Attachment H

Engagement Report - Chinatown Heritage Items

CITY OF SYDNEY

Engagement report – Proposed heritage listing of 3 buildings in Chinatown

Engagement report
October 2025

Green Global Connected

Contents

Overview 2

Background 2

Engagement summary 2

Purpose of engagement 2

Outcomes of engagement 3

Submissions received during August – September 2025 consultation 3

Submissions and engagement activity 4

Key findings 6

Overview of key findings from August - September consultation 6

Submissions table 9

Appendices 14

Appendix A: Communications overview 14

Appendix B – Engagement Activities 15

Overview

Background

Our Haymarket and Chinatown revitalisation strategy includes an action to recognise the cultural heritage of Chinatown through the heritage listing of culturally significant buildings. The strategy was adopted in 2023.

We're proposing to amend the Sydney Local Environmental Plan to list 3 buildings as local heritage items. Historic research and heritage assessments have been carried out to better understand the history and significance of the 3 buildings. This research has concluded that they all have local heritage significance.

75–77 Ultimo Road: Kuo Min Tang building, movable heritage and archival collection

The building at 75–77 Ultimo Road was constructed for and has served continuously as the headquarters of the Chinese Nationalist Party of Australasia (Kuo Min Tang or KMT) since 1921.

90–100 Hay Street: Former municipal stores

The buildings at 90–100 Hay Street was constructed as municipal stores for the markets and were occupied by Chinese Australian firms. These firms played a role in pioneering the processes of the banana and commercial vegetable growing industries in Australia.

50–54 Dixon Street: Goon Yee, Loong Yee and Loon Fook tongs building

The building at 50–54 Dixon Street was jointly funded and purpose-built in 1916 by the leaders of the Tsang Shing (Zengcheng) and Tung Koon (Dongguan) counties as clubhouses for 3 tongs.

Tongs played a vital role in the Chinese Australian community which included offering services to assist the community with settling in Sydney or returning to China.

Engagement summary

Between 18 August and 15 September 2025, we consulted with the community on the planning proposal to heritage list 3 culturally significant buildings in Chinatown. This report focuses on the community engagement activities and summarises the key findings from the consultation.

Purpose of engagement

Engagement activities were designed to inform and gather community feedback about the proposal to heritage list three culturally significant buildings in Chinatown.

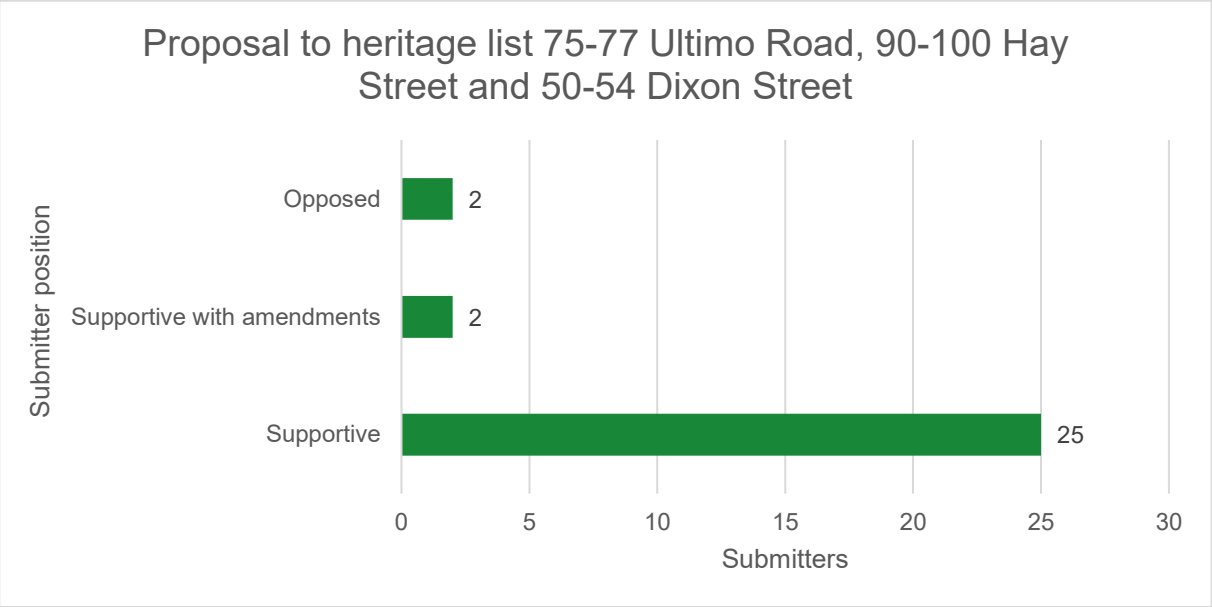
Outcomes of engagement

The following is a snapshot of the outcomes from our engagement.

