

4 March 2024

At the conclusion of the Corporate, Finance, Properties
and Tenders Committee

Environment Committee

Agenda

- 1. Confirmation of Minutes**
- 2. Statement of Ethical Obligations and Disclosures of Interest**
- 3. Project Scope - Dixon Street Upgrade**
- 4. Revised Project Scope - Sydney Park Brick Kilns Precinct Renewal**

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

Committee meetings can continue until very late, particularly when there is a long agenda and a large number of speakers. This impacts on speakers who have to wait until very late, as well as City staff and Councillors who are required to remain focused and alert until very late. At the start of each Committee meeting, the Committee Chair may reorder agenda items so that those items with speakers can be dealt with first.

Committee reports are available at www.cityofsydney.nsw.gov.au

Item 1.
Confirmation of Minutes

Minutes of the following meetings of the Environment Committee are submitted for confirmation:

Meeting of 12 February 2024

Item 2.**Statement of Ethical Obligations**

In accordance with section 233A of the Local Government Act 1993, the Lord Mayor and Councillors are bound by the Oath or Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Sydney and the City of Sydney Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act, to the best of their ability and judgement.

Disclosures of Interest

Pursuant to the provisions of the Local Government Act 1993, the City of Sydney Code of Meeting Practice and the City of Sydney Code of Conduct, Councillors are required to disclose and manage both pecuniary and non-pecuniary interests in any matter on the agenda for this meeting.

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

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

Item 3.

Project Scope - Dixon Street Upgrade

File No: X097162

Summary

This report outlines the proposed scope of works for the upgrade of Dixon Street south, Haymarket (Goulburn to Hay Streets). The report recommends that Council endorse the project scope for the Dixon Street upgrade and note the additional funds requiring approval as part of the 2024/25 capital works program to deliver the project.

The proposal for the Dixon Street south upgrade has been informed by numerous engagement activities related to the Haymarket and Chinatown Public Domain Plan and Haymarket and Chinatown Revitalisation Strategy as well as specific community engagement on the Dixon Street concept plan in October- November 2023.

Project scope includes catenary creative lighting, overlay paving, new seating and furniture, decorative lanterns, and renewal of infrastructure and electrical services to support events, markets, and other public domain functions.

Cultural expression and recognition of Dixon Street's significance is embedded in lighting, paving and furniture elements.

The design provides clear functional and space definition to support outdoor dining, markets, circulation, and everyday public life.

The majority of City granite paving will be retained, and enhanced with inserts that express place distinctiveness and revitalise the street. New seating will support social opportunities, accessibility, and reinforce place character.

The project scope also includes removal of seven trees to better balance canopy cover and access to sunlight and sky. This is subject to a Tree Preservation Order application and approval permit. Ongoing reduction pruning of remaining trees will be required to maintain building and infrastructure clearances.

Restoration of the Chinatown Gates has been undertaken as a separate scope project and is not subject to this report however, is an integral component and consideration of the Dixon Street upgrade particularly in terms of setting and feature lighting.

Community feedback from the engagement process was broadly in support of the proposal. Community suggestions were considered and, where feasible, have been incorporated into the concept design or form part of design development considerations and ongoing engagement with key stakeholders.

A pre-tender estimate of costs has recently been prepared for the updated scope of works based on feedback from community which indicates additional funding is required for the project.

Recommendation

It is resolved that Council:

- (A) endorse the scope of works for Dixon Street upgrade as describe in the subject report and as generally indicated at Attachment B to the subject report for progression to detailed design, documentation and construction of works; and
- (B) note the financial implications as outlined in Confidential Attachment D to the subject report.

Attachments

- Attachment A.** Project Location Plan
- Attachment B.** Concept Design
- Attachment C.** Engagement Report - Dixon Street Concept Design
- Attachment D.** Financial Implications (Confidential)

Background

1. Dixon Street is considered the traditional heart of Chinatown and is a special place of cultural belonging, experiences, and memories for the community.
2. Dixon Street extends from Liverpool Street to Hay Street however ownership and management exists in two parts. Dixon Street south (Hay to Goulburn Street) is managed by the City, and Dixon Street north (Goulburn to Liverpool Street) is managed by Placemaking NSW.
3. The subject of this scope report is Dixon Street south (Goulburn to Hay Streets).
4. The last upgrade of Dixon Street south was over 25 years ago.
5. Community input was sought to develop A Community Vision for Haymarket (10 August to 21 September 2022). This provided a scope of improvements to inform a design brief, which was endorsed by Council in November 2022.
6. Community feedback on the Haymarket and Chinatown Public Domain Plan, endorsed by Council in December 2023, reaffirms Dixon Street south as the top project priority.

Concept Plan Development

7. ASPECT Studios collaborating with experts in cultural and creative design including Sibling Architecture, Studio Yu and Mei, lighting designers Electrolight and supporting technical expertise and have been engaged by the City to undertake design and documentation services for Dixon Street south.
8. The design consultancy also developed a high level concept for Dixon Street north to support Placemaking NSW to formulate a holistic design vision for the entire length of the street and to review the need for improvements in the northern section. Discussions between the City and Placemaking NSW are ongoing however at this stage there is no plans to progress improvements to Dixon Street north.
9. The project aims to revitalise Dixon Street as a dynamic space for people, daily life, and culture in the heart of Chinatown.
10. The project objectives are to:
 - (a) Increase visitation and activation through renewal of the public domain;
 - (b) Support local businesses and encourage buildings to contribute to street life and activation;
 - (c) Celebrate Dixon Street as a place of cultural significance and the historic heart of Chinatown;
 - (d) Provide legible and functional space allocation of public domain uses including outdoor dining, public seating, markets, and circulation; and
 - (e) Strengthen the identity of the precinct through elements that relate to the surrounding context and can be applied to the broader Haymarket and Chinatown area.

Project scope components

11. Project scope components include:
 - (a) A new catenary lighting feature that draws inspiration from traditional lanterns and motifs to provide functional, creative and event lighting opportunities, and to mark gateways.
 - (b) Deaccessioning of the Dixon Street lights including 'Heaven' (a suspended disc with fibre optic lighting strands) and 'Earth' (an in-ground paving artwork) at the intersection of Little Hay and Dixon Streets. The original designers Hassell and Peter McGreggor have been consulted on this approach.
 - (c) The City will follow the formal deaccessioning process for this element of the works. The City's Public Art Advisory Panel supports the deaccessioning of this component of the work to enable a new layer of creative lighting to the street.
 - (d) Retention of most of the existing City granite paving and insertion of a new paving ribbon to express place distinctiveness, highlight key features, and brighten the street.
 - (e) New public seating and furniture to support social opportunities, accessibility, and affordable use of the public domain;
 - (f) Elements and symbols embedded in paving and furniture to reinforce place character, tell stories, and interpret heritage.
 - (g) Retention of the Red Lantern Information Kiosk including artwork "Pao Cha" by Pamela Mei-Leng See, with improved curtilage and seating to support gathering and improve functionality.
 - (h) Upgrade of lighting and electrical infrastructure to improve functional lighting and to support events and activities;
 - (i) Removal of up to seven trees to provide a better balance between canopy cover and access to sunlight, and to improve air flow (refer points 13-19).
 - (j) Flexible space allocation to allow for outdoor dining, markets, festivals and events.
12. Not subject to this scope report, the Dixon Street Ceremonial Gates restoration is being coordinated with the Dixon Street upgrade. Works include restoration of the roof tiles and sculptures, timber beams, marble elements, concrete structures, lion sculptures and new lighting.
13. Not subject to this scope report, two new grant program guidelines were endorsed for public exhibition by Council in February 2024. The Dixon Street Improvement Grant proposes to provide matched funding up to \$60,000 for three years to improve shop and building frontages on Dixon Street. The Haymarket Activation Grant proposes to support one major activation each year for three years in the Haymarket precinct, to the value of \$200,000. Following the public exhibition of the proposed grant program guidelines and consideration of submissions, the grant guidelines will be brought back to Council for approval.

Tree management

14. Dixon Street south contains 16 *Ficus benjamina* (Weeping fig) trees. These trees are not listed in Schedule 5 (Environmental Heritage) of the Sydney LEP (2012) and are not in the City of Sydney Register of Significant Trees (2013).
15. An assessment performed by a consultant arborist estimates the useful life expectancy of the trees as five to 15 years.
16. Community engagement undertaken in 2022-23 identified darkness and lack of views to sky and sunshine as having a negative impact on public perceptions of Dixon Street.
17. Ongoing maintenance and management of the trees is becoming difficult over time due to their branch structure and constrained position, with risks related to the safety of workers and public becoming increasingly difficult to manage.
18. In response, the publicly exhibited Dixon Street concept proposed the removal of seven *Ficus benjamina* (Weeping fig) trees. This is comprised of three trees between Goulburn and Little Hay Streets that are heavily suppressed by larger adjacent trees, and four trees between Little Hay and Hay Streets for improved sunlight to the public domain.
19. Written responses to the public exhibition indicated a 50/50 split of support for and against tree removal. When asked in survey, 50 per cent of respondents supported tree removal, 39 per cent of respondents were against tree removal and 11 per cent of respondents were neutral.
20. The recently adopted Haymarket and Chinatown Public Domain Plan proposes up to an additional 103 trees to be planted in the precinct with expansion of available public domain to establish new tree canopy.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

21. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for the sustainable development of the city to 2050. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. This plan is aligned with the following strategic directions and objectives:
 - (a) Direction 1 - Responsible governance and stewardship - the project improves the City's public domain assets and services, such as lighting and power, that support service delivery and activities by collaborators and partners including the Dixon Street Markets, cultural events and temporary activation projects
 - (b) Direction 2 - A leading environmental performer - the project will review long term tree management to ensure sustainability and implement environmental actions such as use of robust materials, improved energy efficiency and new programmable lighting for functional, artistic and event purposes.
 - (c) Direction 3 - Public places for all - the project will balance diverse public space uses to support daily life and larger scale cultural activities and events which occur within Dixon Street and the surrounding precinct.

