Kong, used to go to the reading room upstairs at the 75-77 Ultimo Road Building in the early to mid-1960s to browse Cantonese newspapers. Lam recalls, "There was an auditorium with a mobile projector showing Cantonese movies on Sunday nights to homesick people like myself" (Douglas Lam, personal communication, 24 April 2024).

In December 1961, an application was made to the City to carry out alterations and use the second and third floors for the purpose of a commercial photographic and art studio (City of Sydney Archives, A-00123670). In 1964, a restructure by the KMT's Central Committee reduced the Australasian KMT to the Australian KMT, though it retained its regional organisational name and a role in co-ordinating regional conventions (Kuo, M.-F. & Brett, J. 2013, pp.158-159). Throughout the years, the Australasian KMT has played an important role in maintaining and fostering connections between Australia, Hong Kong and Taiwan. To encourage young Chinese Australians and Chinese New Zealanders to maintain their Chinese cultural heritage, the Australasian KMT helped facilitate trips to Taiwan. The first of these "Taiwan tours" was led by Tung Koon community leader Lai Kum Hung and by Maud Chin in 1979 (Lance Lai interviewed by Christopher Cheng). The Australasian KMT also established the Chinese Cultural Centre in 1979, to offer public services to

	the older Chinese communities and to the newly arriving Indo-Chinese refugee communities (Kuo, M.-F. & Brett, J. 2013, p.171.). In the 1990s, a Chinese school was opened at 75-77 Ultimo Road for new migrants from Hong Kong and Taiwan (Mei-Fen Kuo, personal communication, 1 May 2024). In 1972, Eugene Seeto started to preserve the Australasian KMT's archives and historical objects, making the building at 75-77 Ultimo Road the home of the archives of the Australasian KMT (Kuo, M.-F. & Brett, J. 2013, p.169). In 2006, an invitation extended to Henry Chan of the Chinese Australian Historical Society to examine the Archives, led to a project to identify, catalogue and preserve the historical archives of the Australasian KMT. A three-year grant from the Australia Research Council allowed a research team from La Trobe University to analyse and open up the Archives to academic and community researchers. One of the outcomes of this project was the book, Unlocking the History of the Australasian Kuomintang, which is the source for much of the content of this report. Another outcome was an exhibition of historical images of KMT and Australasian Chinese, held at 75-77 Ultimo Road from 10-16 December 2011. In 2013 another exhibition supported by the History Council of NSW was held on site. Currently, members of Sydney meet regularly to discuss management and plan activities which the KMT facilitates for members and the Chinese Australian community. The KMT also tries to channel Australian government policies and to communicate policies to members and the broader Chinese-speaking community. Non-members can apply to visit the building but staff numbers are stretched by requests. The building belongs to KMT members. The Chinese Ginsengs & Herbs Co. which has occupied the ground floor of 75 Ultimo Road for decades is a legacy business in the area. The museum on the third floor of the KMT Building has a historically significant collection of documents and artefacts relating to its history, including typeset blocks for printing newspapers published by the Australasian KMT, original copies of the Chinese Times/The Australia-China Times, calligraphic dedications, records of meetings and membership, a range of film projectors and radios and a unique hand-painted scroll depicting Sun Yat-Sen's funeral procession. A significant item in the collection is a donations book which lists donations made by members of the Australasian KMT to raise funds for the building at KMT 75-77 Ultimo Road. The book is open at a page listing donations from members in Rabaul, New Guinea and provides demographic information about the donors, such as age and district of origin. This information would be invaluable if it were rendered accessible for family history and other research (Translation and comment on the Donations Book provided by translator, Ely Finch). Historians of the Kuomintang, Mei-Fen Kuo and Judith Brett regard the collection as having "major historic significance for the Chinese Australian community and for the broader Australian community as a whole (Kuo, M.-F. & Brett, J. 2013, p.45)."

8. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Refer to the document NSW Historical Themes if completing this section.

Relevant National / Australian themes	2 Peopling Australia 3 Developing local, regional and national economies 6 Educating 7 Governing 8 Developing Australia's cultural life 9 Marking the phases of life
Relevant NSW / State themes	Migration Communication Events Education Defence Government and administration Leisure Social institutions Persons

E. Criteria for heritage significance

9. Assessment under Heritage Council criteria

It is important in the course or pattern of the cultural or natural history of the local area (Criterion A)
The building at no. 75-77 Ultimo Road, Haymarket was purpose built in 1921 for the Sydney branch of the Chinese Nationalist Party (its Chinese name being Kuo Min Tang or KMT). It continues to be the home of the Sydney branch of the party and an invaluable archival collection of the party's activities outside China. For a significant period of its history, it was the party's Australasian headquarters and the location of the Chinese Times newspaper. It demonstrates three historical processes: the political processes of the Kuo Min Tang (KMT), the social processes of the KMT and the operation of the Chinese Times. **Political processes of the Kuo Min Tang** The Kuo Min Tang (KMT) was globally a major political party in the 20th century and 75-77 Ultimo Road was the headquarters of the KMT in Australasia for over 100 years. It has been the locus of the Chinese Nationalist Party political activity since it was built in 1921. Throughout the 1920s Australasian branches of the KMT were establishing their headquarters and the construction of the headquarters of the Sydney branch in 1921 is an early example of this activity. The Sydney branch was purpose built and funded by donations from members across Australasia. The establishment of global branches, purpose built and leased, is testament to the power and influence of the Chinese nationalist movement in the 20th century. The network of branches across Australia is representative of the contribution of Chinese Australians to the political revolution in China and the important part that the Australasian KMT played in a global network of Party branches. The location of an Australasian headquarters in Sydney is demonstrative of the mobility and inter-connectedness of the Chinese communities across Australia and the Pacific through trade, communications and political affiliations which intersected in Sydney.

As the Australasian headquarters between 1922 and 1964, the Sydney branch is not only locally but also state, nationally and transnationally significant, as it oversaw branches in rural Australia and in capital cities, in New Zealand and in the South Pacific Islands. The Sydney office was the hub of KMT activity in the region and the site of a number of Australasian conventions over the years. Funds raised by members were remitted to support Sun Yat-Sen and then Chiang Kai-Shek Nationalist government which ruled China from 1927-1949.

The Chinese Nationalist Party of Australasia not only contributed crucial funding for the Nationalist cause and for the war effort during the Sino-Japanese War, but it was also a transmitter of ideas and technology to China. It was progressive in comparison to the KMT in China, leading the way in allowing female members to join the Party and it played a role in advocating for the rights of Chinese Australians during the White Australia years. The third floor of the building which is set up as a museum of KMT history contains a number of artefacts which show how technology was adopted and adapted over the years to share communications with China and other branches in Australia, New Zealand and the Pacific. These artefacts include cinematic projectors, audio tape records, old Gestetner machines, typewriters and printing and typographical equipment.

The building itself houses a large collection of records, documents, publications, photographs and artefacts related the history of the KMT's overseas activities.

The building is evidence of the keen interest in political reform in China maintained by Chinese Australians and how this carried over into their lives in Australia.

Social processes of the Kuo Min Tang

Nos. 75-77 Ultimo Road was also the centre of many social activities and fundraisers for the Chinese Australian community of Sydney, particularly the annual Dragon Ball which began in 1938 and remained the major event on the social calendar for the Chinese Australian community until the early 1970s. It was also a place for people new to Sydney to connect through social activities.

Operation of the *Chinese Times*

Nos. 75-77 Ultimo Road was the publishing office for the Chinese Times newspaper (1925-1949) which was an organ of the Australasian KMT.

It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of the local area (Criterion B)

The building at no. 75-77 Ultimo Road, Haymarket is associated with the Australasian KMT who have owned and occupied the purpose-built building for over 100 years.

Prominent individuals from the Chinese Australian community affiliated with the KMT at 75-77 Ultimo Road include:

- Charles (Peter) Yee Wing, the merchant and managing director of Tiy Sang & Co., who served as president of the KMT from 1919-1930. He helped establish the Australasian KMT Canton Liaison Office and was a co-founder of the China-Australia Mail Steamship Line.
- Samuel Wong, the merchant of Tiy Sang & Co. who was Vice President of the Australasian KMT. His membership was revoked for objecting to Chiang Kai-Shek's leadership and the Communist purges of the Party, but in 1945 he re-joined, the party and proposed a plan for the relief of the refugees which resulted in the establishment of the Chinese Youth League.
- Mar Leong Wah, merchant and manager of Wing Sang & Co., was leader of the KMT for over 20 years and a founding member of the Society of Chinese Residents in Australia supporting Chinese resistance during the Sino Japanese War.
- Eugene Seeto, a wartime refugee who came to Australia and was later elected to the executive of the Australasian KMT. Seeto instigated the preservation of the KMT's historical collection.

The place is also associated with Robert Wall & Sons, a significant building company in the 19th and 20th centuries in Sydney who built 75-77 Ultimo Road and a number of other significant buildings such as Culwulla Chambers.

75-77 Ultimo Road is associated with the architect Francis Ernest Stowe. A notable architect and engineer of the late 19th and early 20th centuries, Stowe was a prominent Freemason who was the Grand Architect of the Grand Lodge. Besides designing 75-77 Ultimo Road, he designed a number of masonic buildings, as well as the Ball's Head Coal Loading Depot. He also founded the Sydney Marine Engineer College where students such as Florence Taylor attended.

It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement the local area (Criterion C)

Architecturally, 75-77 Ultimo Road, Haymarket is an early example of an office building in Sydney. It is of some architectural interest for its unusual composition where the fenestration is arranged under a single arch and reads as a single window.

