Attachment A

Planning Proposal - Chinatown Heritage Items, Haymarket

CITY OF SYDNEY

Planning Proposal – Chinatown Heritage Items, Haymarket

Planning Proposal
November 2024

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.

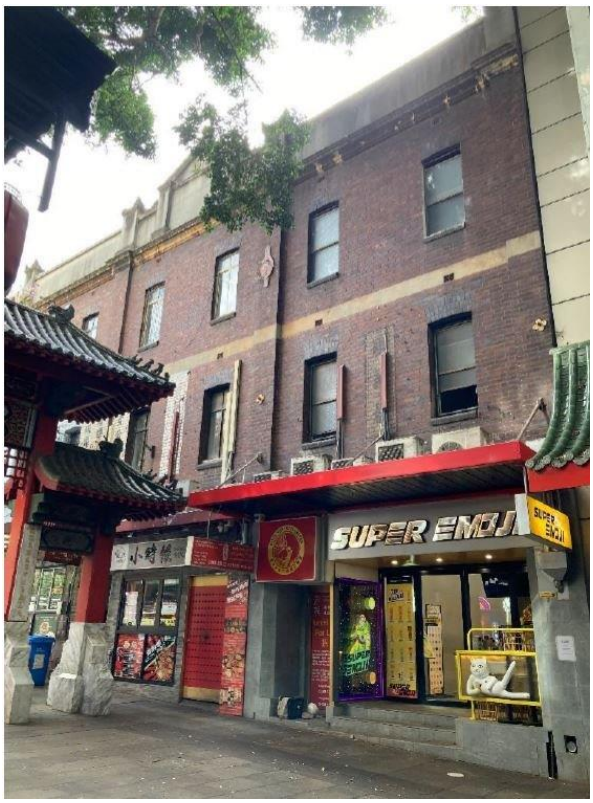

Figure 2: The Goon Yee, Loong Yee and Loon Fook Tongs building at 50-54 Dixon Street, Haymarket

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.

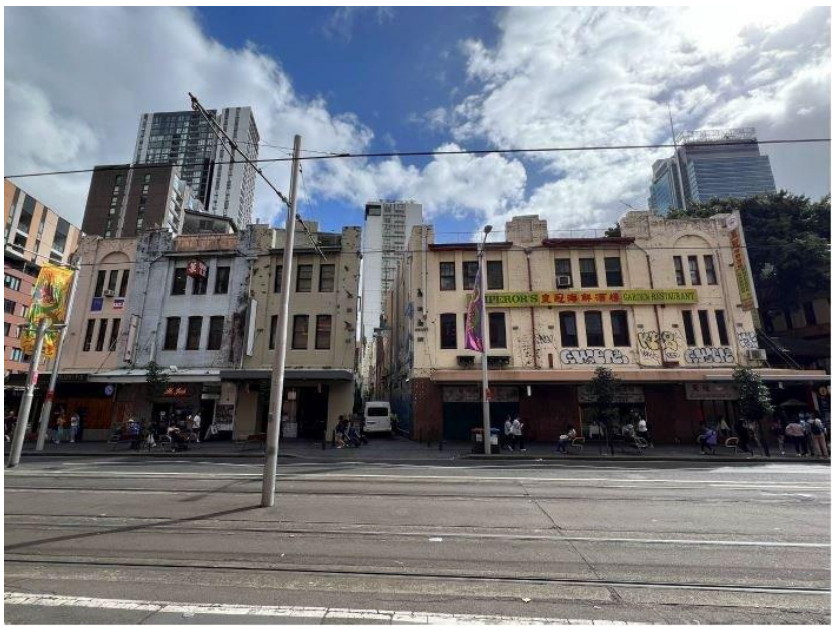

Figure 3: The Former Municipal Stores at 90-100 Hay Street, Haymarket

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.