- (d) Direction 4 - Design excellence and sustainable development - the project recognises the distinctive character and historic importance of Dixon Street to Chinatown through renewed creative lighting, programmable design to facilitate cultural activities, protection, and restoration of the Chinatown Gates.
- (e) Direction 5 - A city for walking, cycling and public transport - the project will improve pedestrian amenity and safety by creating an attractive environment for pedestrians to walk and upgraded seating for resting close to a busy public transport interchange.
- (f) Direction 6 - An equitable and inclusive city - the project recognises the important role Dixon Street plays as the historic centre of Chinatown and creates an environment where diverse communities are welcome and included in cultural celebrations.
- (g) Direction 7 - Resilient and diverse communities - the project aims to increase the amount of flexible public space that can be activated by different uses to attract foot traffic and improve business continuity through various shocks and stresses.
- (h) Direction 8 - A thriving cultural and creative life - the project includes new lighting with new and distinctive creative programming opportunities, related to the place and identity of the precinct, upgraded seating and services to improve function, amenity and support cultural events.
- (i) Direction 9 - A transformed and innovative economy - the project improvements will deliver a welcoming public domain and cultural destination that encourage people to stay and enjoy the City and support a diverse 24-hour economy.

Risks

- 22. Required planning application and approval processes may affect project time frames.
- 23. Catenary lighting components will require attachments to private property. It is proposed using attachment locations of the existing lighting scheme however updated signed agreement from the property owners will be required.
- 24. Construction fatigue and business impacts - the Haymarket area has been subject to ongoing public domain upgrades and private development.

Social / Cultural / Community

- 25. The upgrade of Dixon Street recognises and responds to the historic importance of the street within Chinatown, supports cultural activities which currently occur on the Street and provide new creative opportunities for the street in the future. The distinct identity of Chinatown was a strong theme arising from community engagement and the ability to reinforce this is a key opportunity arising from this project as well other projects identified in the Haymarket Chinatown Public Domain Plan 2023.

Environmental

- 26. The project will implement environmental initiatives such as:
 - (a) Improved technology and energy efficiency of lighting, and
 - (b) Dual use of creative lighting for functional, artistic and event programming.

Economic

27. The project will assist to reinvigorate Dixon Street, attract people and business back to the precinct, support local businesses and provide improved amenity within Chinatown for City workers, residents, and visitors.
28. The Plan focuses on delivering public domain quality and liveability which has been proven to be a key contributor to the competitiveness of cities to do business and attract investment.

Financial Implications

29. There are funds within the 2023/24 capital works budget and the Long Term Financial Plan for Dixon Street south however additional funding will need to be provided in the 2024/25 Long Term Financial Plan to deliver this project. A summary of the financial implications is included in Confidential Attachment D.
30. Upgrades to Dixon Street north are currently not funded by the NSW Government.

Relevant Legislation

31. Local Government Act 1993 for the procurement of the services and works required for the project.
32. Local Government Act 1993 - Section 10A provides that a council may close to the public so much of its meeting as comprises the discussion of information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.
33. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.
34. Environmental Planning and Assessment Act 1979 (EPA) (Part 4 and 5). A consultant planner will review the scope of works to assess planning consent requirements for the project under the EPA Act.
35. Tree removal may be subject to an application and permit under Section 2.11 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 and the Sydney Development Control Plan (DCP) 2012 (clause 3.5.3).
36. Roads Act 1993 for any permanent changes to traffic arrangements.

Critical Dates / Time Frames

37. A key interdependency is the Chinatown Ceremonial Gates refurbishment and need to substantially complete these works prior to commencing public domain upgrade works.
38. Enabling works, if required, will be determined during design development. Enabling works might include, for example, investigation works to inform design, tree pruning, electrical infrastructure works and catenary connection point works.

39. Key dates for the project are as follows:
 - (a) Dixon Street Gates refurbishment commencement: Mid 2024 (TBC)
 - (b) Approval applications (Review of Environmental Factors and Development Application): Mid 2024
 - (c) Design finalisation: Late 2024
 - (d) Dixon Street Gates refurbishment completion: Early 2025 (TBC)
 - (e) Enabling works commencement; Late 2024 (if required)
 - (f) Tender packages: Early 2025 to Mid 2025
 - (g) Construction: Late 2025 to Late 2026
 - (h) Completion: Late 2026

Public Consultation

40. Early engagement to develop A Community Vision for Haymarket 2022 was undertaken from 10 August to 21 September 2022 and received over 1,150 responses. There was broad agreement about the need to improve Dixon Street, however people emphasised the importance of preserving local character and cultural heritage. People said that the street is dark and would like more lighting installed. They also would like improved cleanliness, increased food and retail offerings, more street furniture, and better pedestrian amenity.
41. Engagement on the draft Haymarket and Chinatown Public Domain Plan and draft Haymarket and Chinatown Revitalisation Strategy was undertaken from 22 August to 25 September 2023 and received over 350 responses. People said that Dixon Street was dark and in need of more lighting. There was general support for improved tree management, neon signage, creative lighting, public artworks, cultural motifs, and more seating.
42. A Lord Mayoral Haymarket Forum was held on 19 September 2023 and attended by 138 people, at which the Dixon Street concept plan was presented.
43. This City's Design Advisory Panel were briefed on the Dixon Street concept plan on 31 August 2023 and expressed their support.
44. The draft Dixon Street concept plan was placed on public exhibition from 18 October to 15 November 2023.
45. Consultation activities included:
 - (a) Sydney Your Say web page and online survey provided in English, Traditional and Simplified Chinese, Thai, Korean, and Indonesian, viewed 1,693 times and documents downloaded 435 times;
 - (b) Haymarket precinct web page, viewed 717 times;
 - (c) City of Sydney news story, viewed 614 times;

- (d) A Lord Mayor letter to 8,266 property owners, businesses and residents;
 - (e) Notification email to 494 key stakeholders;
 - (f) Sydney Your Say e-newsletter to 6,760 subscribers;
 - (g) Social media posts;
 - (h) Advertising on QMS panels throughout the precinct and on digital screens at the Darling Square library in English, Traditional and Simplified Chinese, Thai, Korean, and Indonesian; and
 - (i) Meetings were held with key stakeholders during the consultation period.
46. At the close of the public exhibition 126 surveys were completed. The most common languages spoken by respondents were English (99 per cent), Mandarin (25 per cent) and Cantonese (17 per cent), with many people speaking multiple languages.
47. 23 submissions from a range of organisations and community members, including Soul of Chinatown, Institute for Culture and Society at Western Sydney University, and Chinese Australian Historical Society.
48. Submissions were supportive of the concept proposal with particular support expressed for:
- (a) Progressing an upgrade of Dixon Street;
 - (b) Inviting new energy through creative lighting. 83 per cent of feedback was very positive or positive.
 - (c) Use of traditional symbols and motifs in paving and furniture. 80 per cent of feedback was very positive or positive.
 - (d) Use of traditional lanterns, which strongly identify the area as Chinatown;
 - (e) Coordination of public domain elements to ensure the street can be used for events and markets, including power supply.
 - (f) Heritage listing of the Chinatown Ceremonial Gates and preservation of buildings and landmarks with heritage or cultural significance.
49. Some respondents suggested adjustments to the current proposed plans. Key points raised in the submissions include:
- (a) The lighting proposal for auspicious clouds could be further refined to reflect traditional styles, elegance, and simplicity, and could include interactivity or light movement.
 - (b) More historic storytelling about the local area, educational signage that explains the meaning behind the designs, and signage in both Chinese and English.
 - (c) Provide the community with greater clarity on the selection criteria for removing trees to make an informed decision. Some felt that Dixon Street is too dark and welcomed more sunlight into the space. Others felt that the trees are a strong feature of the street and provide great summer amenity.

- (d) Expand the use of lanterns throughout Dixon Street, Haymarket and Chinatown.
 - (e) Expand the use of creative lighting throughout Haymarket and Chinatown.
 - (f) Retain the Red Lantern Kiosk rather than returning it to its original open pagoda design.
 - (g) Night markets can be overly congested and could be spread out into different areas of Chinatown.
50. The City's response to key issues raised by the community is summarised below:
- (a) Lighting, furniture and paving have been refined to reflect traditional styles, respond to the desire for more lanterns, and provide more detail on designs.
 - (b) The next stage of design development will continue refinements including cultural motifs to respond to community feedback and fully articulate designs.
 - (c) The Red Lantern Kiosk will be retained, and its setting enhanced to increase public use of the area.
 - (d) Proposals for creative lighting and trees will be flexible and able to work in a scenario where all trees are retained, if required.
 - (e) Suggestions for expanding creative lighting, lanterns and markets to the broader precinct will be considered as part of implementation of the Haymarket and Chinatown Public Domain Plan 2023.
51. Attachment C to the subject report provides details of all feedback received.
52. Ongoing conversations and consultation with stakeholders will continue as part of the design development process ahead of construction.
53. The City will work with the businesses and residents to minimise impacts during construction.