The composition and detailing including arch, fenestration, brick mullions, pilasters, parapet and Chinese Characters make a notable contribution to the streetscape and demonstrates aesthetic characteristics associated with Haymarket's redevelopment in the early 20th century.

It has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons (Criterion D)

The building at 75-77 Ultimo Road, Haymarket has a strong association with the Australasian KMT and its members who have occupied the place for over 100 years. The place continues to be actively used and is the hub of the KMTs political activity in Sydney.

As a community hub where political, social and educational activities were located, 75-77 Ultimo Road continues to be highly valued by the Chinese Australian community as one of Chinatown's major political venues, and represents the political and social lives of the Chinese Australian community in Chinatown during the 20th century. As the headquarters of a network of branches across Australasia, it also represents the political activities of the Chinese in NSW.

It has potential to yield information that will contribute to an understanding of the cultural or natural history of the local area (Criterion E)

The building at. 75-77 Ultimo Road is home to what is probably the largest collection of documents on the activities of the overseas KMT branches outside of China and Taiwan. The collection is an invaluable record of administrative records, publications and photographs not only of the Sydney branch but of those throughout Australia, New Zealand and the Pacific Islands. The archival collection has extensive interpretive value for not only the Sydney branches but those across Australasia including those in regional NSW. The collection has great potential in furthering our understanding of the history of the KMT and the Chinese Australian community in NSW and beyond. The collection was crucial in the development of the Mei-Fen Kuo and Judith Kuo and Brett's book *Unlocking the History of the Australasian Kuo Min Tang 1911-2013,* though it is unclear to what extent the collection has been analysed.

There is also further research potential in the activities of the KMT across Australasia, such as the establishment of other headquarters and their links to 75-77 Ultimo Road.

It possesses uncommon, rare or endangered aspects of the cultural or natural history of the local area (Criterion F)

The movable heritage and archival collection of the Sydney branch of the KMT, housed at nos. 75-77 Ultimo Road, Haymarket is likely a rare collection on the activities of the KMT's overseas branches. It is also likely the largest of its kind outside of China and Taiwan. Rarity is a valuable criterion in the context of the Chinese in Australia as there is a history of resumptions and even later development demolishing places associated with the early Chinese settlement in Australia. Building nos. 75-77 Ultimo Road is a particularly significant building. Nos. 75-77 Ultimo Road is a rare surviving example of early Chinese Australian commissioned buildings and it is a rare example of a building purpose built for the KMT.
It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in the local area (Criterion G)
The building at 75-77 Ultimo Road does not meet the threshold for criterion G.

F. Heritage listings

10. Existing heritage listings

If completing this section, mark against each listing whether the item is listed or not. You may want to contact the relevant local council or organisation to check the item's listing status.

Listed	Not Listed	Listing
	✓	Commonwealth Heritage List
	✓	National Heritage List
	✓	Register of the National Estate
	✓	Declared Aboriginal place
	✓	Local environmental plan (LEP) – heritage item (or draft item)
	✓	LEP – heritage conservation area (or draft area)
	✓	NSW government agency Heritage and Conservation Register
	✓	National Trust register
	✓	Aboriginal Heritage Information Management System
	✓	National shipwreck database
	✓	Engineers Australia list

G. Recommended Management

11. Management recommendations

OBLIGATIONS ARISING FROM SIGNIFICANCE
The high cultural significance of the place identified in the statement of significance obliges its conservation and good management (Burra Charter Article 2). The significance is embodied in the place. Place means site, area, land, landscape, building of other work, group of buildings or other works, and may include components, contents, spaces and views. Place also includes fabric, setting, use, associations, meanings, records, related places, and related objects. (Burra Charter Article 1).

The significance of 75-77 Ultimo Road is primarily identified the on-going use of the place as the headquarters of the KMT's Sydney branch for over 100 years, in the collection which it houses, and its historical use as the headquarters of the Australasian KMT. Consideration of these three values informs the management recommendations for the place. The significance of the archival collection requires that it be appropriately cared for and that public access to the collection is facilitated. The ongoing connection of the place to the Australasian KMT and the Chinese Australian community should be continued through use and ownership.

TOLERANCE FOR CHANGE
The façade of the building strongly conveys its association with the KMT and is of some architectural interest. There is limited tolerance for change to the building's façade with a need to preserve the buildings form and KMT associated details. There is greater tolerance for change internally where there is limited original fabric. Appropriate interventions may include a lift and alterations to the layout. The open plan layout of the second and third floors is indicative of historical uses, namely a hall which held many social and political events. As such, any changes to the layout must ensure that the historical open plan remains interpretable.

CONSERVATION OF FABRIC
The archival collection should be assessed for conservation to assist with ensuring and facilitating appropriate care of its objects. There is limited original building finishes and details at the place. Missing elements which could be reconstructed and/or reinstated, if desired, are the timber window frames and original ceilings could be revealed if existing. 8.4. Interpretation The archival collection has high interpretative value requiring public access to be enabled. In the past, the Australasian KMT has held open days and is amendable to doing so in future, dependent on the availability of staff or volunteers and funding.

Public access to the collection could also be facilitated through digitalisation of the collection. The significance of the place is not independent of the history and development of Chinatown in the Haymarket area, and as such, interpretive strategies for 75-77 Ultimo Road should be considered within an overall interpretation strategy for Chinatown.
It is recommended that additional interpretive strategies for the place consider:

- Setting up a plaque(s) at street level to communicate the site's history and significance.
- Creation of digital archives/websites showcasing the history and significance of Chinatown, identifying 75-77 Ultimo Road as a place of significance in the area.

A heritage interpretation plan must be provided in the event of major alterations to the building.

FUTURE USE
Much of the building's significance lies with its direct relationship with the KMT and associated archival and movable heritage collection. It is recommended that future use of the building maintain these ties and continues to ensure the retention of significant internal and external features and appropriate conservation of its collection in accordance with relevant planning controls. Other appropriate uses include retail, offices or a museum space.

H. Photograph

12. Principal or main photograph*



Caption*	75-77 Ultimo Road. Haymarket
Date of photograph*	2024
Name of photographer*	Sioned Lavery
Copyright holder, if known	Hector Abrahams Architects

I. Author details

13. Primary author of this form*

Name	Sioned Lavery and Dr Juanita Kwok
Position and organisation, if applicable	Heritage Conservation Strategist, Hector Abrahams Architects Historian, Independent Consultant
Contact phone number	92997959
Email address	mailbox@haarchitects.com.au
Date form completed	23/07/2024

14. References used to complete this form*

Author	Title	Date Published	Link
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The sun	"tsun fore."	30 january 1912	http://nla.gov.au/nla.news-article222004834
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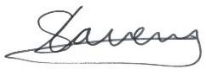
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State Heritage Inventory	'Former Metropolitan "Usher's" Hotel Including Interiors'		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2423738
State Heritage Inventory	'Balls Head Coal Loader Complex (including Platform Pier and Administrative and Workshop Buildings)'		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5056208
State Heritage Inventory	'Former Masonic Temple'		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2180897
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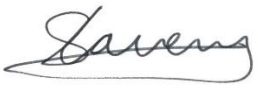
15. Signature of author*

To confirm you have approved the final content of the form, giving permission for the information to be used by Heritage NSW and the Heritage Council of NSW.