Submissions received during August – September 2025 consultation

We received a total of 29 submissions via online survey (7) and email (22) during the public consultation period.

Submissions were strongly in favour of the proposal with 86% of respondents supporting the heritage listing of the three buildings. Of the 25 submissions in favour of heritage listing three submissions singled out one or two buildings rather than all three.



Supportive submissions

Most submissions received (25 submissions or 86%) support heritage listing the three buildings at 75–77 Ultimo Road: Kuo Min Tang building, 90–100 Hay Street: Former municipal stores, and 50–54 Dixon Street: Goon Yee, Loong Yee and Loon Fook tongs building.

Supportive with amendments

Two submissions were supportive of the heritage listing, provided amendments were made to heritage assessments and inventory sheets. These submissions were in relation to specific buildings as follows:

- 50-54 Dixon Street: significant fabric be limited to the front elevation and its signage
- 96-98 and 100 Hay Street: significant fabric be limited to primary façades fronting Hay Street and Dixon Street.

Opposition

Two submissions opposed heritage listing of specific buildings as follows:

- 1 submission opposed the listing of 92 Hay Street
- 1 submission opposed the listing of 94 Hay Street

Both opposing submissions argued that the building's internal fabric no longer conveys its historic use and would result in unnecessary burdens for the owner and development constraints without delivering corresponding public benefit.

Submissions and engagement activity

A total of 3,797 letters, 5,415 emails were distributed to notify the community. In addition to community notifications, 52 key stakeholders were contacted on 18 August 2025.

The Sydney Your Say page was viewed 577 times, and the planning proposals downloaded 203 times during the consultation period.

All 8 building owners were contacted regarding the consultation and were aware the consultation was occurring. Of the 8 building owners, 6 made submissions or had a submission made by consultants on their behalf. For one building, the owners acknowledged that they were aware of the consultation and requested further information, which was provided to them. One owner did not make a submission.

Proposed Heritage Item	Owner Address	Submitter	Submission
75-77 Ultimo Road: Kuo Min Tang building, movable heritage and archival collection	75–77 Ultimo Road, Haymarket	Representative on behalf of Committee.	Acknowledgement of consultation period and request for further information. Information was provided.
90-100 Hay Street: Former municipal stores	90 Hay Street, Haymarket	No submission received.	No submission received.
	92 Hay Street, Haymarket	Owner on behalf of property manager.	Opposed to heritage listing.
	94 Hay Street, Haymarket	Owner on behalf of legal representative.	Opposed to heritage listing.
	96-98 Hay Street, Haymarket	Consultant on behalf of owners.	Support with amendments.
	100 Hay Street, Haymarket	Consultant on behalf of owners.	Support with amendments.
50-54 Dixon Street: Goon Yee, Loong Yee and Loon Fook tongs building	50-52 Dixon Street, Haymarket	Consultant on behalf of owners.	Support with amendments.
	54 Dixon Street, Haymarket	Consultant on behalf of owners.	Support with amendments.

Three submissions were made on behalf of community groups/organisations:

- Chinese Australian Historical Society
- Our Chinese Past
- Chinese Heritage Association of Australia Inc

Table 1: Snapshot of submissions

Quantity	Description of activity
29	Total submissions received
7	Survey submissions
22	Emailed submissions
577	Sydney Your Say webpage visits
203	Document downloads

Key findings

Overview of key findings from August - September consultation

Support the heritage listing (25 submissions)

A large majority of submissions (86%) support the heritage listing of the three buildings:

- 75–77 Ultimo Road: Kuo Min Tang building, movable heritage and archival collection
- 90–100 Hay Street: Former municipal stores
- 50–54 Dixon Street: Goon Yee, Loong Yee and Loon Fook tongs building

As previously noted, of the 25 supportive submissions three submissions singled one or two buildings (90-100 Hay Street and 75-77 Ultimo Road) rather than all three.

One supportive submission suggested that 75-77 Ultimo Road, built in 1921, should be classified as State significant rather than locally significant only.

Reasons for support

Respondents highlighted the importance of the buildings to Chinese cultural and community heritage, as well as their connections to Chinese political history and innovative commercial and entrepreneurial activities. Respondents suggested that they have transnational cultural and historical significance and are an important part of Sydney's and Australia's diverse urban fabric.

In particular, they noted the significance for each building for the following reasons:

- **75-77 Ultimo Road: Kuo Min Tang building, movable heritage and archival collection**
  - Housed the headquarters of the Chinese Nationalist Party of Australasia
  - Was an important place for socialising and entertainment, particularly the annual Dragon Ball event
  - Was an important place for political, intellectual and civic life
  - Attracted Chinese communities into Sydney from Melbourne
  - Was purpose built using funds raised by the community
  - Informs our understanding of Chinese Republican politics in Australia
  - Contains an important collection of archival materials.