KIM WOODBURY

Chief Operating Officer

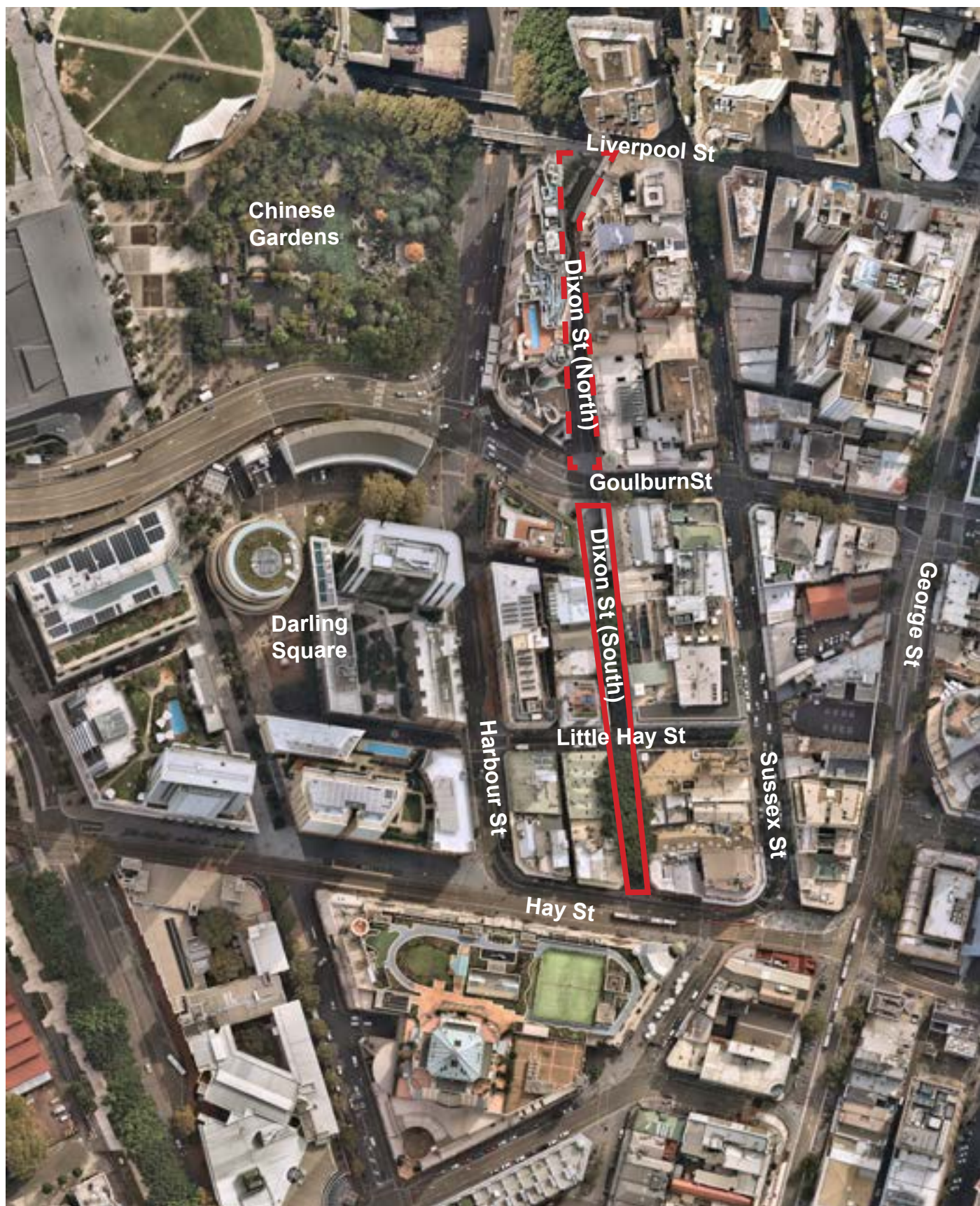
Bridget Smyth, City Architect / Executive Manager City Design and Public Art



Laurie Johnson, Program Manager Public Domain Strategy

Attachment A

Project Location Plan

Dixon Street Project Location Plan



-  City of Sydney Asset (Project Location)
-  Placemaking NSW Asset

Attachment B

Concept Design

DIXON STREET PUBLIC DOMAIN UPGRADES

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Concept Design

Inviting energy flow, respecting tradition, celebrating culture

SCOPE ELEMENTS

Restoration of the Gates

A separate project running in parallel with close coordination

Uses and services

Lighting and electrical service upgrades to support events such as the Friday Night Markets

Paving Inserts

For a new creative overlay that brightens the street

Creative lighting

For vibrancy, cultural expression, and a changing program

Furniture and public domain elements

For more comfort, a variety of seating options, and a unique identity

Tree management

To better balance sunlight and shade

15

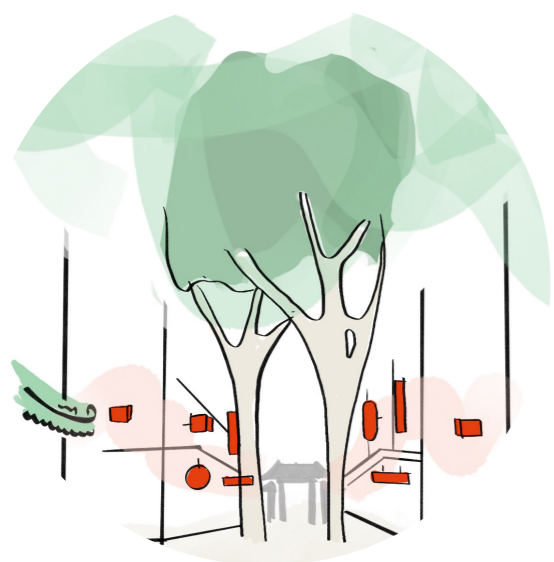


Trees

TREES

Opening up the canopy to balance light and shade

16



Public Domain

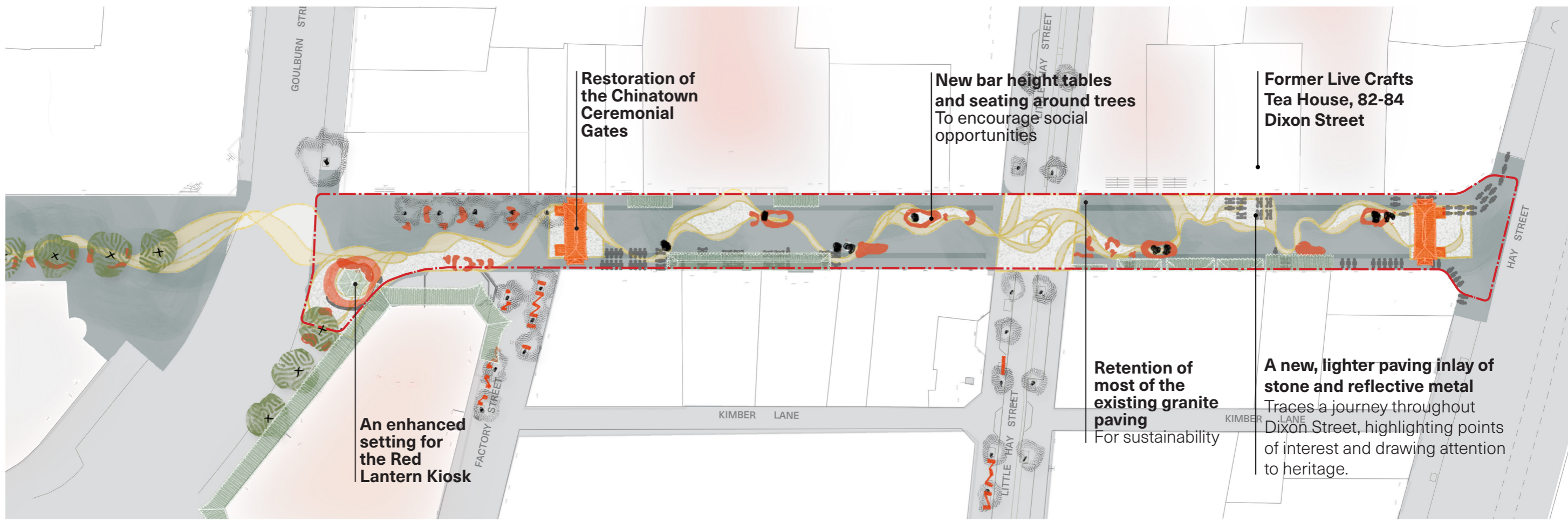


SEATING
Increasing public seating opportunities



PAVING
Paving inserts to encourage and guide movement through the street.