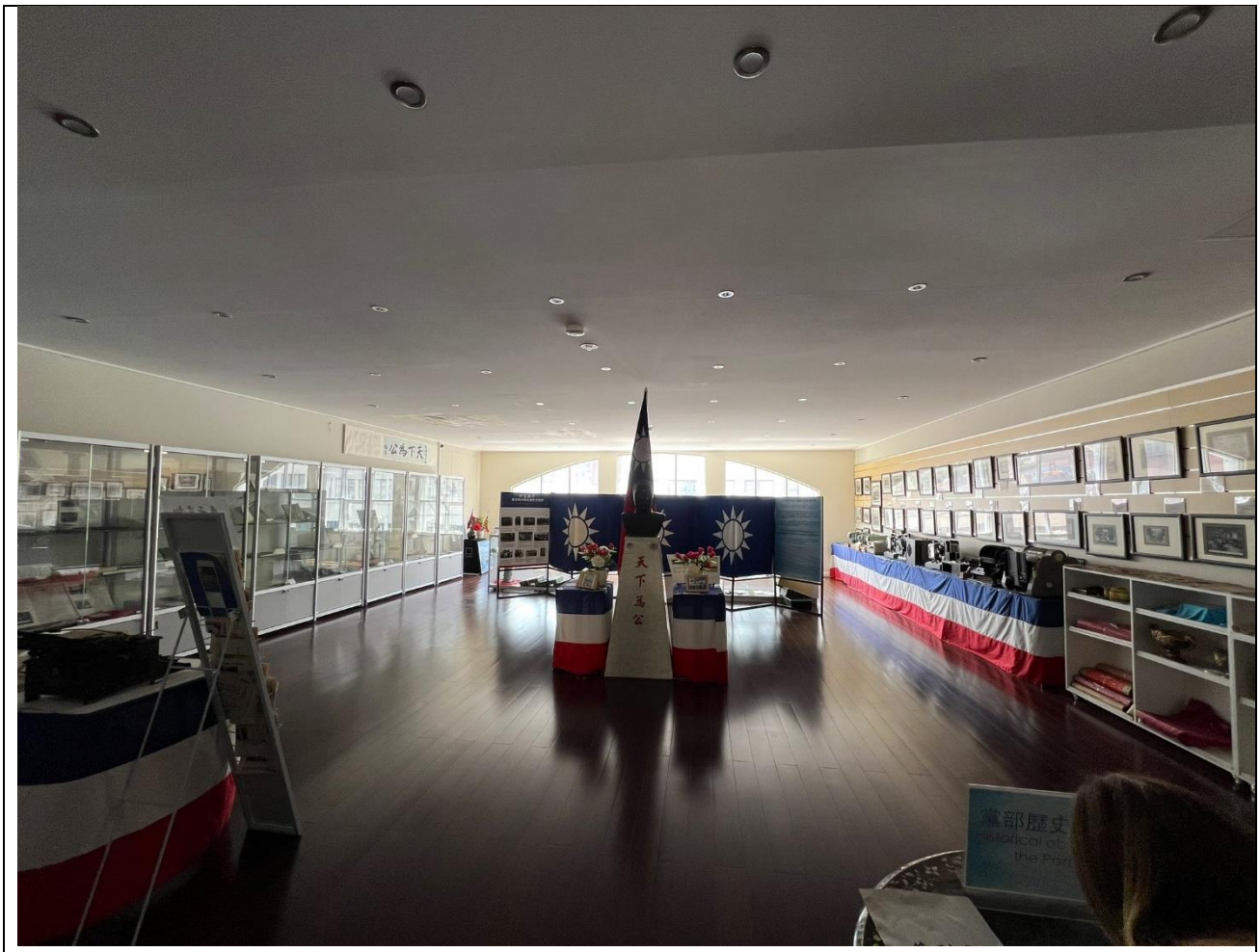
Name		Date	23/07/2024

16. Signature of image copyright holder*

To confirm you have approved the final content of the form, giving permission for the images provided to be used by Heritage NSW and the Heritage Council of NSW.

Name		Date	23/07/2024

J. Additional photographs and images



Caption*	Third floor with KMT collection
Date of photograph*	2024

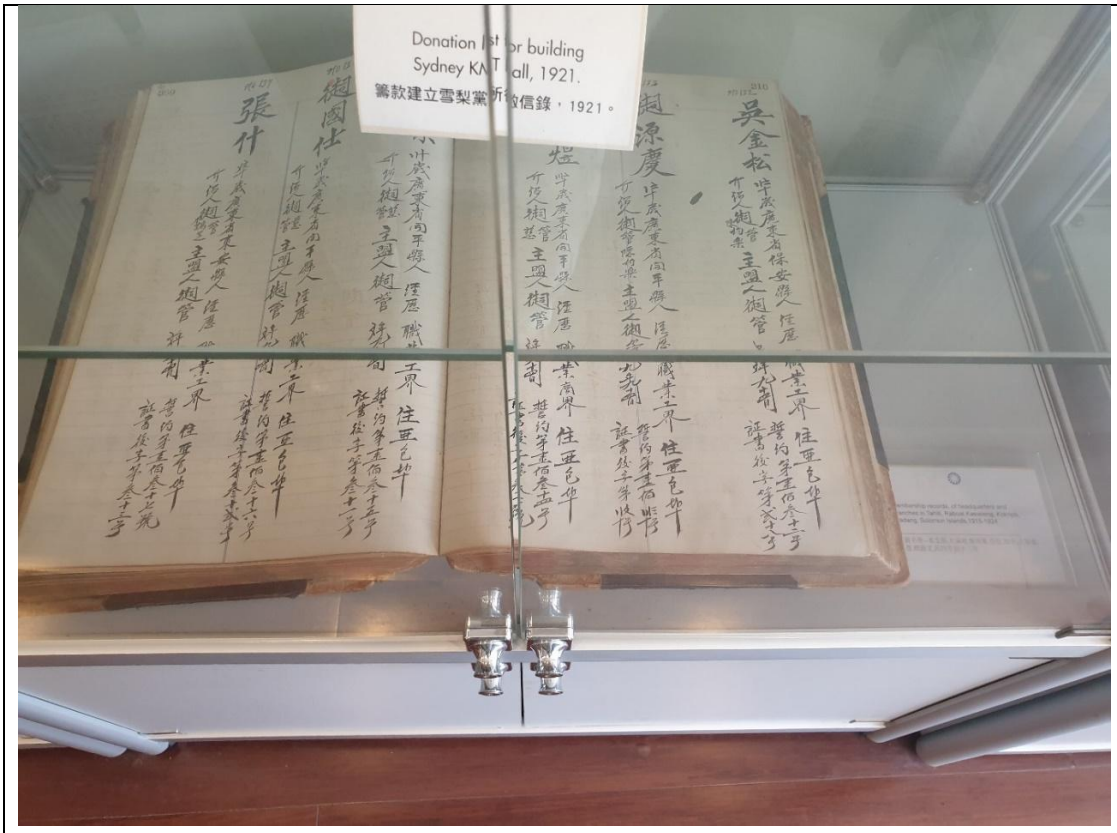
Name of photographer*	Sioned Lavery
Copyright holder, if known	Hector Abrahams



Caption*	Inside the KMT building
Date of photograph*	2024
Name of photographer*	Sioned Lavery
Copyright holder, if known	Hector Abrahams Architects



Caption*	Plaque at front of KMT building
Date of photograph*	2024
Name of photographer*	Sioned Lavery
Copyright holder, if known	Hector Abrahams Architects



Caption*	Donations list for building Sydney KMT Hall, 1921. On display at KMT building
Date of photograph*	2024
Name of photographer*	Dr Juanita Kwok
Copyright holder, if known	Dr Juanita Kwok

Caption*	
Date of photograph*	
Name of photographer*	
Copyright holder, if known	

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Date of photograph*	
Name of photographer*	
Copyright holder, if known	

Attachment H

Engagement Report - Chinatown Heritage Items

CITY OF SYDNEY

Engagement report – Proposed heritage listing of 3 buildings in Chinatown



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Overview

Background

Our Haymarket and Chinatown revitalisation strategy includes an action to recognise the cultural heritage of Chinatown through the heritage listing of culturally significant buildings. The strategy was adopted in 2023.

We're proposing to amend the Sydney Local Environmental Plan to list 3 buildings as local heritage items. Historic research and heritage assessments have been carried out to better understand the history and significance of the 3 buildings. This research has concluded that they all have local heritage significance.

75–77 Ultimo Road: Kuo Min Tang building, movable heritage and archival collection

The building at 75–77 Ultimo Road was constructed for and has served continuously as the headquarters of the Chinese Nationalist Party of Australasia (Kuo Min Tang or KMT) since 1921.

90–100 Hay Street: Former municipal stores

The buildings at 90–100 Hay Street was constructed as municipal stores for the markets and were occupied by Chinese Australian firms. These firms played a role in pioneering the processes of the banana and commercial vegetable growing industries in Australia.

50–54 Dixon Street: Goon Yee, Loong Yee and Loon Fook tongs building

The building at 50–54 Dixon Street was jointly funded and purpose-built in 1916 by the leaders of the Tsang Shing (Zengcheng) and Tung Koon (Dongguan) counties as clubhouses for 3 tongs.

Tongs played a vital role in the Chinese Australian community which included offering services to assist the community with settling in Sydney or returning to China.

Engagement summary

Between 18 August and 15 September 2025, we consulted with the community on the planning proposal to heritage list 3 culturally significant buildings in Chinatown. This report focuses on the community engagement activities and summarises the key findings from the consultation.

Purpose of engagement

Engagement activities were designed to inform and gather community feedback about the proposal to heritage list three culturally significant buildings in Chinatown.

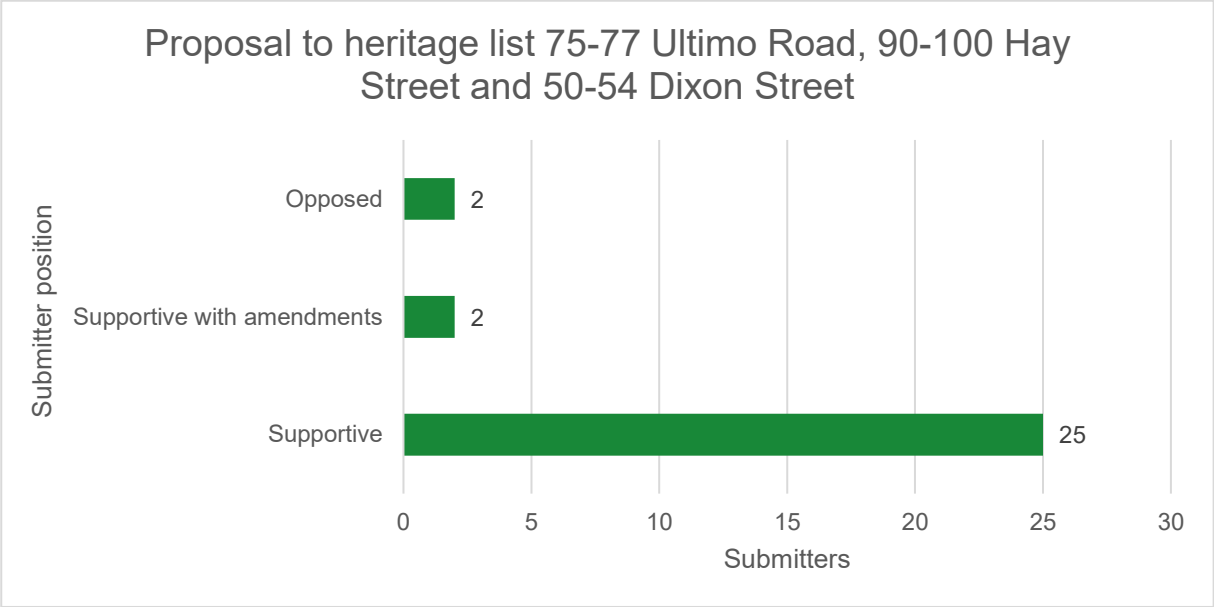
Outcomes of engagement

The following is a snapshot of the outcomes from our engagement.