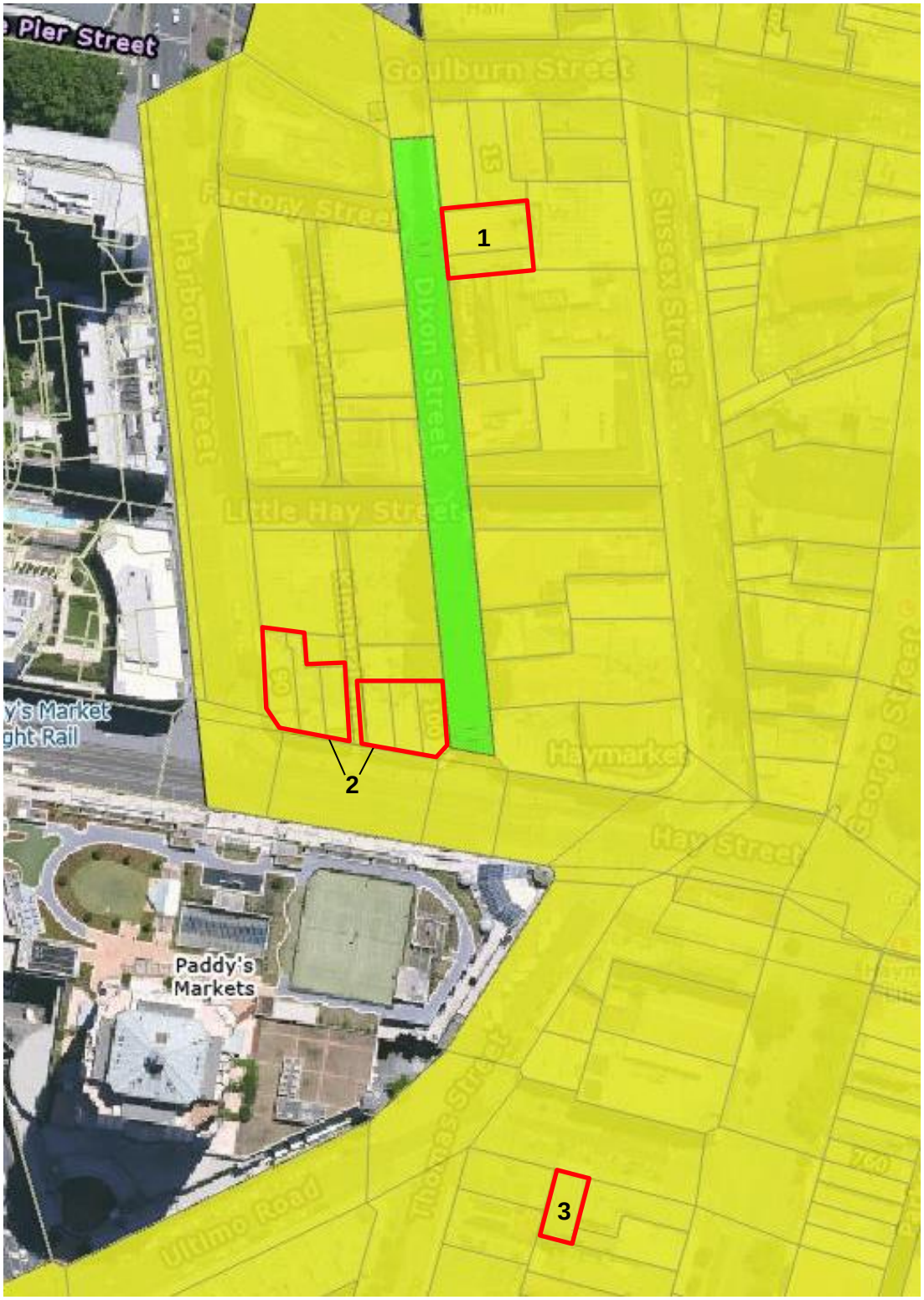

Figure 5: Extract from Zoning map in the SLEP 2012 showing zoning controls.

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

<u>50-54 Dixon Street, Haymarket - Goon Yee, Loong Yee and Loon Fook Tongs building</u>

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.

<u>75-77 Ultimo Road, Haymarket - Kuo Min Tang building, moveable heritage and archival collection</u>

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.

<u>Criterion (b)</u> 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