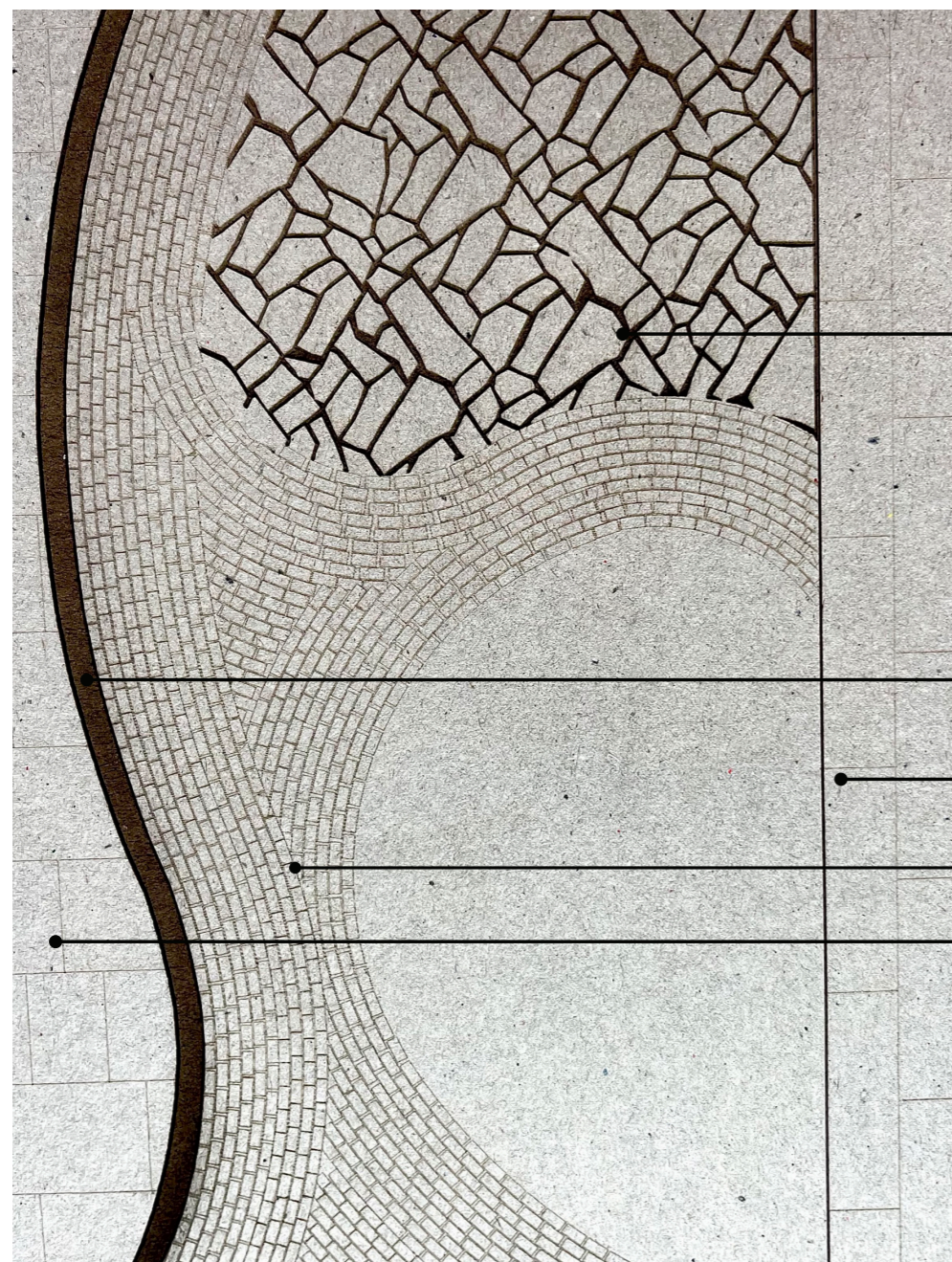
17



Paving

18

Paving Model 1:100



Proposed Crazy Paver.

Proposed reflective 'thread'. Potentially Copper inlay.

Existing Drain

Proposed cobble paving 100 x 50mm

Existing retained COS paver

Paving Model 1:25



Crazy Paver

Proposed reflective 'thread'. Potentially Copper inlay.

Proposed mounding extending from existing bitumen mounds at base of retained trees

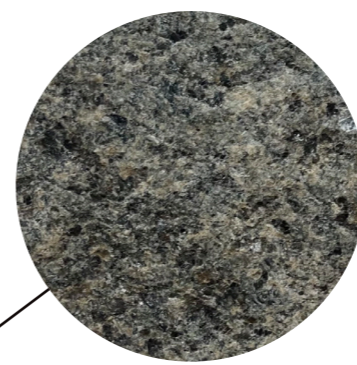
Cobble paving 90 x 90mm

Indicative model of furniture. Refer to current Sibling detailed furniture package

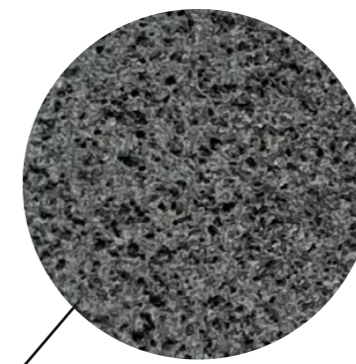
Existing retained COS paver

Paving Materials

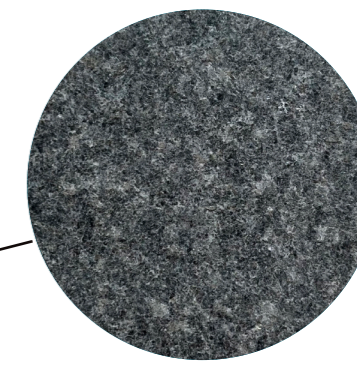
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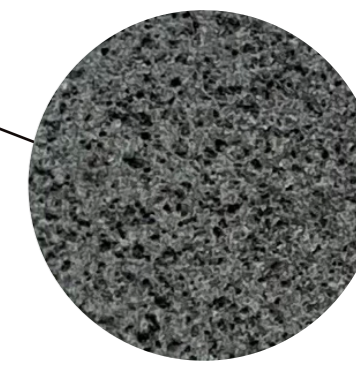
Body Paver
Austral Verde
 Standard COS dimensions
 (nom 450mm x 900mm)



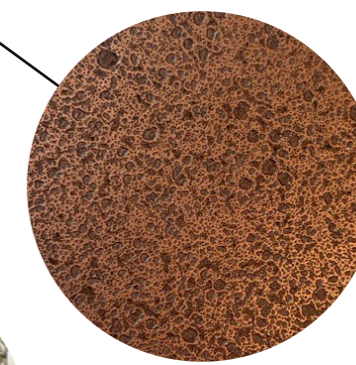
Ribbon Paving
Blue Stone
 Soft, Absorptive
 finishes to ribbon



Existing drain stone
Austral Black
 900mm x 300mm



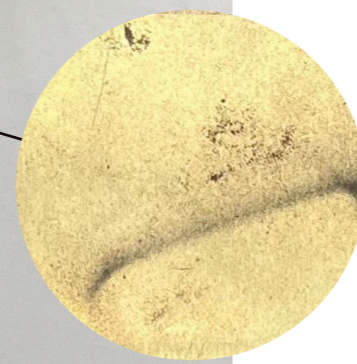
Crazy Paver
Blue Stone
 Reused Austral verde
 from removed paving
 zones



Furniture
*Steel frame with potential
 timber inlays*
 Reflects Lighting
 installation and allows
 furniture to visually float.



Tree Surround Surfacing
Resin Bonded Gravel
 Flexible to mitigate level
 changes



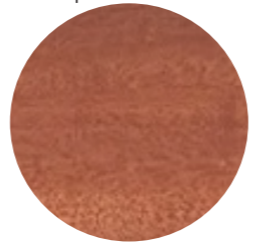
Reflective Inlay
Brass
 Consistent Ribbon along
 the length of the street.

Furniture

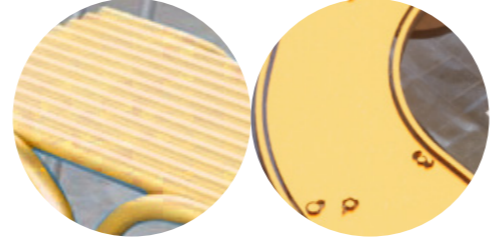
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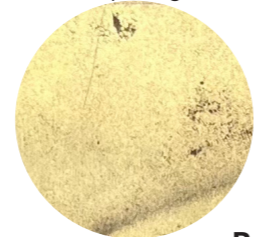
Timber Dowels
 Recycled timber dowels
 A warm place to sit and rest



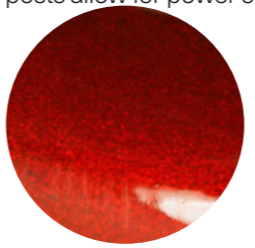
Reflective Top
 Painted Metal
 Different heights to allow different uses,
 embedded with cultural motifs