Submissions received during August – September 2025 consultation

We received a total of 29 submissions via online survey (7) and email (22) during the public consultation period.

Submissions were strongly in favour of the proposal with 86% of respondents supporting the heritage listing of the three buildings. Of the 25 submissions in favour of heritage listing three submissions singled out one or two buildings rather than all three.



Supportive submissions

Most submissions received (25 submissions or 86%) support heritage listing the three buildings at 75–77 Ultimo Road: Kuo Min Tang building, 90–100 Hay Street: Former municipal stores, and 50–54 Dixon Street: Goon Yee, Loong Yee and Loon Fook tongs building.

Supportive with amendments

Two submissions were supportive of the heritage listing, provided amendments were made to heritage assessments and inventory sheets. These submissions were in relation to specific buildings as follows:

- 50-54 Dixon Street: significant fabric be limited to the front elevation and its signage
- 96-98 and 100 Hay Street: significant fabric be limited to primary façades fronting Hay Street and Dixon Street.

Opposition

Two submissions opposed heritage listing of specific buildings as follows:

- 1 submission opposed the listing of 92 Hay Street
- 1 submission opposed the listing of 94 Hay Street

Both opposing submissions argued that the building's internal fabric no longer conveys its historic use and would result in unnecessary burdens for the owner and development constraints without delivering corresponding public benefit.

Submissions and engagement activity

A total of 3,797 letters, 5,415 emails were distributed to notify the community. In addition to community notifications, 52 key stakeholders were contacted on 18 August 2025.

The Sydney Your Say page was viewed 577 times, and the planning proposals downloaded 203 times during the consultation period.

All 8 building owners were contacted regarding the consultation and were aware the consultation was occurring. Of the 8 building owners, 6 made submissions or had a submission made by consultants on their behalf. For one building, the owners acknowledged that they were aware of the consultation and requested further information, which was provided to them. One owner did not make a submission.

Proposed Heritage Item	Owner Address	Submitter	Submission
75-77 Ultimo Road: Kuo Min Tang building, movable heritage and archival collection	75–77 Ultimo Road, Haymarket	Representative on behalf of Committee.	Acknowledgement of consultation period and request for further information. Information was provided.
90-100 Hay Street: Former municipal stores	90 Hay Street, Haymarket	No submission received.	No submission received.
	92 Hay Street, Haymarket	Owner on behalf of property manager.	Opposed to heritage listing.
	94 Hay Street, Haymarket	Owner on behalf of legal representative.	Opposed to heritage listing.
	96-98 Hay Street, Haymarket	Consultant on behalf of owners.	Support with amendments.
	100 Hay Street, Haymarket	Consultant on behalf of owners.	Support with amendments.
50-54 Dixon Street: Goon Yee, Loong Yee and Loon Fook tongs building	50-52 Dixon Street, Haymarket	Consultant on behalf of owners.	Support with amendments.
	54 Dixon Street, Haymarket	Consultant on behalf of owners.	Support with amendments.

Three submissions were made on behalf of community groups/organisations:

- Chinese Australian Historical Society
- Our Chinese Past
- Chinese Heritage Association of Australia Inc

Table 1: Snapshot of submissions

Quantity	Description of activity
29	Total submissions received
7	Survey submissions
22	Emailed submissions
577	Sydney Your Say webpage visits
203	Document downloads

Key findings

Overview of key findings from August - September consultation

Support the heritage listing (25 submissions)

A large majority of submissions (86%) support the heritage listing of the three buildings:

- 75–77 Ultimo Road: Kuo Min Tang building, movable heritage and archival collection
- 90–100 Hay Street: Former municipal stores
- 50–54 Dixon Street: Goon Yee, Loong Yee and Loon Fook tongs building

As previously noted, of the 25 supportive submissions three submissions singled one or two buildings (90-100 Hay Street and 75-77 Ultimo Road) rather than all three.

One supportive submission suggested that 75-77 Ultimo Road, built in 1921, should be classified as State significant rather than locally significant only.

Reasons for support

Respondents highlighted the importance of the buildings to Chinese cultural and community heritage, as well as their connections to Chinese political history and innovative commercial and entrepreneurial activities. Respondents suggested that they have transnational cultural and historical significance and are an important part of Sydney's and Australia's diverse urban fabric.

In particular, they noted the significance for each building for the following reasons:

- **75-77 Ultimo Road: Kuo Min Tang building, movable heritage and archival collection**
  - Housed the headquarters of the Chinese Nationalist Party of Australasia
  - Was an important place for socialising and entertainment, particularly the annual Dragon Ball event
  - Was an important place for political, intellectual and civic life
  - Attracted Chinese communities into Sydney from Melbourne
  - Was purpose built using funds raised by the community
  - Informs our understanding of Chinese Republican politics in Australia
  - Contains an important collection of archival materials.

- **90-100 Hay Street: Former municipal stores**
  - The stores were pivotal in the development of the banana and vegetable produce industries of NSW and Australia
  - Were an important place for Chinese entrepreneurs and a site where they demonstrated resilience against the White Australia policy
  - Housed businesses that contributed significantly to Australia's agricultural economy including Wing Sang & Co.

- **50-54 Dixon Street: Goon Yee, Loong Yee and Loon Fook tongs building**
    - Housed the first Chinese Chamber of Commerce
    - Housed the Chinese newspaper the Tung Wah Times (1901-1936) and provided important anchors for communities of migrant writers, editors, and cultural translators
    - Housed mutual aid societies including the Sydney Chinese Salvation Association
    - Provided support, orientation, and a sense of belonging in unfamiliar territory
    - Have exterior design and signage pivotal to the character of Dixon Street
    - The building housed historically important restaurants and restaurant culture.

Many submissions focussed on the importance of the 3 buildings together, emphasising that they:

- Were a focus for social, cultural, political and business life for the Chinese Australian community
- Were important community cultural and social hubs
- Give the historical narratives a sense of place in a physical building
- Are integral to Haymarket's character
- Are monuments to resilience, community, and contribution and repositories for memory and identity
- Are signifiers of Sydney's Chinatown's role in globalisation (Australia-China ties).

Personal familial connections

A number of responses described personal familial connections to organisations, businesses and activities that have occurred in the buildings over time. These submissions contained information which contributes further to our understanding of these buildings and their histories.

They emphasised the important role the buildings played in the history of Chinese migration and settlement in Australia, supporting identity formation as new migrants established themselves in Australia as well as the serving the related function of maintaining strong social, political and economic connections to China. Where possible, this additional information will be incorporated into heritage inventory sheets for the buildings.

Intercultural and intergenerational learning

The buildings were seen as possible future stimulus to create bilingual educational programs, exhibitions and oral histories to foster intercultural and intergenerational learning as a way of linking their rich heritage to the lived experience of current-day Sydney.

Supportive with amendments (2 submissions)

Two submissions supported the heritage listing of specific buildings with amendments (see submissions table for a detailed discussion).

1. **50-54 Dixon Street:** This submission was made by a heritage consultant on behalf of the building owners (nos. 50-52 and no. 54 Dixon Street): "In summary, the submission supports the heritage listing but requests that it be limited to the front elevation and its signage." Note: The submission also includes an appendix containing a petition signed by 226 members of

Goon Yee Tong Limited stating their concern that listing "will prevent us from using/selling the building to fulfill the needs of our members." (see submissions table for discussion of this issue).

2. **96-100 Hay Street:** This submission was made by a planning consultant on behalf of the two owners of parts of this building (96-98 Hay Street and 100 Hay Street): "I strongly submit that the listing be amended to acknowledge the retention of the primary façades fronting Hay Street and Dixon Street only." (see submissions table for further information).

Do not support the heritage listing (2 submissions)

Two submissions were opposed to the heritage listing of specific buildings (see submissions table for a detailed discussion).

1. **92 Hay Street:** This submission was made by a property manager on behalf of the owner. Their objections include:
   - The listing will mean heightened planning controls and new restrictions on alterations, demolition or redevelopment of the building.

2. **94 Hay Street:** This submission was made by a legal firm on behalf of the owner of 94 Hay Street. Their objections include:
   - Changes to the building's built fabric over time mean it no longer conveys its historical story in its physical form
   - Listing will result in unnecessary burdens for the owner (financial, reduced adaptability) without delivering corresponding public benefit.

Submissions table

Theme/issue raised	Total (number of times raised)	City of Sydney response
Support for heritage listing the 3 buildings included the following themes: The 3 buildings provide a sense of place for historical narratives and opportunities for intercultural and intergenerational education and understanding. They offered support, orientation, and a sense of belonging in unfamiliar territory. They were important hubs of community cultural life, socialising and entertainment and are historically important sites for the development of transnational, global cultural ties between Australia and China. There are deep personal and familial Australian-Chinese connections to the 3 buildings and activities that have taken place within them. They are important places for the history and development of Chinese cultural, community and intellectual life. For example, 75-77 Ultimo Road housed the headquarters of the Chinese Nationalist Party of Australasia and 50-54 Dixon Street housed the Chinese newspaper the Tung Wah Times (1901-1936), provided important anchors for communities of migrant writers, editors, and cultural translators and housed mutual aid societies. They were important places for the history and development of Chinese innovative commercial and entrepreneurial achievements. Notably, 50-54 Dixon Street housed the first Chinese Chamber of Commerce and historically important restaurants and restaurant culture and 90-100 Hay Street were pivotal in the development of the banana and vegetable produce industries of NSW and Australia.	25	Support noted.

