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
Australian National University Archives	Kong Chew Society	Accessed June 2024	https://archivescollection.anu.edu.au/index.php/kong-chew-society
Brad Powe	Chinatown Heritage Study Stakeholder Workshop	5 April 2024	
Chang, Thelma and Leslie	South Flows the Pearl	2022	
Chinese Youth League of Australia website		Accessed June 2024	https://www.cyl.org.au/
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
Chung Wah Association website		Accessed June 2024	https://www.chungwah.org.au/en/about-us/

Author	Title	Date Published	Link
Chung Wah Society website		Accessed June 2024	https://www.chungwahnt.asn.au/
City of Sydney Archives [A-00508333]	Building Survey Card - Chinese stores and club, 50-54 Dixon Street Haymarket, 1945	1945	https://archives.cityofsydney.nsw.gov.au/nodes/view/959411
City of Sydney Archives [A-00551744]	Dixon St (54) Jim Le Ling partition	1918	https://archives.cityofsydney.nsw.gov.au/nodes/view/1417942
City of Sydney Archives [A-00558224]	Dixon St (52)	1953	https://archives.cityofsydney.nsw.gov.au/nodes/view/1414776
City of Sydney Archives [A-00580341]	Dixon St (50-54) G L Quoy three stores	1916	https://archives.cityofsydney.nsw.gov.au/nodes/view/1449673
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Date of photograph*	15 March 2024
Name of photographer*	Sherly Robert
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Caption*	View of 54 Dixon Street, Haymarket
Date of photograph*	15 March 2024
Name of photographer*	Sherly Robert
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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
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Caption*	1979 view of 50-54 Dixon Street
Date of photograph*	1979
Name of photographer*	Unknown
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