Reflective Brass
 Edge Strip
 Connected to golden thread
 in paving



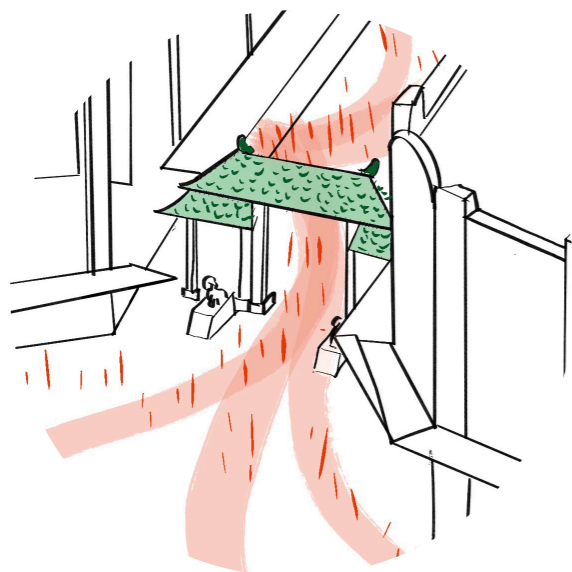
Robust Furniture Legs
 Painted Metal
 Larger posts allow for power supply



Rock base
 Heavy sandstone block
 Provides a natural, sturdy base



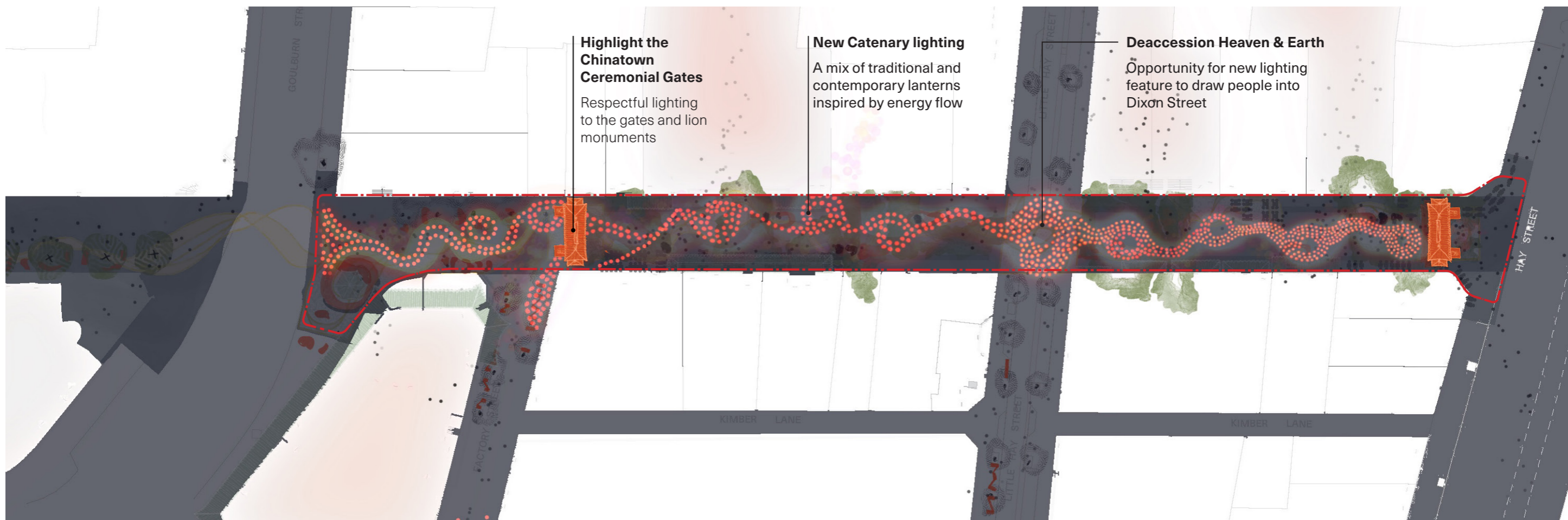
Lighting



LIGHTING
New creative lighting overlay that invites energy flow through the street and reinforces the traditional Chinatown identity with contemporary elements



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Dixon Street Reimagined



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Attachment C

**Engagement Report – Dixon Street Concept
Design**

Engagement report – Dixon Street concept design



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Overview

Project background

In 2022, more than 1,150 people shared their ideas for the future of Haymarket. This helped build a community vision for the area, following widespread lockdowns associated with the Covid-19 pandemic. Key findings of this work are summarised in a report, which can be downloaded [here](#).

In August and September 2023, we invited feedback on our proposed Haymarket and Chinatown revitalisation strategy and Haymarket public domain plan, shaped by the Haymarket community vision.

In October and November 2023, we exhibited a concept design for public domain upgrades at Dixon Street. We collected feedback at face-to-face events and meetings, via survey and through emailed written submissions. This report summarises the engagement activities and key findings associated with this consultation.

Purpose of engagement

Concept plans for Dixon Street public domain upgrades were exhibited between 18 October and 15 November.

The purpose of this consultation was to inform key stakeholders and interested community members on design developments for Dixon Street's public domain upgrades, and provide opportunities to gather feedback.

Engagement summary

This report outlines the engagement activities that took place in October and November 2023 to gather feedback on the Dixon Street public domain concept plans. It also summarises the key findings from this consultation, which can be used to further develop the design prior to construction.

126 surveys were completed during the consultation period, between 18 October and 15 November 2023. The most common language spoken by respondents was English (99%), with people indicating they also spoke Mandarin (25%) and/or Cantonese (17%).

We received 10 written submissions from a range of organisations and community members, including Soul of Chinatown, Institute for Culture and Society at Western Sydney University, and Chinese Australian Historical Society. A number of meetings were also held with key stakeholders during the consultation period.

Engagement findings

Survey responses and written submissions showed overall support for the upgrading of Dixon Street.

Vitality/Lighting

Survey responses were generally supportive of the proposed lighting design. Respondents felt the additional light will make the area safer, and the colour will make it more vibrant and inviting. However, some survey respondents suggested that lanterns may be a more appropriate lighting concept, rather than auspicious clouds. This was echoed in written submissions received.

Email submissions also critiqued the auspicious clouds design in the following ways:

- Too abstract and contemporary
- May not be relevant to the Chinese community, both recent immigrants and older generations
- Adding the cloud lighting above would overcrowd the space
- Budget would be better spent on improving the physical amenities such as quality paving, bins, seating, signage, services and provision of power for events.

Suggested improvements to the lighting design included:

- Lanterns incorporated into design as key lighting element
- Consider the daytime appeal of lighting installation and fixings
- Lighting the facades of heritage buildings and signage to create atmosphere
- Concentrate on good quality functional lighting.

Elements

Across survey responses and emails, there was broad support for the inclusion of traditional symbols in the public domain design of street furniture and paving.

Areas of consideration identified by the community include:

- The use of high-quality materials that will not deteriorate over time
- Further consultation on the traditional symbols, their location, extent and quality
- Signage in both Chinese and English
- Dual naming, that is appropriate in both Chinese and English
- Installation of educational signage
- References to iconic families and individuals of Chinatown
- Position of public furniture should work with the needs of public events
- Views regarding the Kiosk / Pagoda were mixed with those for and against converting it to seating.

The community has requested improved provision of power along Dixon Street, for public events like markets. It was suggested that an upgrade of power be integrated with new furniture, to service both current and future events. The community has noted that access to power for events has been a longstanding problem.

Space

We sought feedback on opening up the tree canopy, through selective tree removal using care and precision to improve flow and open the street to the sky.

Survey responses and written emails displayed mixed sentiment regarding tree removal, with a slight skew supporting the selective removal of trees. 50% of survey responses were supportive of the proposed concept, 39% were unsupportive, 11% were neutral. Of the written responses that referenced tree removal, 50% were supportive and 50% were unsupportive.

Those who supported selective tree removal felt that Dixon Street is too dark and gloomy, and welcomed more sunlight into the space. Many people liked the idea of opening the street up to the sky and making the street more inviting during the day.

Those who were not supportive felt that the tree canopy is a strong feature of Dixon Street and that the city needs more trees. Others commented that while the aim of more light is a good one, the removal of trees is not overall beneficial.

Suggestions made by the community include:

- Tree pruning – careful pruning, trimming on sides and top only, removal of branches
- Only removing sick trees or older trees that cause damage to buildings
- Focusing on fostering biodiversity (plants / animals)
- To consider the importance of pairing in Chinese numerology. It was suggested that trees being in pairs is significant and symbolises 'bonding' and to remove trees would symbolise 'loneliness.'

The community have asked for greater clarity on the selection criteria for tree removal, and mentioned that further information would be welcomed to make an informed decision.

Culture and Heritage

The community have emphasised the importance of culture and heritage in upgrading Dixon Street, including:

- Preservation of buildings and landmarks with heritage or cultural significance
- Heritage listing the Chinatown Ceremonial Gates
- Cultural heritage and historical stories presented in the street via plaques, or through QR codes linking to past stories relating to the area and positive contribution of the community/neighbourhood
- Use of traditional Chinese characters, rather than simplified Chinese as a way to honour the Cantonese heritage of Sydney Chinatown.