- **90-100 Hay Street: Former municipal stores**
  - The stores were pivotal in the development of the banana and vegetable produce industries of NSW and Australia
  - Were an important place for Chinese entrepreneurs and a site where they demonstrated resilience against the White Australia policy
  - Housed businesses that contributed significantly to Australia's agricultural economy including Wing Sang & Co.

- **50-54 Dixon Street: Goon Yee, Loong Yee and Loon Fook tongs building**
    - Housed the first Chinese Chamber of Commerce
    - Housed the Chinese newspaper the Tung Wah Times (1901-1936) and provided important anchors for communities of migrant writers, editors, and cultural translators
    - Housed mutual aid societies including the Sydney Chinese Salvation Association
    - Provided support, orientation, and a sense of belonging in unfamiliar territory
    - Have exterior design and signage pivotal to the character of Dixon Street
    - The building housed historically important restaurants and restaurant culture.

Many submissions focussed on the importance of the 3 buildings together, emphasising that they:

- Were a focus for social, cultural, political and business life for the Chinese Australian community
- Were important community cultural and social hubs
- Give the historical narratives a sense of place in a physical building
- Are integral to Haymarket's character
- Are monuments to resilience, community, and contribution and repositories for memory and identity
- Are signifiers of Sydney's Chinatown's role in globalisation (Australia-China ties).

Personal familial connections

A number of responses described personal familial connections to organisations, businesses and activities that have occurred in the buildings over time. These submissions contained information which contributes further to our understanding of these buildings and their histories.

They emphasised the important role the buildings played in the history of Chinese migration and settlement in Australia, supporting identity formation as new migrants established themselves in Australia as well as the serving the related function of maintaining strong social, political and economic connections to China. Where possible, this additional information will be incorporated into heritage inventory sheets for the buildings.

Intercultural and intergenerational learning

The buildings were seen as possible future stimulus to create bilingual educational programs, exhibitions and oral histories to foster intercultural and intergenerational learning as a way of linking their rich heritage to the lived experience of current-day Sydney.

Supportive with amendments (2 submissions)

Two submissions supported the heritage listing of specific buildings with amendments (see submissions table for a detailed discussion).

1. **50-54 Dixon Street:** This submission was made by a heritage consultant on behalf of the building owners (nos. 50-52 and no. 54 Dixon Street): "In summary, the submission supports the heritage listing but requests that it be limited to the front elevation and its signage." Note: The submission also includes an appendix containing a petition signed by 226 members of

Goon Yee Tong Limited stating their concern that listing "will prevent us from using/selling the building to fulfill the needs of our members." (see submissions table for discussion of this issue).

2. **96-100 Hay Street:** This submission was made by a planning consultant on behalf of the two owners of parts of this building (96-98 Hay Street and 100 Hay Street): "I strongly submit that the listing be amended to acknowledge the retention of the primary façades fronting Hay Street and Dixon Street only." (see submissions table for further information).

Do not support the heritage listing (2 submissions)

Two submissions were opposed to the heritage listing of specific buildings (see submissions table for a detailed discussion).

1. **92 Hay Street:** This submission was made by a property manager on behalf of the owner. Their objections include:
   - The listing will mean heightened planning controls and new restrictions on alterations, demolition or redevelopment of the building.

2. **94 Hay Street:** This submission was made by a legal firm on behalf of the owner of 94 Hay Street. Their objections include:
   - Changes to the building's built fabric over time mean it no longer conveys its historical story in its physical form
   - Listing will result in unnecessary burdens for the owner (financial, reduced adaptability) without delivering corresponding public benefit.

Submissions table

Theme/issue raised	Total (number of times raised)	City of Sydney response
Support for heritage listing the 3 buildings included the following themes: The 3 buildings provide a sense of place for historical narratives and opportunities for intercultural and intergenerational education and understanding. They offered support, orientation, and a sense of belonging in unfamiliar territory. They were important hubs of community cultural life, socialising and entertainment and are historically important sites for the development of transnational, global cultural ties between Australia and China. There are deep personal and familial Australian-Chinese connections to the 3 buildings and activities that have taken place within them. They are important places for the history and development of Chinese cultural, community and intellectual life. For example, 75-77 Ultimo Road housed the headquarters of the Chinese Nationalist Party of Australasia and 50-54 Dixon Street housed the Chinese newspaper the Tung Wah Times (1901-1936), provided important anchors for communities of migrant writers, editors, and cultural translators and housed mutual aid societies. They were important places for the history and development of Chinese innovative commercial and entrepreneurial achievements. Notably, 50-54 Dixon Street housed the first Chinese Chamber of Commerce and historically important restaurants and restaurant culture and 90-100 Hay Street were pivotal in the development of the banana and vegetable produce industries of NSW and Australia.	25	Support noted.