Theme/issue raised	Total (number of times raised)	City of Sydney response
The 3 buildings are integral to the character of Haymarket and Chinatown through their exterior design and signage and are an important part of Sydney's and Australia's diverse urban fabric.	3	Support noted.
The history and significance of the 3 buildings should be recognised through bilingual interpretation and imagery.	3	Support and recommendation noted. The heritage inventory sheets for the 3 buildings include recommendations for the preparation of a heritage interpretation plan in the event of building alterations or change of use.
The building at 75-77 Ultimo Road contains important archival records and movable heritage that are central to understanding the history of the Chinese diaspora in Sydney.	2	Support noted. The building's archival collection and movable heritage items have been included in the proposed item name and acknowledged in the building's corresponding heritage assessment and inventory sheet.
One submission referred to and included supplementary historical material for 90 Hay Street, Haymarket.	1	This information can be incorporated into a revised heritage inventory sheet for the building at any time, once verified. Opportunities for the inclusion of this material in the City of Sydney Archives will also be investigated.
A heritage listing of nos. 92 and 94 Hay Street (part of 90-100 Hay Street) will result in unnecessary financial, redevelopment and maintenance burdens for the owners without delivering corresponding public benefit.	2	The heritage assessment and management recommendations for 90-100 Hay Street note that the building (including 92 and 94 Hay Street) has tolerance for internal change. The management recommendations also allow for vertical additions and internal alterations to the building. Funding opportunities for conservation and maintenance works may also be available to property owners through the City of Sydney's Heritage Floor Space scheme if the building is heritage listed.

Theme/issue raised	Total (number of times raised)	City of Sydney response
No. 94 Hay Street should not be heritage listed because it no longer conveys its historical story due to physical changes over time.	1	The heritage assessment for 90-100 Hay Street notes that the interiors of 94 Hay Street have been significantly altered to accommodate its current use as a karaoke bar. It acknowledges that very little intact fabric has survived inside the building. Despite these alterations, the assessment concluded that the building continues to adequately convey its history through its exterior appearance and connections to past and present Chinese Australian communities and their heritage. The heritage assessment also demonstrated that the stores were historically open plan and would have had limited internal architectural elements or detailing. Internal modifications to the building do not minimise its heritage significance. The heritage assessment and proposed listing are considered adequate and appropriate in considering and acknowledging this issue.
The heritage listing for 96-100 Hay Street should be amended to acknowledge retention of the primary façades fronting Hay Street and Dixon Street only to allow for necessary changes to other elevations for servicing and loading docks to provide for the essential operation and function of the building.	1	The heritage assessment and management recommendations for 90-100 Hay Street note that it can be changed internally and externally provided the building's whole form and original exterior detailing are retained. These recommendations are considered appropriate. They do not prevent changes to the Kimber Lane facade such as new openings for vehicle access and services. Therefore, the current listing and management recommendations are considered appropriate, and no amendment is required.

Theme/issue raised	Total (number of times raised)	City of Sydney response
The heritage listing for 50-54 Dixon Street should be limited to the front elevation and its signage only	1	The management recommendations included in the draft inventory sheet for 50-54 Dixon Street allow for additions and alterations provided they ensure retention of the façade and any significant interiors (if existing). Significant interiors in this context are considered to be original room and clubhouse layouts and significant features such as original staircases. The listing is not intended to prevent change to these features and has been developed to ensure the building's historic use, layout and significant fabric continue to be recognisable and/or managed appropriately as part of any future development. It is noted that the submission made on behalf of 50-54 Dixon Street indicates that little to no significant internal fabric survives in areas accessed during a site inspection in August 2024. However, the integrity of fabric in areas that were not accessed is unknown. Additionally, no internal access has been provided to the City of Sydney to assess the survival of significant interiors in the building. Amendments to this component of the listing are therefore not possible and limiting the listing to its facade and signage would not be appropriate. Revisions can be made to the heritage inventory sheet in the future should internal access be provided. As there are flexible management recommendations presented in the draft inventory sheet, no amendments will be made to the listing in response to this submission.

Theme/issue raised	Total (number of times raised)	City of Sydney response
The heritage listing of 50-54 Dixon Street would prevent using or selling the building to fulfill the needs of organisation members.	1	A local heritage listing does not prevent ongoing use, changes of use, or sale of the building. The inventory sheet provides flexible management recommendations around this aspect of the heritage listing and do not limit the capacity for the building to be used or sold to fulfill the needs of organisation members.
75-77 Ultimo Road, built in 1921, should be classified as of State significance rather than local significance only.	1	Noted. The aim of the heritage study was to assess the potential for the 3 buildings to meet the threshold for local heritage significance for inclusion on the Sydney Local Environment Plan only. An assessment of State significance was outside the scope and aims of the study. A State Heritage Register nomination for 75-77 Ultimo Road can be made independently and submitted to the Heritage Council of NSW through Heritage NSW.

Appendices

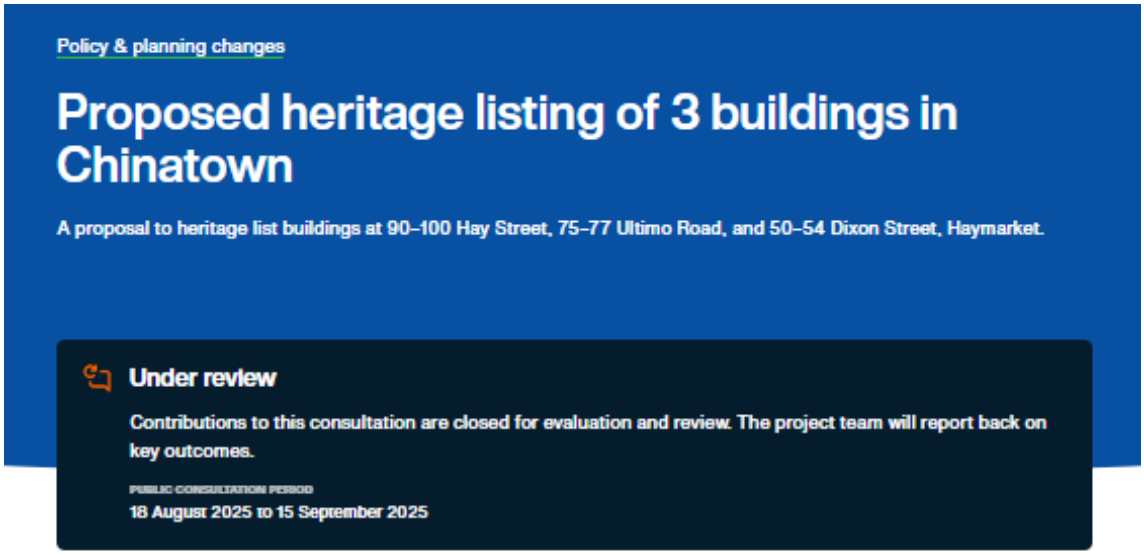
Appendix A: Communications overview

The following is a snapshot of outcomes of communications activities undertaken to support the consultation. Activities reached a range of audience segments via City of Sydney channels.

Activity	Outcome
Sydney Your Say webpage	• Web page received 577 views during the consultation period. • The page included an online survey where people could give feedback, an electronic copy of the planning proposal, the heritage assessment reports, draft inventory sheets for each building and other key information. • Key information on the web page was translated into traditional and simplified Chinese
Letter distributed	• 3,797 letters were distributed to owners and occupiers on Monday 18 August within a 75m radium of each building. • Letter distribution included addresses for the properties proposed for heritage listing.
Sydney Your Say e-news	• Consultation was included in the Sydney Your Say e-newsletter on 26 August sent to 4,960 subscribers.
Haymarket Precinct page EDM	• 455 subscribers received a news item promoting the consultation on 13 August 2025. • This was available in a range of languages: simplified and traditional Chinese and Thai. • A link to the consultation web page was hosted on the Haymarket Precinct page throughout the consultation period.
Stakeholder emails	• 52 key stakeholders were contacted by email on 18 August 2025, these included 8 building owners. • Stakeholders included community members, academics, business owners and historical associations.

Appendix B – Engagement Activities

Consultation web page



Policy & planning changes

Proposed heritage listing of 3 buildings in Chinatown

A proposal to heritage list buildings at 90–100 Hay Street, 75–77 Ultimo Road, and 50–54 Dixon Street, Haymarket.

Under review

Contributions to this consultation are closed for evaluation and review. The project team will report back on key outcomes.

PUBLIC CONSULTATION PERIOD
18 August 2025 to 15 September 2025

Why we're doing this

Our Haymarket and Chinatown revitalisation strategy includes an action to recognise the cultural heritage of Chinatown through the heritage listing of culturally significant buildings.

The strategy was adopted in 2023.

Adele Zubrzycka
SENIOR SPECIALIST PLANNER HERITAGE
02 9265 9333

What we're doing

We're proposing to amend the Sydney Local Environmental Plan to list 3 buildings as local heritage items.

Historic research and heritage assessments have been carried out to better understand the history and significance of the 3 buildings. This research has concluded that they all have local heritage significance.

75–77 Ultimo Road: Kuo Min Tang building

The building at 75–77 Ultimo Road was constructed for and has served continuously as the headquarters of the Chinese Nationalist Party of Australasia (Kuo Min Tang or KMT) since 1921.

90–100 Hay Street: Former municipal stores

The building at 90–100 Hay Street was constructed as municipal stores for the markets and were occupied by Chinese Australian firms. These firms played a role in pioneering the processes of the banana and commercial vegetable growing industries in Australia.

50–54 Dixon Steet: Goon Yee, Loong Yee and Loon Fook tongs building

The building at 50–54 Dixon Street was jointly funded and purpose-built in 1916 by the leaders of the Tsang Shing (Zengcheng) and Tung Koon (Dongguan) counties as clubhouses for 3 tongs.