Outcomes of engagement

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

Submissions received during October/November 2023 consultation

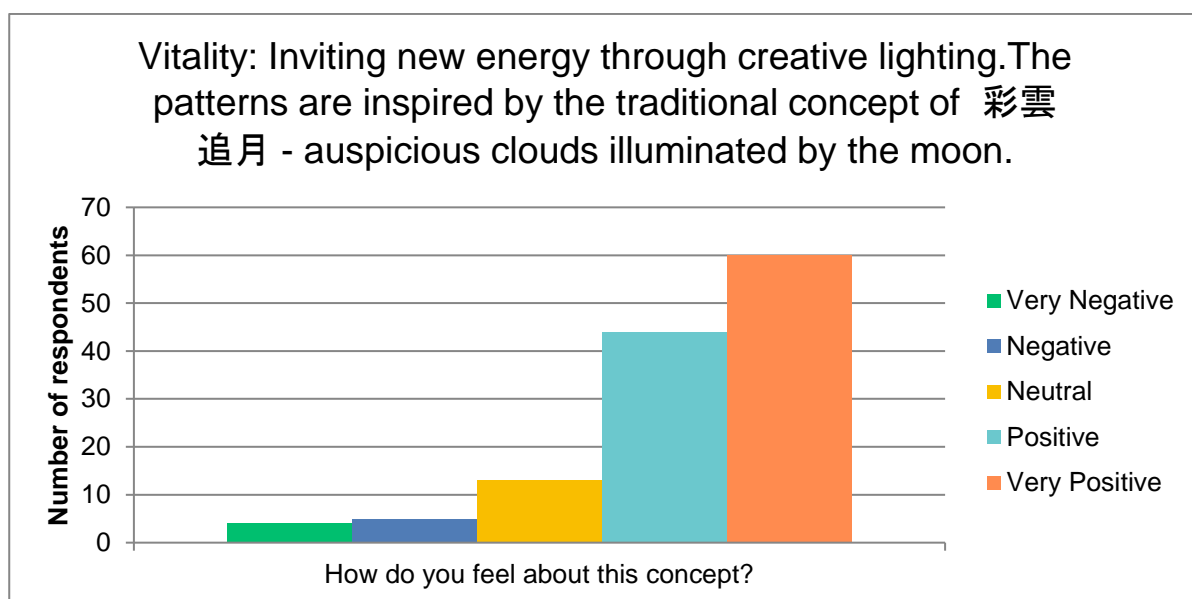
We received a total of 149 submissions and the Sydney Your Say page was visited 1,693 times during the public exhibition period.

Quantity	Description of activity
149	Total submissions received
126	Survey submissions (4 submissions in Simplified Chinese 1 submission is Traditional Chinese.)
10	Written submissions received via emailed
13	Written submissions at face-to-face events
1,693	Sydney Your Say webpage visits
435	Document downloads

Survey feedback and sentiment analysis

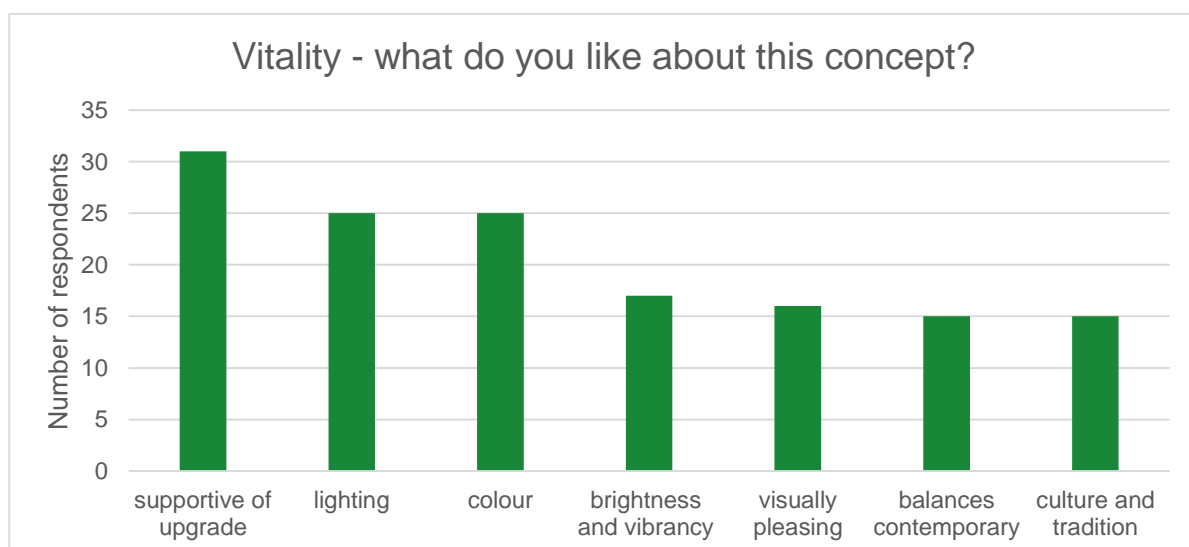
Vitality

Regarding the theme, 83% of feedback received was very positive (48%) or positive (35%) about vitality in the concept design.



What people liked about the design

Qualitative feedback about what people liked was provided by 96 respondents.



Lighting

“It brings light and emphasises the Chinese cultural heritage of the street.”

“The additional light will make it safer, and the colour will make it more vibrant and inviting.”

“I absolutely love the lighting proposed which is excellent and long overdue!”

Colour

“I love the colour and traditional motif.”

“It enhances the streetscapes in terms of brightness and colours and attracts more people to wonder and stay at Dixon Street than passing through.”

How people felt the design could be improved

Qualitative feedback about what could be improved within the theme of vitality was provided by 73 respondents. Of the feedback provided, 14% of responses made suggestions to extend project scope.

“Make the area larger. Rent relief so the closed down shops can reopen?”

“Same type of lighting on buildings.”

“Scope to extend similar lighting installations to side streets as well.”

The next most recurrent suggestion (11%) was to improve the artistic style of the design.

“Improving the art style to capture the look of clouds better without caricaturing Chinese culture or making it look cliché, too flashy/trendy and look dated over time.”

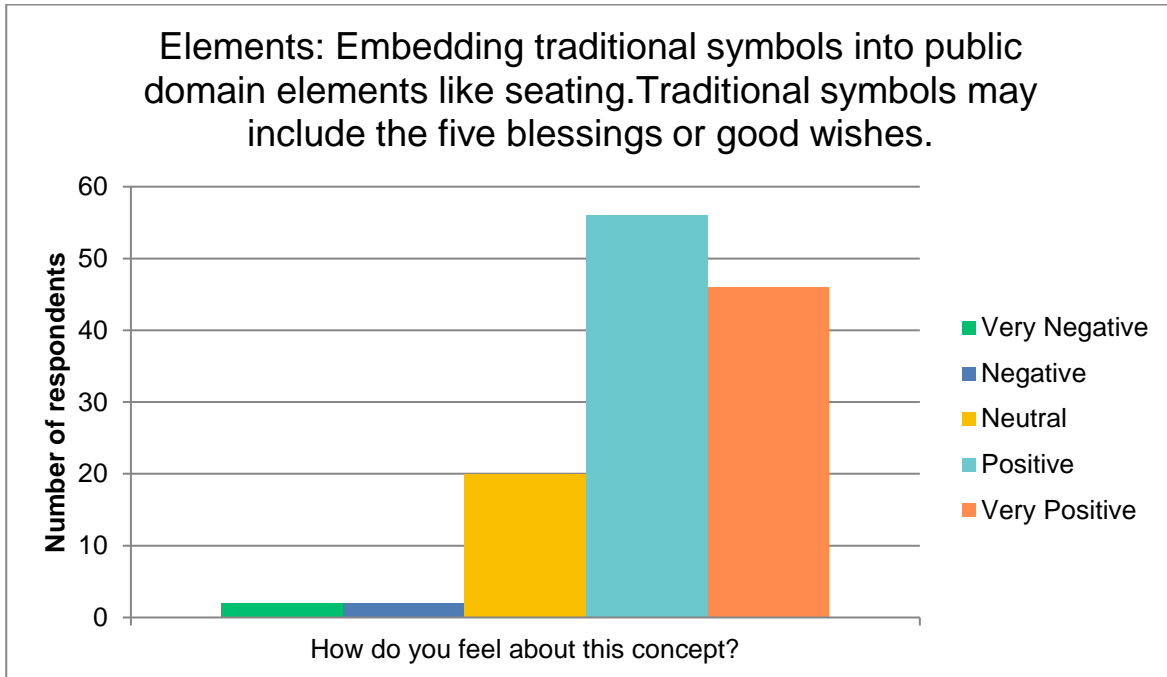
“It moves too far away from the essential character of Chinatown a modern version of traditional concepts eg lanterns is better than the Cloud concept.”

The third most recurrent suggestion for improvement of the design was light movement.

Respondents suggested interactive lighting, adding glowing effects, lights “moving like waves of the sea”, and lights with “subtle tonal changes or intensity to emulate the movement of clouds,” amongst other suggestions.