Theme/issue raised	Total (number of times raised)	City of Sydney response
The 3 buildings are integral to the character of Haymarket and Chinatown through their exterior design and signage and are an important part of Sydney's and Australia's diverse urban fabric.	3	Support noted.
The history and significance of the 3 buildings should be recognised through bilingual interpretation and imagery.	3	Support and recommendation noted. The heritage inventory sheets for the 3 buildings include recommendations for the preparation of a heritage interpretation plan in the event of building alterations or change of use.
The building at 75-77 Ultimo Road contains important archival records and movable heritage that are central to understanding the history of the Chinese diaspora in Sydney.	2	Support noted. The building's archival collection and movable heritage items have been included in the proposed item name and acknowledged in the building's corresponding heritage assessment and inventory sheet.
One submission referred to and included supplementary historical material for 90 Hay Street, Haymarket.	1	This information can be incorporated into a revised heritage inventory sheet for the building at any time, once verified. Opportunities for the inclusion of this material in the City of Sydney Archives will also be investigated.
A heritage listing of nos. 92 and 94 Hay Street (part of 90-100 Hay Street) will result in unnecessary financial, redevelopment and maintenance burdens for the owners without delivering corresponding public benefit.	2	The heritage assessment and management recommendations for 90-100 Hay Street note that the building (including 92 and 94 Hay Street) has tolerance for internal change. The management recommendations also allow for vertical additions and internal alterations to the building. Funding opportunities for conservation and maintenance works may also be available to property owners through the City of Sydney's Heritage Floor Space scheme if the building is heritage listed.

Theme/issue raised	Total (number of times raised)	City of Sydney response
No. 94 Hay Street should not be heritage listed because it no longer conveys its historical story due to physical changes over time.	1	The heritage assessment for 90-100 Hay Street notes that the interiors of 94 Hay Street have been significantly altered to accommodate its current use as a karaoke bar. It acknowledges that very little intact fabric has survived inside the building. Despite these alterations, the assessment concluded that the building continues to adequately convey its history through its exterior appearance and connections to past and present Chinese Australian communities and their heritage. The heritage assessment also demonstrated that the stores were historically open plan and would have had limited internal architectural elements or detailing. Internal modifications to the building do not minimise its heritage significance. The heritage assessment and proposed listing are considered adequate and appropriate in considering and acknowledging this issue.
The heritage listing for 96-100 Hay Street should be amended to acknowledge retention of the primary façades fronting Hay Street and Dixon Street only to allow for necessary changes to other elevations for servicing and loading docks to provide for the essential operation and function of the building.	1	The heritage assessment and management recommendations for 90-100 Hay Street note that it can be changed internally and externally provided the building's whole form and original exterior detailing are retained. These recommendations are considered appropriate. They do not prevent changes to the Kimber Lane facade such as new openings for vehicle access and services. Therefore, the current listing and management recommendations are considered appropriate, and no amendment is required.

Theme/issue raised	Total (number of times raised)	City of Sydney response
The heritage listing for 50-54 Dixon Street should be limited to the front elevation and its signage only	1	The management recommendations included in the draft inventory sheet for 50-54 Dixon Street allow for additions and alterations provided they ensure retention of the façade and any significant interiors (if existing). Significant interiors in this context are considered to be original room and clubhouse layouts and significant features such as original staircases. The listing is not intended to prevent change to these features and has been developed to ensure the building's historic use, layout and significant fabric continue to be recognisable and/or managed appropriately as part of any future development. It is noted that the submission made on behalf of 50-54 Dixon Street indicates that little to no significant internal fabric survives in areas accessed during a site inspection in August 2024. However, the integrity of fabric in areas that were not accessed is unknown. Additionally, no internal access has been provided to the City of Sydney to assess the survival of significant interiors in the building. Amendments to this component of the listing are therefore not possible and limiting the listing to its facade and signage would not be appropriate. Revisions can be made to the heritage inventory sheet in the future should internal access be provided. As there are flexible management recommendations presented in the draft inventory sheet, no amendments will be made to the listing in response to this submission.

Theme/issue raised	Total (number of times raised)	City of Sydney response
The heritage listing of 50-54 Dixon Street would prevent using or selling the building to fulfill the needs of organisation members.	1	A local heritage listing does not prevent ongoing use, changes of use, or sale of the building. The inventory sheet provides flexible management recommendations around this aspect of the heritage listing and do not limit the capacity for the building to be used or sold to fulfill the needs of organisation members.
75-77 Ultimo Road, built in 1921, should be classified as of State significance rather than local significance only.	1	Noted. The aim of the heritage study was to assess the potential for the 3 buildings to meet the threshold for local heritage significance for inclusion on the Sydney Local Environment Plan only. An assessment of State significance was outside the scope and aims of the study. A State Heritage Register nomination for 75-77 Ultimo Road can be made independently and submitted to the Heritage Council of NSW through Heritage NSW.