Tongs played a vital role in the Chinese Australian community which included offering services to assist the community with settling in Sydney or returning to China.

Consultation web page (continued)

我們在做的工作

我們提議修訂《悉尼地方環境規劃》，將三棟建築列為該規劃附表 5 第 1 部分中的地方文化遺產。

為了更好地理解這三棟建築的歷史和重大意義，我們開展了歷史研究和文物評估。研究得出的結論是：它們都是具有重大意義的地方文化遺產。

悉尼市政府是授權制定地方規劃的機構。

75–77 Ultimo Road：國民黨大樓

位於75–77 Ultimo Road的這棟建築是1921年為中國國民黨（Kuo Min Tang或KMT）澳大拉西亞總部建造的。此後一直用作國民黨總部。

該建築在歷史、醫學、美學/創意/技術成就、社會、文化和精神、研究潛力和稀有屬性方面，都符合在當地具有重要意義這一標準。

90–100 Hay Street：原市政府倉庫

位於90–100 Hay Street的這棟建築原來是市政府倉庫，為當年的集市而建，許多澳洲華人公司曾入駐於此，為開拓澳洲香蕉和商品蔬菜種植業做出過重要貢獻。

該建築在歷史、醫學、美學/創意/技術成就、社會、文化和精神、研究潛力和稀有屬性方面，都符合在當地具有重要意義這一標準。

50–54 Dixon Steet: 公義堂、聯義堂、聯福堂大樓

位於 50–54 Dixon Street的這棟建築是 1916 年由增城和東莞兩縣的領袖共同出資建造的，作為公義、聯義和聯福這三堂的會所。

三堂在澳洲華人社區發揮了重要作用，為華人提供服務，幫助他們在悉尼定居或返回中國。

該建築在歷史、醫學、美學/創意/技術成就、社會、文化和精神、研究潛力和稀有屬性等方面，都符合在當地具有重要意義這一標準。

我们在做的工作

我们提议修订《悉尼地方环境规划》，将三栋建筑列为该规划附表 5 第 1 部分中的地方文化遗产。

为了更好地理解这三栋建筑的历史和重大意义，我们开展了历史研究和文物评估。研究得出的结论是：它们都是具有重大意义的地方文化遗产。

悉尼市政府是授权制定地方规划的机构。

75–77 Ultimo Road: 国民党大楼

位于75–77 Ultimo Road的这栋建筑是1921年为中国国民党（Kuo Min Tang或KMT）澳大拉西亚总部建造的。此后一直用作国民党总部。

该建筑在历史、关联、美学/创意/技术成就、社会、文化和精神、研究潜力和稀有属性方面，都符合在当地具有重要意义这一标准。

90–100 Hay Street：原市政府仓库

位于90–100 Hay Street的这栋建筑原来是市政府仓库，为当年的集市而建，许多澳大利亚华人公司曾入驻于此，为开拓澳大利亚香蕉和商品蔬菜种植业做出过重要贡献。

该建筑在历史、关联、美学/创意/技术成就、社会、文化和精神、研究潜力和稀有属性方面，都符合在当地具有重要意义这一标准。

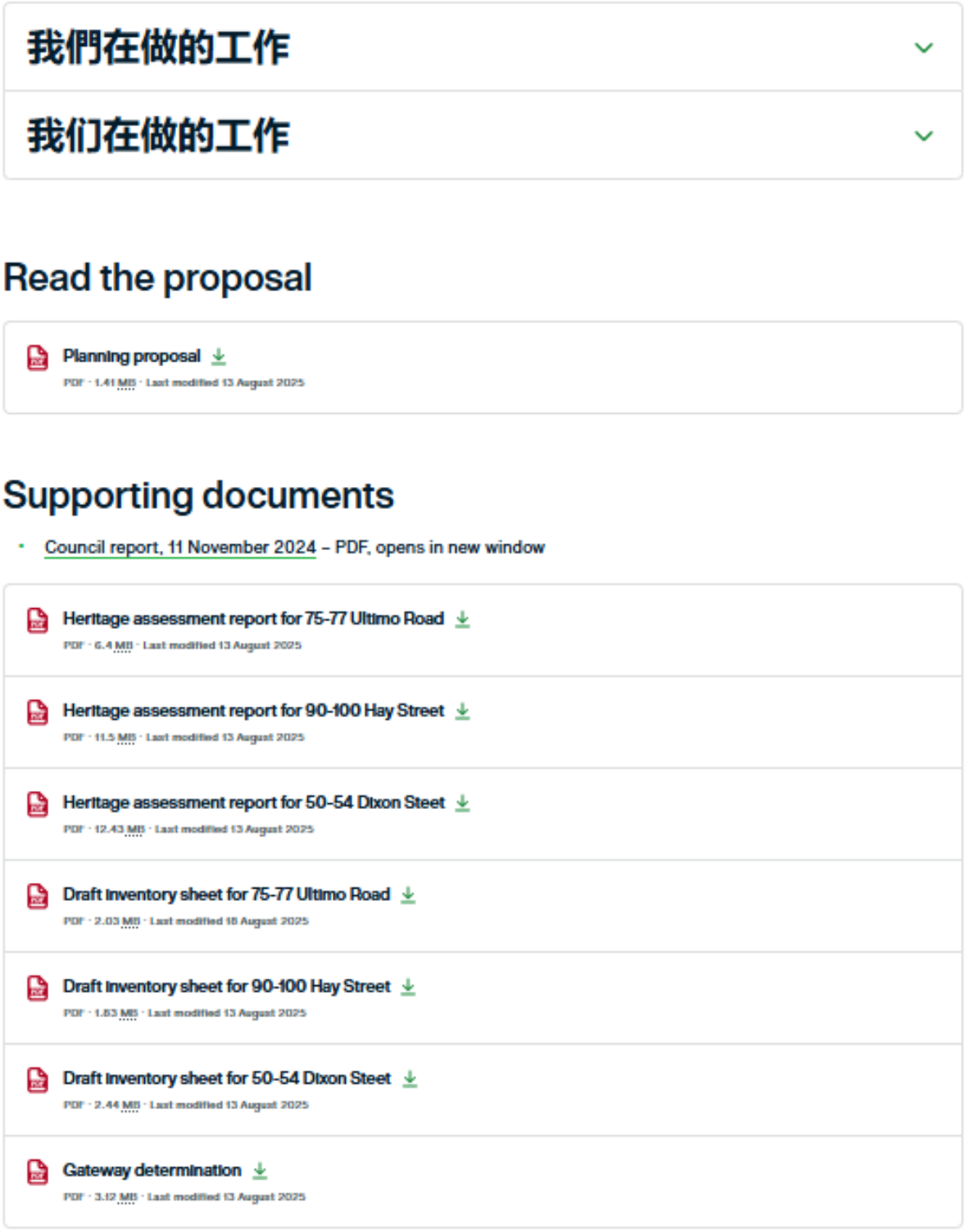
50–54 Dixon Steet: 公义堂、联义堂、联福堂大楼

位于 50–54 Dixon Street的这栋建筑是 1916 年由增城和东莞两县的领袖共同出资建造的，作为公义、联义和联福这三堂的会所。

三堂在澳大利亚华人社区发挥了重要作用，为华人提供服务，帮助他们在悉尼定居或返回中国。

该建筑在历史、关联、美学/创意/技术成就、社会、文化和精神、研究潜力和稀有属性等方面，都符合在当地具有重要意义这一标准。

Consultation web page (continued)



Consultation web page (continued)

Next steps

We will report the results to Council and the Central Sydney Planning Committee.

If Council approves this planning proposal, it can amend the Sydney Local Environmental Plan 2012 on behalf of the Minister for Planning and Public Spaces.

How you can give feedback

Consultation closes at 5pm on Monday 15 September 2025.

1 Complete our survey

You'll need to log in with a City of Sydney account to complete the survey. If you don't have an account, it's easy to create one.

Online form

2 Email or post your feedback

You can give your feedback by email to sydneyyoursay@cityofsydney.nsw.gov.au or post to:

> Gareth Jenkins
> Senior Community Engagement Coordinator
> City of Sydney
> 456 Kent Street
> Sydney NSW 2000

3 Talk to us

Adele Zubrzycka
SENIOR SPECIALIST PLANNER HERITAGE
02 9265 9333

如何提供反饋意見

如何提供反馈意见

Consultation web page (continued)

如何提供反饋意見

意見徵詢於2025年9月15日星期一下午5點結束。

填寫我們的調查表

您需要登錄悉尼市政府帳戶才能填寫調查表。如果您沒有帳戶，創建一個也很容易。

發郵件或郵寄您的反饋意見

您可以將反饋意見透過電子郵件發送至 sydneyyoursay@cityofsydney.nsw.gov.au

如何提供反馈意见

意见征询于2025年9月15日星期一下午5点结束。

填写我们的调查表

您需要登录悉尼市政府账户才能填写调查表。如果您没有账户，创建一个也很容易。

发邮件或邮寄您的反馈意见

您可以将反馈意见通过电子邮件发送至 sydneyyoursay@cityofsydney.nsw.gov.au

How to have your say

Anyone can give feedback. Your feedback must:

- be in writing and include the development address or application number
- include your contact details (postal or email address) so we can acknowledge receipt
- be submitted during the public consultation period.

Planning staff may discuss applications over the phone, but these conversations are not considered as feedback.

All feedback we receive will be considered and summarised in reports. We will not consider anonymous feedback.

Your feedback is not confidential and may be accessed under the Government Information (Public Access) Act 2009 (GIPA Act). We may use your name or address when responding to concerns about a planning proposal or development application. In some cases, your feedback may be provided to the NSW Government, which manages its own publication process.