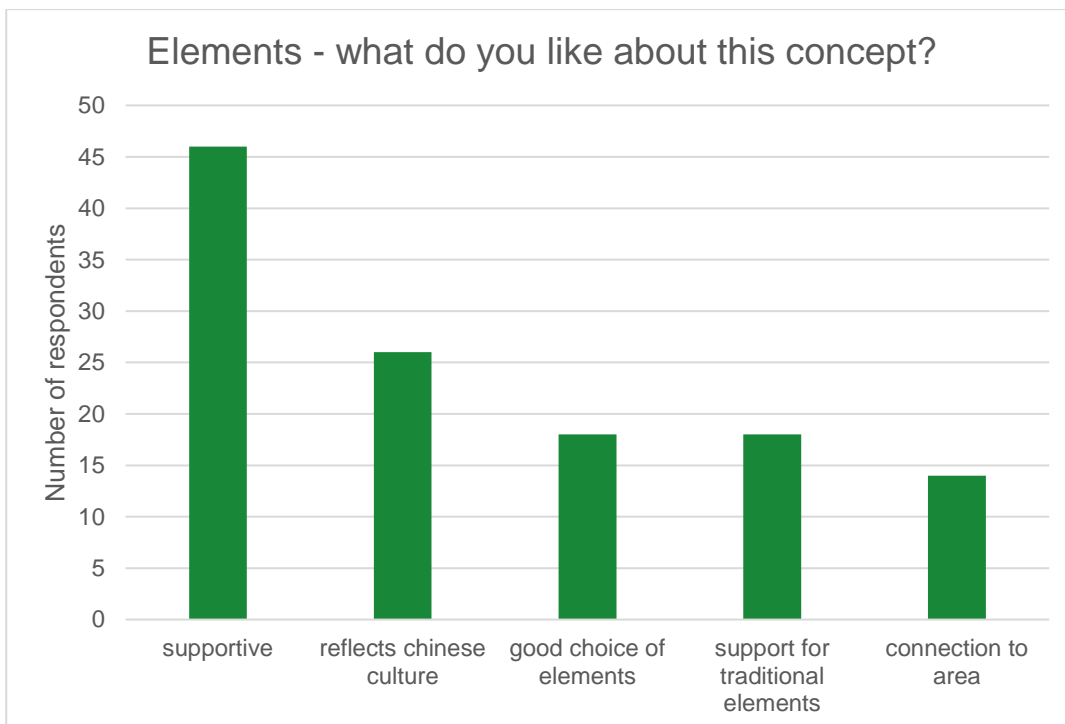
Elements

80% of people felt positive (43%) or very positive (37%) about the theme of elements in this design.



What people liked about the design

Qualitative feedback about what they liked was provided by 76 respondents.



Reflects Chinese culture

“Sounds dynamic and colourful, and in keeping with the cultural heritage of the area.”

“It's sounds like a good concept to reflect Chinese culture.”

Good choice of elements and traditional elements

“I like having these elements incorporated and each street has it's own element.”

“I like that it incorporates traditional elements in the art design,”

“Love the use of traditional symbols and elements in the street furniture and fixtures.”

How people felt the design could be improved

Qualitative feedback about what could be improved was provided by 59 respondents. Of those who responded, the most requested improvement was for educational signage which explains the meaning behind the design (20%).

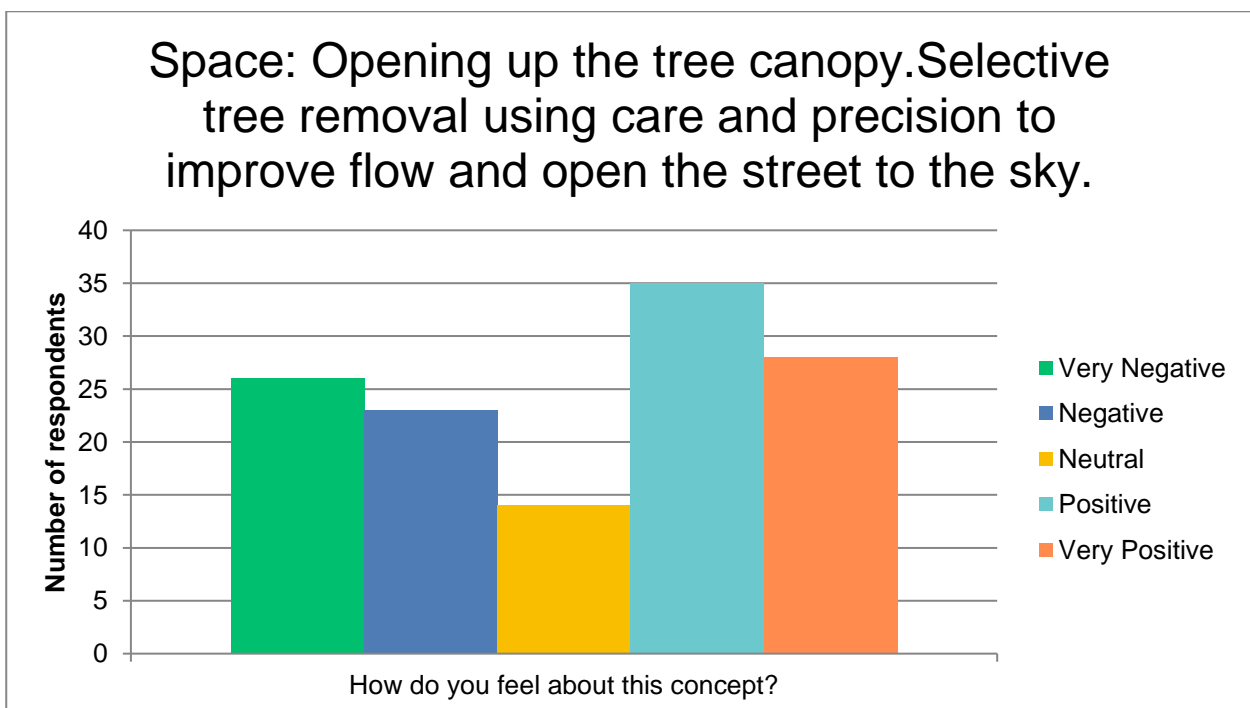
The next most requested improvement was for signage to be in both Chinese and English.

The project team was also asked to consider using both simplified and traditional Chinese, and signage for non-Chinese and non-English speakers (15%).

Space

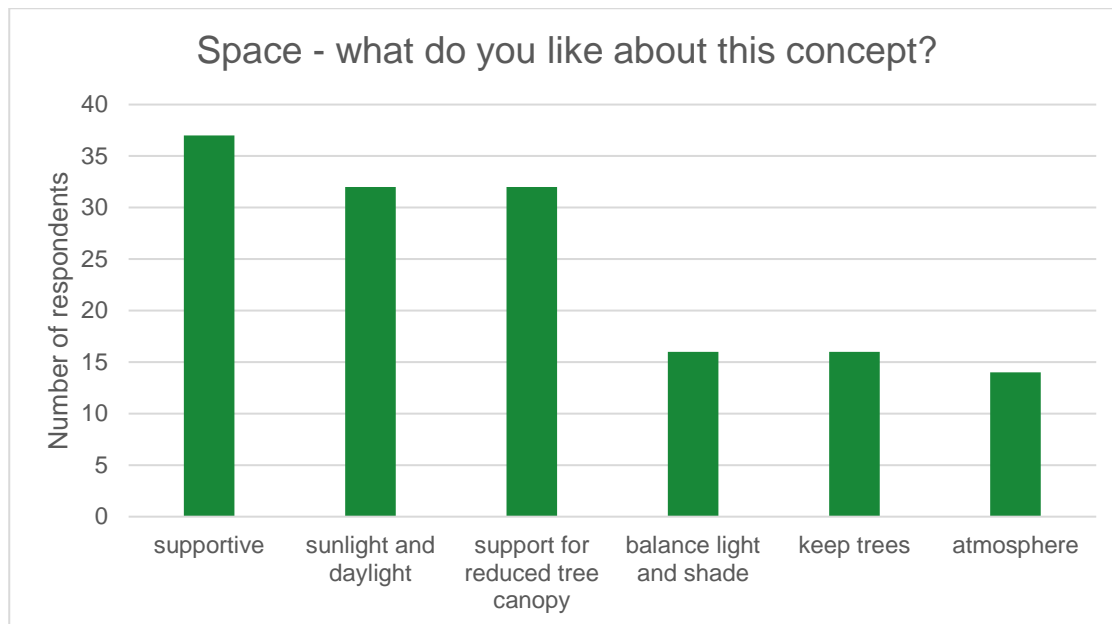
We sought feedback on opening up the tree canopy, through selective tree removal using care and precision to improve flow and open the street to the sky.

Responses were mixed about this aspect of the design with 61% of people feeling neutral or positive/very positive (28% positive & 22% very positive).



What people liked about the design

Qualitative feedback about what they liked about this design element was provided by 84 respondents.



Of these 84 respondents, 38% made specific mention of the positive impact this would have on bringing in sunlight and daylight. Related themes included lifting what is currently a “dark and dingey” stretch, as well as making the area safer, greater connection to the sky and the city’s surrounds.

“Opening up the sky for more sunlight.”

“During the day it is often dark.”

“Dixon street is too dark and gloomy, I can understand why this is being done.”

“More sun into a dark street.”

“I like the idea of opening it up to the sky and inviting more light and allowing people on the street to be connected to the city.”

Those with either neutral or mixed sentiment around the theme of space made comments such as:

“The aim of more light is a good one but don’t see removing trees as overall beneficial.”