Appendices

Appendix A: Communications overview

The following is a snapshot of outcomes of communications activities undertaken to support the consultation. Activities reached a range of audience segments via City of Sydney channels.

Activity	Outcome
Sydney Your Say webpage	• Web page received 577 views during the consultation period. • The page included an online survey where people could give feedback, an electronic copy of the planning proposal, the heritage assessment reports, draft inventory sheets for each building and other key information. • Key information on the web page was translated into traditional and simplified Chinese
Letter distributed	• 3,797 letters were distributed to owners and occupiers on Monday 18 August within a 75m radium of each building. • Letter distribution included addresses for the properties proposed for heritage listing.
Sydney Your Say e-news	• Consultation was included in the Sydney Your Say e-newsletter on 26 August sent to 4,960 subscribers.
Haymarket Precinct page EDM	• 455 subscribers received a news item promoting the consultation on 13 August 2025. • This was available in a range of languages: simplified and traditional Chinese and Thai. • A link to the consultation web page was hosted on the Haymarket Precinct page throughout the consultation period.
Stakeholder emails	• 52 key stakeholders were contacted by email on 18 August 2025, these included 8 building owners. • Stakeholders included community members, academics, business owners and historical associations.

Appendix B – Engagement Activities

Consultation web page

Policy & planning changes

Proposed heritage listing of 3 buildings in Chinatown

A proposal to heritage list buildings at 90–100 Hay Street, 75–77 Ultimo Road, and 50–54 Dixon Street, Haymarket.

Under review

Contributions to this consultation are closed for evaluation and review. The project team will report back on key outcomes.

PUBLIC CONSULTATION PERIOD
18 August 2025 to 15 September 2025

Why we're doing this

Our Haymarket and Chinatown revitalisation strategy includes an action to recognise the cultural heritage of Chinatown through the heritage listing of culturally significant buildings.

The strategy was adopted in 2023.

Adele Zubrzycka
SENIOR SPECIALIST PLANNER HERITAGE
02 9265 9333

What we're doing

We're proposing to amend the Sydney Local Environmental Plan to list 3 buildings as local heritage items.

Historic research and heritage assessments have been carried out to better understand the history and significance of the 3 buildings. This research has concluded that they all have local heritage significance.

75–77 Ultimo Road: Kuo Min Tang building

The building at 75–77 Ultimo Road was constructed for and has served continuously as the headquarters of the Chinese Nationalist Party of Australasia (Kuo Min Tang or KMT) since 1921.

90–100 Hay Street: Former municipal stores

The building at 90–100 Hay Street was constructed as municipal stores for the markets and were occupied by Chinese Australian firms. These firms played a role in pioneering the processes of the banana and commercial vegetable growing industries in Australia.

50–54 Dixon Steet: Goon Yee, Loong Yee and Loon Fook tongs building

The building at 50–54 Dixon Street was jointly funded and purpose-built in 1916 by the leaders of the Tsang Shing (Zengcheng) and Tung Koon (Dongguan) counties as clubhouses for 3 tongs.

Tongs played a vital role in the Chinese Australian community which included offering services to assist the community with settling in Sydney or returning to China.

Consultation web page (continued)