If you submit feedback on behalf of an organisation, the organisation's name will be published in reports unless you request otherwise.

For more details, see our community engagement strategy and community participation plan.

Other ways you can give feedback

- Talk to us in person
- If you are Deaf or have complex communication needs
- If you need an interpreter

Consultation letter

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

18 August, 2025

Our Ref: 2025/168365

Proposed heritage listing of Chinatown heritage items
提议列入文物名录的唐人街文物建筑
提議列入文物名錄的唐人街文物建築

We invite your feedback on a proposal to heritage list 3 buildings in Chinatown.

- **75–77 Ultimo Road, Kuo Min Tang building:** The building at 75–77 Ultimo Road was constructed for and has served continuously as the headquarters of the Chinese Nationalist Party of Australasia (Kuo Min Tang or KMT) since 1921.
- **90–100 Hay Street, former municipal stores:** The building at 90–100 Hay Street was constructed as municipal stores for the markets and were occupied by Chinese Australian firms. The firms played a role in pioneering the processes of the banana and commercial vegetable growing industries in Australia.
- **50–54 Dixon Steet, Goon Yee, Loong Yee and Loon Fook tongs building:** The building at 50–54 Dixon Street was jointly funded and purpose-built in 1916 by the leaders of the Tsang Shing (Zengcheng) and Tung Koon (Dongguan) counties as clubhouses for 3 tongs. Tongs played a vital role in the Chinese Australian community by offering services to assist the community with settling in Sydney or returning to China.

See the map on the back of this letter.

Why we're doing this

Our Haymarket and Chinatown revitalisation strategy includes an action to recognise the cultural heritage of Chinatown through the heritage listing of culturally significant buildings. Historic research and heritage assessments concluded that all 3 buildings have local significance.

How to give feedback
You can view the planning proposal and give your feedback at sydneyyoursay.com.au by 5pm on Monday 15 September 2025.

The results of your feedback will be reported to Council and the Central Sydney Planning Committee.

If Council approves this planning proposal, it can amend the Sydney Local Environmental Plan 2012 on behalf of the Minister for Planning and Public Spaces.

If you have any questions, you can contact our senior specialist planner heritage Adele Zubrzycka, at sydneyyoursay@cityofsydney.nsw.gov.au or on 02 9265 9333.

Green, Global, Connected.

Consultation letter (continued)

如何提供反馈意见
您可以登录 sydneyyoursay.com.au 查看规划提案，并于 2025 年 9 月 15 日星期一下午 5 点前提交反馈意见。

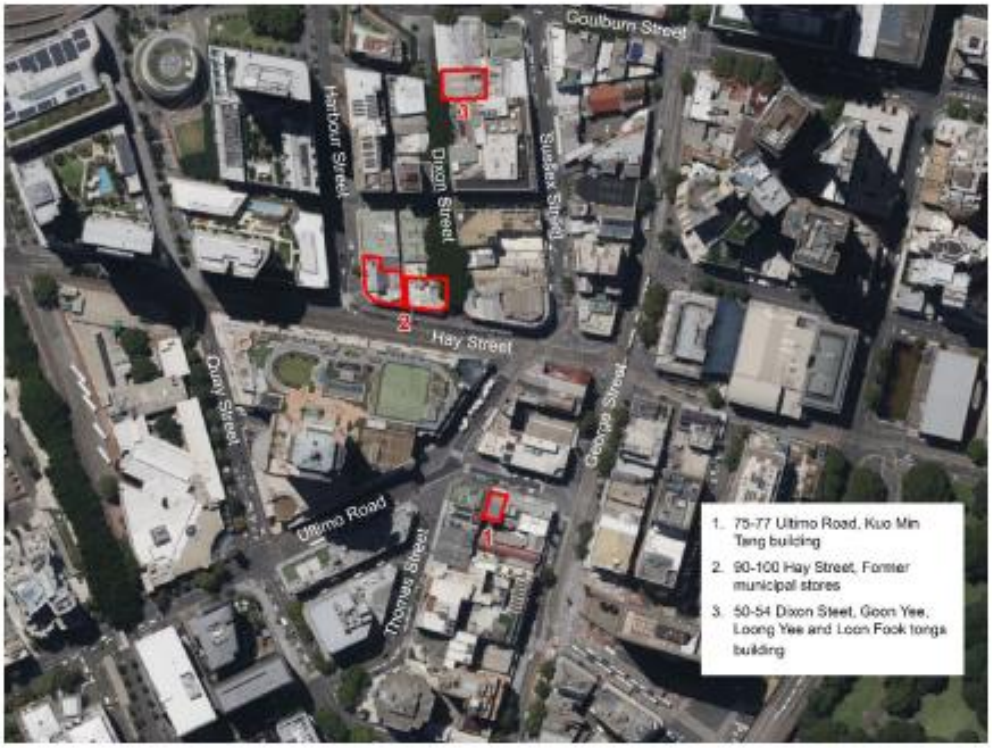
如有任何疑问，请发送电子邮件至 sydneyyoursay@cityofsydney.nsw.gov.au ，或致电 02 9265 9333 联系我们的高级专业文化遗产规划师 Adele Zubrzycka。

如何提供反饋意見
您可以登錄 sydneyyoursay.com.au 查看規劃提案，並於 2025 年 9 月 15 日星期一下午 5 點前提交反饋意見。

如有任何疑問，請發送電子郵件至 sydneyyoursay@cityofsydney.nsw.gov.au ，或致電 02 9265 9333 聯絡我們的高級專業文化遺產規劃師 Adele Zubrzycka。

Yours sincerely

Ben Pechey
Executive Manager Strategic Planning and Urban Design



Sydney Your Say e-news



Photo of 90-100 Hay Street taken in the year 1919. Image: City of Sydney Archives

Heritage listing 3 buildings in Chinatown

Historical research has confirmed 3 properties in Haymarket have local heritage significance.

We plan to heritage list the buildings at 90-100 Hay Street, 75-77 Ultimo Road and 50-54 Dixon Street.

Have your say by Monday 15 September.

Read more

Haymarket Precinct page – e-news

CITY OF SYDNEY

Haymarket precinct updates

Welcome

Haymarket has long been home to Sydney's vibrant Chinatown, Thaitown and Koreatown.

Plans to breathe new life into this culturally rich precinct are already in motion. In fact, we're investing significantly in public domain upgrades and revitalisation projects to make the whole area more pleasant and accessible.

Stay up to date on the changes shaping the much-loved area's future with this precinct newsletter.

If you have any feedback or questions, reach out to Haymarket precinct coordinator Nicole Wong on 02 9265 9333 or email haymarket@cityofsydney.nsw.gov.au.



Clover Moore AO
Lord Mayor of Sydney

Read our newsletter in another language.

- 阅读我们的简体中文通讯
- 閱讀我們的繁體中文通訊

1

Haymarket Precinct page – e-news (continued)

- ส่วนต่างของเราเป็นภาษาไทย



Streetscape with Chinese businesses, Hay and Sussex streets, Haymarket circa 1919. City of Sydney Archives, A-00040855

Have your say on the proposed heritage listing of Chinatown icons

We're proposing to list 3 buildings as local heritage items, to recognise their cultural, social and historical significance to Chinatown. Each site offers a unique glimpse into the history of Chinatown and Haymarket.

Have your say on our proposal to heritage list these buildings:

- **50–54 Dixon Street: Goon Yee, Loong Yee and Loon Fook tongs building**
  Built in 1916, this site was established to house community clubhouses for newly arrived Chinese immigrants and still operates today.

- **90–100 Hay Street: former municipal stores**
  Constructed in 1911, these were once storage sites, offices and residences for market stallholders servicing what is now Paddy's Market and the former markets in Darling Square. Later, this site became home to the local favourite, the Emperor's Garden restaurant and bakery.

- **75–77 Ultimo Road: Kuo Min Tang building**
  This building was established in 1922 as headquarters of the Chinese Nationalist Party of Australasia. The political organisation lobbied to

2

Haymarket Precinct page – e-news (continued)

advance the position of Chinese Australians in Australia, promoted trade with China and organised the most anticipated events on the Chinese social calendar. Still occupying the space today, the ground floor shopfront is leased to the Chinese Ginsengs and Herbs Corporation, the oldest store of its kind in Sydney's Chinatown.

The proposed listings are part of the revitalisation of Haymarket. It follows the heritage listing and restoration of the Dixon Street ceremonial gates.

Have your say by Monday 15 September.

Privacy | View online | Forward to a friend

Unsubscribe

The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our local area.

You've received this email because you subscribed to our Haymarket precinct updates e-newsletter.

The City of Sydney makes every effort to ensure the content of this newsletter is accurate, but makes no warranty as to its accuracy and does not assume any legal liability. The inclusion of a person, organisation, activity or link to another website in this newsletter in no way implies any form of endorsement by the City of Sydney.

Do not reply to this message. The reply address is not monitored.



Attachment I

Council and Central Sydney Planning Committee Resolutions

Resolution of Council

25 November 2024

Item 11.6

Public Exhibition - Planning Proposal - Chinatown Heritage Items - Sydney Local Environmental Plan 2012 Amendment

It is resolved that:

(A) Council approve the Planning Proposal - Chinatown Heritage Items, Haymarket as shown at Attachment A to the subject report for submission to the Department of Planning, Housing and Infrastructure with a request for gateway determination;

(B) Council approve the Planning Proposal - Chinatown Heritage Items, Haymarket as shown at Attachment A for public authority consultation and public exhibition in accordance with any conditions imposed under the gateway determination;

(C) Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect the planning proposal; and

(D) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal - Heritage Items - Chinatown to correct any drafting errors or to ensure consistency with the gateway determination.