我們在做的工作

我們提議修訂《悉尼地方環境規劃》，將三棟建築列為該規劃附表 5 第 1 部分中的地方文化遺產。

為了更好地理解這三棟建築的歷史和重大意義，我們開展了歷史研究和文物評估。研究得出的結論是：他們都具有重大意義的地方文化遺產。

悉尼市政府是授權制定地方規劃的機構。

75–77 Ultimo Road：國民黨大樓

位於75–77 Ultimo Road的這棟建築是1921年為中國國民黨（Kuo Min Tang或KMT）澳大拉西亞總部建造的。此後一直用作國民黨總部。

該建築在歷史、關聯、美學/創意/技術成就、社會、文化和精神、研究潛力和稀有屬性方面，都符合在當地具有重要意義這一標準。

90–100 Hay Street：原市政府倉庫

位於90–100 Hay Street的這棟建築原來是市政府倉庫，為當年的集市而建。許多澳洲華人公司曾入駐於此，為開拓澳洲香蕉和商品蔬菜種植業做出過重要貢獻。

該建築在歷史、關聯、美學/創意/技術成就、社會、文化和精神、研究潛力和稀有屬性方面，都符合在當地具有重要意義這一標準。

50–54 Dixon Steet: 公義堂、聯義堂、聯福堂大樓

位於 50–54 Dixon Street的這棟建築是 1916 年由增城和東莞兩縣的領袖共同出資建造的。作為公義、聯義和聯福這三堂的會所。

三堂在澳洲華人社區發揮了重要作用，為華人提供服務，幫助他們在悉尼定居或返回中國。

該建築在歷史、關聯、美學/創意/技術成就、社會、文化和精神、研究潛力和稀有屬性等方面，都符合在當地具有重要意義這一標準。

我们在做的工作

我们提议修订《悉尼地方环境规划》，将三栋建筑列为该规划附表 5 第 1 部分中的地方文化遗产。

为了更好地理解这三栋建筑的历史和重大意义，我们开展了历史研究和文物评估。研究得出的结论是：它们都具有重大意义的地方文化遗产。

悉尼市政府是授权制定地方规划的机构。

75–77 Ultimo Road: 国民党大楼

位于75–77 Ultimo Road的这栋建筑是1921年为中国国民党（Kuo Min Tang或KMT）澳大拉西亚总部建造的。此后一直用作国民党总部。

该建筑在历史、关联、美学/创意/技术成就、社会、文化和精神、研究潜力和稀有属性方面，都符合在当地具有重要意义这一标准。

90–100 Hay Street：原市政府仓库

位于90–100 Hay Street的这栋建筑原来是市政府仓库，为当年的集市而建。许多澳大利亚华人公司曾入驻于此，为开拓澳大利亚香蕉和商品蔬菜种植业做出过重要贡献。

该建筑在历史、关联、美学/创意/技术成就、社会、文化和精神、研究潜力和稀有属性方面，都符合在当地具有重要意义这一标准。

50–54 Dixon Steet: 公义堂、联义堂、联福堂大楼

位于 50–54 Dixon Street的这栋建筑是 1916 年由增城和东莞两县的领袖共同出资建造的。作为公义、联义和联福这三堂的会所。

三堂在澳大利亚华人社区发挥了重要作用，为华人提供服务，帮助他们在悉尼定居或返回中国。

该建筑在历史、关联、美学/创意/技术成就、社会、文化和精神、研究潜力和稀有属性等方面，都符合在当地具有重要意义这一标准。

Consultation web page (continued)

我們在做的工作

我们在做的工作

Read the proposal

Planning proposal

PDF · 1.41 MB · Last modified 13 August 2025

Supporting documents

- Council report, 11 November 2024 – PDF, opens in new window

Heritage assessment report for 75-77 Ultimo Road

PDF · 6.4 MB · Last modified 13 August 2025

Heritage assessment report for 90-100 Hay Street

PDF · 11.5 MB · Last modified 13 August 2025

Heritage assessment report for 50-54 Dixon Steet

PDF · 12.43 MB · Last modified 13 August 2025

Draft inventory sheet for 75-77 Ultimo Road

PDF · 2.03 MB · Last modified 18 August 2025

Draft inventory sheet for 90-100 Hay Street

PDF · 1.83 MB · Last modified 13 August 2025

Draft inventory sheet for 50-54 Dixon Steet

PDF · 2.44 MB · Last modified 13 August 2025

Gateway determination

PDF · 3.12 MB · Last modified 13 August 2025

Consultation web page (continued)

Next steps

We will report the results to Council and the Central Sydney Planning Committee.

If Council approves this planning proposal, it can amend the Sydney Local Environmental Plan 2012 on behalf of the Minister for Planning and Public Spaces.

How you can give feedback

Consultation closes at 5pm on Monday 15 September 2025.

1 Complete our survey

You'll need to log in with a City of Sydney account to complete the survey. If you don't have an account, it's easy to create one.

Online form

2 Email or post your feedback

You can give your feedback by email to sydneyyoursay@cityofsydney.nsw.gov.au or post to:

Gareth Jenkins
Senior Community Engagement Coordinator
City of Sydney
456 Kent Street
Sydney NSW 2000

3 Talk to us

Adele Zubrzycka
SENIOR SPECIALIST PLANNER HERITAGE
02 9265 9333

如何提供反饋意見

如何提供反馈意见

Consultation web page (continued)

如何提供反饋意見

意見徵詢於2025年9月15日星期一下午5點結束。

填寫我們的調查表

您需要登錄悉尼市政府帳戶才能填寫調查表。如果您沒有帳戶，創建一個也很容易。

發郵件或郵寄您的反饋意見

您可以將反饋意見通過電子郵件發送至 sydneyyoursay@cityofsydney.nsw.gov.au

如何提供反馈意见

意见征询于2025年9月15日星期一下午5点结束。

填写我们的调查表

您需要登录悉尼市政府账户才能填写调查表。如果您没有账户，创建一个也很容易。

发邮件或邮寄您的反馈意见

您可以将反馈意见通过电子邮件发送至 sydneyyoursay@cityofsydney.nsw.gov.au

How to have your say

Anyone can give feedback. Your feedback must:

- be in writing and include the development address or application number
- include your contact details (postal or email address) so we can acknowledge receipt
- be submitted during the public consultation period.

Planning staff may discuss applications over the phone, but these conversations are not considered as feedback.

All feedback we receive will be considered and summarised in reports. We will not consider anonymous feedback.

Your feedback is not confidential and may be accessed under the Government Information (Public Access) Act 2009 (GIPA Act). We may use your name or address when responding to concerns about a planning proposal or development application. In some cases, your feedback may be provided to the NSW Government, which manages its own publication process.

If you submit feedback on behalf of an organisation, the organisation's name will be published in reports unless you request otherwise.

For more details, see our community engagement strategy and community participation plan.

Other ways you can give feedback

- Talk to us in person
- If you are Deaf or have complex communication needs
- If you need an interpreter

Consultation letter

CITY OF SYDNEY

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

18 August, 2025

Our Ref: 2025/168365

Proposed heritage listing of Chinatown heritage items
提议列入文物名录的唐人街文物建筑
提議列入文物名錄的唐人街文物建築

We invite your feedback on a proposal to heritage list 3 buildings in Chinatown.

- **75–77 Ultimo Road, Kuo Min Tang building:** The building at 75–77 Ultimo Road was constructed for and has served continuously as the headquarters of the Chinese Nationalist Party of Australasia (Kuo Min Tang or KMT) since 1921.
- **90–100 Hay Street, former municipal stores:** The building at 90–100 Hay Street was constructed as municipal stores for the markets and were occupied by Chinese Australian firms. The firms played a role in pioneering the processes of the banana and commercial vegetable growing industries in Australia.
- **50–54 Dixon Steet, Goon Yee, Loong Yee and Loon Fook tongs building:** The building at 50–54 Dixon Street was jointly funded and purpose-built in 1916 by the leaders of the Tsang Shing (Zengcheng) and Tung Koon (Dongguan) counties as clubhouses for 3 tongs. Tongs played a vital role in the Chinese Australian community by offering services to assist the community with settling in Sydney or returning to China.

See the map on the back of this letter.

Why we're doing this

Our Haymarket and Chinatown revitalisation strategy includes an action to recognise the cultural heritage of Chinatown through the heritage listing of culturally significant buildings. Historic research and heritage assessments concluded that all 3 buildings have local significance.

How to give feedback
You can view the planning proposal and give your feedback at sydneyyoursay.com.au by 5pm on Monday 15 September 2025.

The results of your feedback will be reported to Council and the Central Sydney Planning Committee.

If Council approves this planning proposal, it can amend the Sydney Local Environmental Plan 2012 on behalf of the Minister for Planning and Public Spaces.

If you have any questions, you can contact our senior specialist planner heritage Adele Zubrzycka, at sydneyyoursay@cityofsydney.nsw.gov.au or on 02 9265 9333.

Green, Global, Connected.

Consultation letter (continued)

如何提供反馈意见
您可以登录 sydneyyoursay.com.au 查看规划提案，并于 2025 年 9 月 15 日星期一下午 5 点前提交反馈意见。

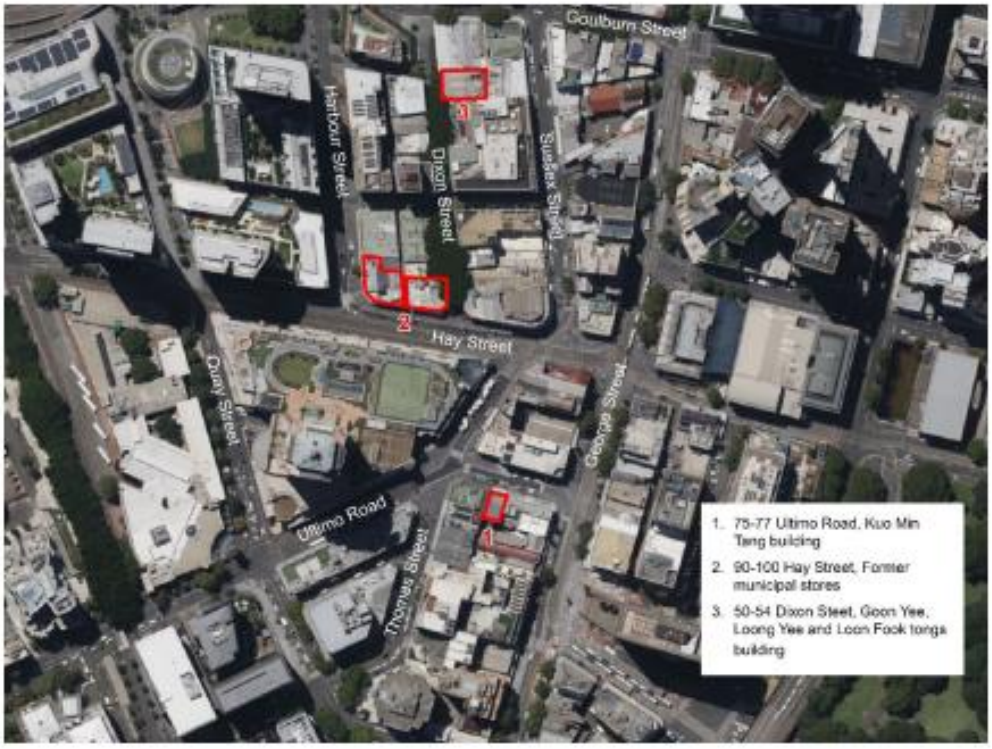
如有任何疑问，请发送电子邮件至 sydneyyoursay@cityofsydney.nsw.gov.au ，或致电 02 9265 9333 联系我们的高级专业文化遗产规划师 Adele Zubrzycka。