Carried unanimously.

X099927

Resolution of Central Sydney Planning Committee

14 November 2024

Item 9

Public Exhibition - Planning Proposal - Chinatown Heritage Items - Sydney Local Environmental Plan 2012 Amendment

Moved by the Chair (the Lord Mayor), seconded by Councillor Miller -

It is resolved that:

(A) the Central Sydney Planning Committee approve the Planning Proposal - Chinatown Heritage Items, Haymarket as shown at Attachment A to the subject report for submission to the Department of Planning, Housing and Infrastructure with a request for gateway determination;

(B) the Central Sydney Planning Committee approve the Planning Proposal - Chinatown Heritage Items, Haymarket as shown at Attachment A for public authority consultation and public exhibition in accordance with any conditions imposed under the gateway determination;

(C) the Central Sydney Planning Committee note the recommendation to Council's Transport, Heritage and Planning Committee on 11 November 2024 that Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect the planning proposal; and

(D) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal - Heritage Items - Chinatown to correct any drafting errors or to ensure consistency with the gateway determination.

Carried unanimously.

X099927

Attachment J

Gateway Determination - 8 August 2025

Gateway Determination

***Planning proposal (Department Ref: PP-2024-2661)**: to include three locally significant heritage items to Schedule 5 of the *Sydney Local Environmental Plan 2012*.

I, the Director, Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Sydney Local Environmental Plan (Sydney LEP) 2012 to three heritage items under Schedule 5 of the Sydney LEP 2012 should proceed subject to the following:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

(a) the planning proposal authority has satisfied all the conditions of the gateway determination;

(b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and

(c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 8 May 2026.

Gateway Conditions

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:

   (a) the planning proposal is categorised as basic as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and

   (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023)

   (c) the planning proposal authority must notify each of the land owners in writing when the planning proposal is on public exhibition.

2. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act

3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it

may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 8 August 2025



Jazmin van Veen Director, Local Planning (North, East and Central Coast)
Planning, Land Use Strategy, Housing and Infrastructure
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces

Item 8.

Summary of Applications to be Reported to the Central Sydney Planning Committee

File No: S042755-02

Summary

The purpose of this report is to inform members of the Central Sydney Planning Committee of development applications currently under assessment that are to be determined by the Central Sydney Planning Committee.

Recommendation

It is resolved that the subject report be received and noted.

Attachments

Attachment A. Applications to be Reported to the Central Sydney Planning Committee

Attachment B. Statistical Information about Applications to be Reported to the Central Sydney Planning Committee.

Background

1. There are 372 development related applications, including 185 development applications, under assessment. Other applications include applications to modify and review a determination, subdivision certificates, heritage works and footway applications.

2. The total value of all development applications under assessment is $1.25 billion as of 21 November 2025.

3. There are 178 development applications under assessment that are to be determined under delegation or referred to the Local Planning Panel.

4. There are currently 7 development applications to be considered by the Central Sydney Planning Committee (CSPC) with a combined value of $910 million.

5. The applications to be reported to the CSPC are detailed in Attachment A to the subject report.

6. Trend graphs showing numbers and value of development, as well as the average number of outstanding days of development applications to be considered by the CSPC at end of each quarter are provided in Attachment B to the subject report. The graphs represent the period from second quarter of 2023/24 to the end of first quarter of 2025/26.

Relevant Legislation

7. City of Sydney Act 1988

GRAHAM JAHN

Chief Planner / Executive Director City Planning, Development and Transport

James Farrar, Information and Systems Officer

Attachment A

Applications to be Reported to the Central Sydney Planning Committee

Applications to be considered by the Central Sydney Planning Committee

DA Number	Address	Lodged	Proposal	Cost $m	Target meeting date
D/2025/276	10-16 Bay Street ULTIMO	04/04/2025	Concept development application for the continued operation of the Bay Street Depot site as a depot. The proposal includes the future construction of a new multi-level depot building, and Stage 1 works comprising demolition of some existing structures, partial removal and construction of a new fence, implementation of a deep soil zone comprising a soil stabilisation grid and provision of car parking.	$66.86M	11/12/2025
D/2025/675	136-140 Elizabeth Street SYDNEY	22/07/2025	Demolition of existing building, excavation and construction of a 17 storey mixed use building comprising 2 storeys of community floor space and 15 storeys of co-living residential uses (251 rooms).	$105.07M	19/02/2026
D/2025/1160	65 Martin Place SYDNEY	20/11/2025	Substantial redevelopment of the existing building, including further remediation, retention of the existing basement and steel frame structure, installation of new slabs and external facades, construction of a new building core and a new roof pavilion, reconstruction of the Malcolm Munro Garden on Macquarie Street, and associated internal works, heritage works, landscaping, and public domain works.	$401.63M	19/03/2026
D/2025/942	4-6 Wentworth Avenue SURRY HILLS	22/07/2025	Substantial alterations and additions to existing heritage buildings at 4-22 Wentworth Avenue to deliver a mixed-use commercial development comprising active ground floor food and beverage uses, commercial office space on upper levels, rooftop plant and PV cells, and a basement/lower ground level incorporating a loading dock, parking, waste areas, end-of-journey facilities, and mechanical services. Proposed scope of works includes construction of a tower addition atop 4-6, 8 and 10-12 Wentworth Avenue, a 2-storey podium addition extending atop 10-12, 14 and 16-22 Wentworth Avenue, and refurbishment of internal areas and podium levels. The application includes site amalgamation of the 5 existing lots into a single lot.	$71.91M	23/04/2026

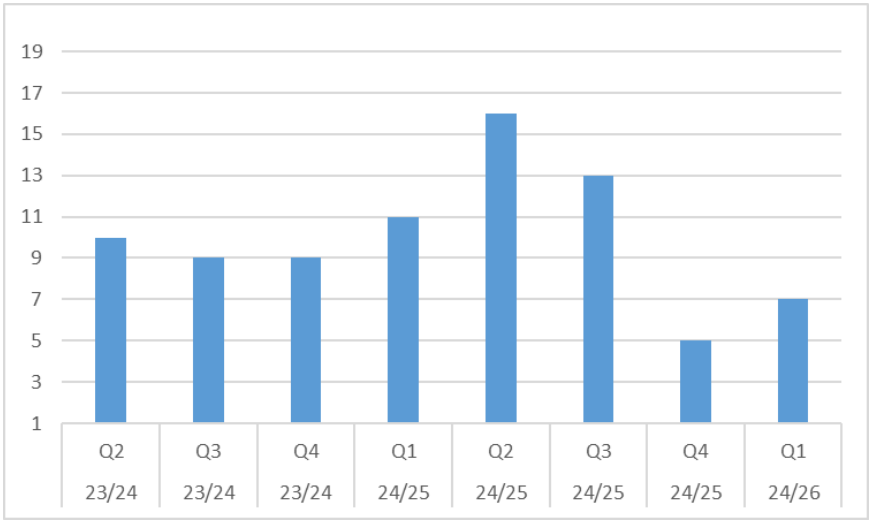
DA Number	Address	Lodged	Proposal	Cost $m	Target meeting date
D/2025/920	216-220 Wyndham Street ALEXANDRIA	01/10/2025	Stage 2 application for demolition of existing structures, tree removal, and construction of a 11-storey mixed-use building for the purpose of affordable housing and ground floor commercial uses.	$76.47M	14/05/2026
D/2025/1070	20 Bourke Road ALEXANDRIA	05/11/2025	Early works and site preparation, demolition of existing structures, retention of existing building at 26 Bourke Road, construction of a new 15 storey mixed use development comprising non-residential uses on ground floor and affordable housing above and associated landscape and public domain works.	$116.83M	25/06/2026
D/2025/944	224-228 Young Street WATERLOO	01/10/2025	Demolition of existing structures and construction of a 7 storey mixed-use co-living development and ground floor retail space. The proposal includes land dedication and public domain works.	$71.6M	25/06/2026

List as 21 November 2025

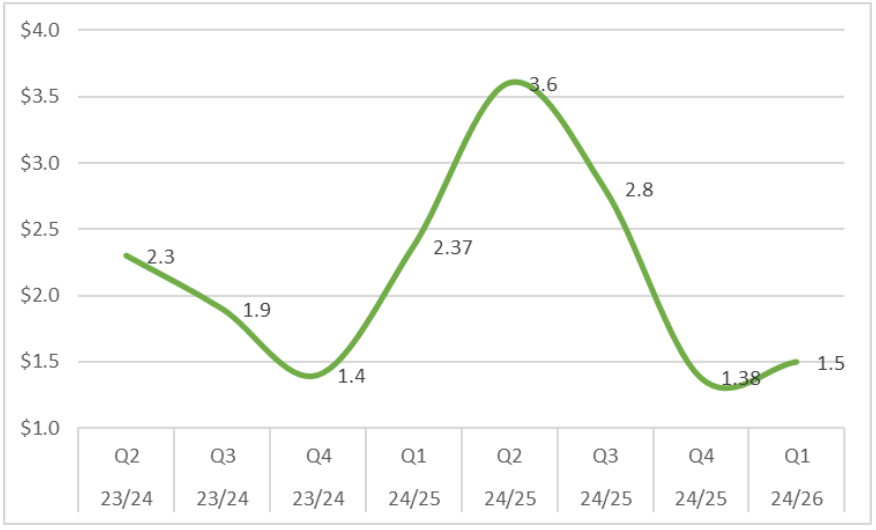
Attachment B

Statistical Information about Applications to be Reported to the Central Sydney Planning Committee

Number of applications to be reported to the CSPC



Value of DAs under assessment to be reported to the CSPC ($ billion)



Average age of DAs under assessment to be reported to the CSPC (total days)