如何提供反饋意見
您可以登錄 sydneyyoursay.com.au 查看規劃提案，並於 2025 年 9 月 15 日星期一下午 5 點前提交反饋意見。

如有任何疑問，請發送電子郵件至 sydneyyoursay@cityofsydney.nsw.gov.au ，或致電 02 9265 9333 聯絡我們的高級專業文化遺產規劃師 Adele Zubrzycka。

Yours sincerely

Ben Pechey
Executive Manager Strategic Planning and Urban Design



Sydney Your Say e-news

Photo of 90-100 Hay Street taken in the year 1919. Image: City of Sydney Archives

Heritage listing 3 buildings in Chinatown

Historical research has confirmed 3 properties in Haymarket have local heritage significance.

We plan to heritage list the buildings at 90-100 Hay Street, 75-77 Ultimo Road and 50-54 Dixon Street.

Have your say by Monday 15 September.

Read more

Haymarket Precinct page – e-news

CITY OF SYDNEY

Haymarket precinct updates

Welcome

Haymarket has long been home to Sydney's vibrant Chinatown, Thaitown and Koreatown.

Plans to breathe new life into this culturally rich precinct are already in motion. In fact, we're investing significantly in public domain upgrades and revitalisation projects to make the whole area more pleasant and accessible.

Stay up to date on the changes shaping the much-loved area's future with this precinct newsletter.

If you have any feedback or questions, reach out to Haymarket precinct coordinator Nicole Wong on 02 9265 9333 or email haymarket@cityofsydney.nsw.gov.au.

Clover Moore AO
Lord Mayor of Sydney

Read our newsletter in another language.

- 阅读我们的简体中文通讯
- 閱讀我們的繁體中文通訊

1

Haymarket Precinct page – e-news (continued)

- อ่านข่าวสารของเราเป็นภาษาไทย

Streetscape with Chinese businesses, Hay and Sussex streets, Haymarket circa 1919. City of Sydney Archives, A-00040855

Have your say on the proposed heritage listing of Chinatown icons

We're proposing to list 3 buildings as local heritage items, to recognise their cultural, social and historical significance to Chinatown. Each site offers a unique glimpse into the history of Chinatown and Haymarket.

Have your say on our proposal to heritage list these buildings:

- **50–54 Dixon Street: Goon Yee, Loong Yee and Loon Fook tongs building**
  Built in 1916, this site was established to house community clubhouses for newly arrived Chinese immigrants and still operates today.

- **90–100 Hay Street: former municipal stores**
  Constructed in 1911, these were once storage sites, offices and residences for market stallholders servicing what is now Paddy's Market and the former markets in Darling Square. Later, this site became home to the local favourite, the Emperor's Garden restaurant and bakery.

- **75–77 Ultimo Road: Kuo Min Tang building**
  This building was established in 1922 as headquarters of the Chinese Nationalist Party of Australasia. The political organisation lobbied to

2

Haymarket Precinct page – e-news (continued)

advance the position of Chinese Australians in Australia, promoted trade with China and organised the most anticipated events on the Chinese social calendar. Still occupying the space today, the ground floor shopfront is leased to the Chinese Ginsengs and Herbs Corporation, the oldest store of its kind in Sydney's Chinatown.

The proposed listings are part of the revitalisation of Haymarket. It follows the heritage listing and restoration of the Dixon Street ceremonial gates.

Have your say by Monday 15 September.

Privacy | View online | Forward to a friend

Unsubscribe

The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our local area.

You've received this email because you subscribed to our Haymarket precinct updates e-newsletter.

The City of Sydney makes every effort to ensure the content of this newsletter is accurate, but makes no warranty as to its accuracy and does not assume any legal liability. The inclusion of a person, organisation, activity or link to another website in this newsletter in no way implies any form of endorsement by the City of Sydney.

Do not reply to this message. The reply address is not monitored.