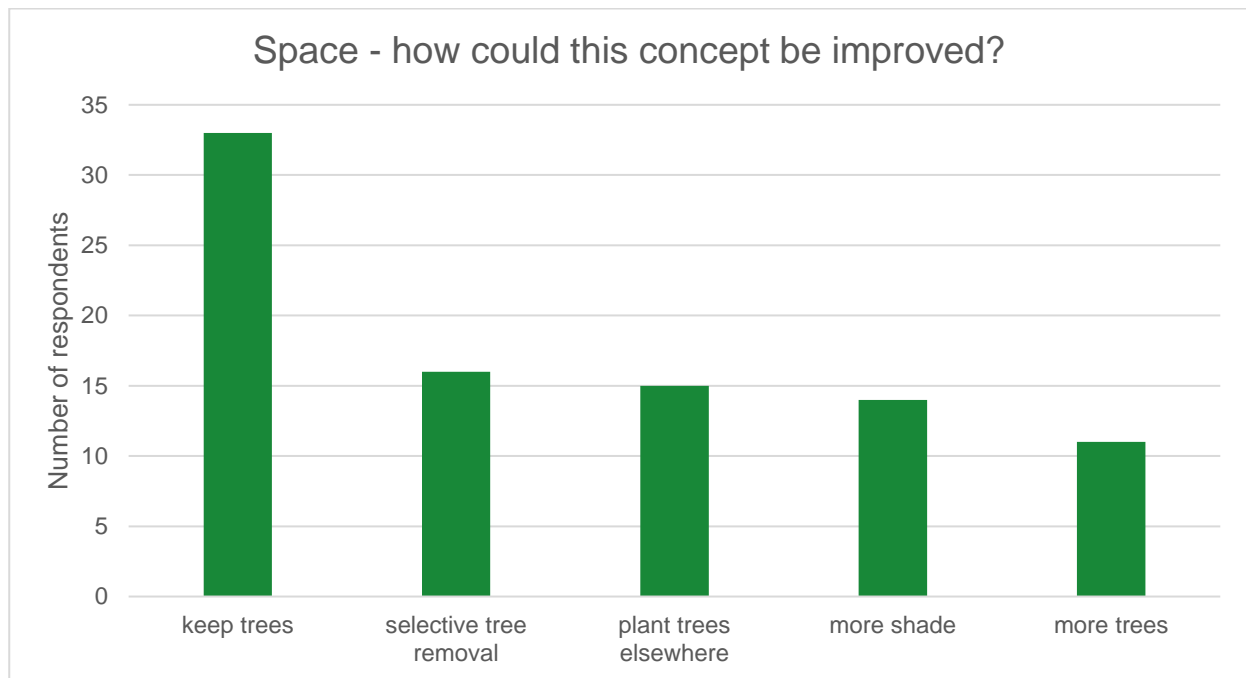
“This is one of the only streets in the city that has a lot of trees, would be a shame to reduce it. However, I do agree that at daytime it is quite dark.”

“While it’s a shame to lose some trees, they have gotten quite big and they do make the street quite dark and less inviting during the day.”

“Good if it improves things but not if it allows too much sun in on a hot day. The loss of the full canopy could be detrimental but it can look a bit dark under there. I’d need to see it at different times of the day to judge.”

How people felt the design could be improved

Qualitative feedback about what could be improved was provided by 84 respondents.



39% of respondents requested that the trees be kept.

“We need more trees.”

“The tree canopy is a strong feature of Dixon - it makes the space relaxing, humanises and softens the area - I am strongly opposed to any tree removal - and fail to see the benefit.”

Within the requests to keep trees, was a discussion around losing shade, as well as other proposed solutions. Examples include:

“...But I wouldn't want to lose too much shade, especially given the warming climate and the ever-present need for cooling, purifying greenery in Sydney's urban centre.”

“Why must every block of this city be deprived of shade? Dixon street is one of the few comfortable streets to walk around in summer.”

“I don't like the idea of removing trees as shade is incredibly important in hot summer.”

Alternative solutions were recommended:

“Plant more trees and/or add more plant beds.”

“Retain existing trees and install lights on them.”

“Keep the trees? Use other sources for more light instead (maybe something like a heliostat?).”

Tree pruning was mentioned in 7 responses, some of which were:

“The tree canopy will be needed in the summer to provide shade and reduce the wind tunnel it would create if removed. Trimming on the sides and top would be more beneficial.”

“Very careful pruning required to keep the beauty of the trees and not damage the shade provided by them i.e. not electricity wires type pruning that is purely functional with the aesthetic not considered.”

“Just cut off some branches instead.”

“I would just trim the trees that are currently there.”

The concept of selective tree removal was referenced in 15 responses, such as:

“Don’t overdo it.”

“Only remove any sick trees.”

“Just to ensure the right trees are removed, and perhaps focusing on one’s that are old, sick, or may cause damage to buildings with their roots.”

“Being careful which trees are managed.”

Some respondents requested more information to help form an opinion on the proposed concept:

“What are the selection criteria for the trees to be removed?”

“Is it necessary to remove trees. What is the justification and who did the study? further information would be welcome to make an informed decision.”

Other comments about the Dixon Street Public Domain Upgrade plan

A total of 87 respondents answered the question “do you have any other comments about the Dixon Street Public Domain Upgrade plan?”

Support for the concept plan

14 people expressed explicit support for the upgrade plan:

“This is an excellent initiative to revitalise Chinatown.”

“It looks very welcoming and inviting.”

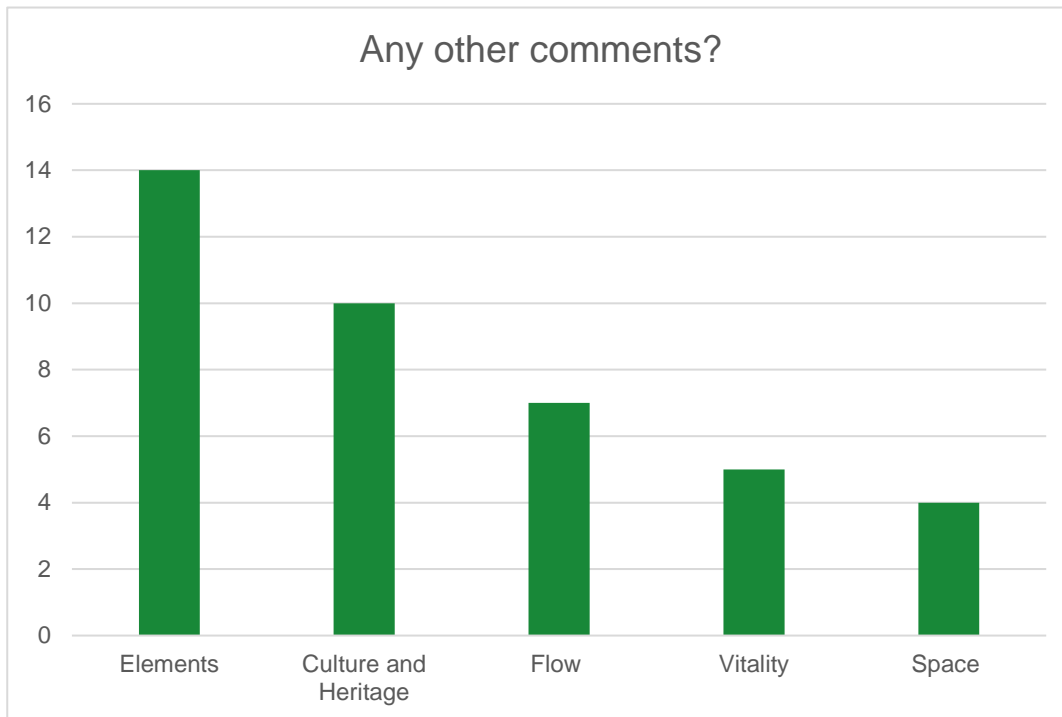
“Very excited for it!! Plan looks gorgeous.”

1 person did not support the plan:

“Overall, disappointed. For the money proposed, there seems to be not many improvements.”

Comments made, relating specifically to concept plan focus areas

People made a range of comments that related to specific areas of the upgrade concept plan.



Elements

Paving:

People were supportive of upgrading the paving.

“New paving should consider potential uneven ground and build in power points for events.”

“The paving needs to be cleaned or replaced with slip proof surface, which is suitable for all weather conditions.”

“If budget allows - larger stone slabs for flooring will help to make a cleaner and more spacious look.”

Seating/furniture:

8 people commented on the seating / furniture. 6 people were supportive, mentioning the need for more seating / furniture of high quality so people can spend longer in the area, and that seating should be coordinated with food outlets

“I appreciate the way to circulate and move, and also the opportunity to seat for lunch or pause.”

“Make sure there’s enough seating and places to allow people to linger. Encourage more Al fresco dining. Check out HK’s sitting out areas for inspiration.”

2 people were opposed to the furniture/seating depicted in the concept design:

“The furniture depicted looks cheap and nasty like outdoor furniture from Ikea.”

“The seating will not work with the Friday Night Market operations, logistics and flow through of Market visitors.”

Kiosk:

People were in support of renovating the kiosk, either upgrading the existing structure and lighting it or converting back into seating. Concern was expressed about homeless people monopolising its use.

Culture and Heritage

The preservation of buildings and landmarks with heritage or cultural significance was important to respondents. Specific mention was made of the following landmarks:

82-84 Dixon Street (Kwong War Chong building):

“82-84 Dixon Street, for example, is a culturally sensitive site which embodies important aspects of the history of the Chinese in Dixon Street. Like some of the neighbouring shopfronts, the former Kwong War Chong Building shows alarming signs of neglect despite being heritage-listed. It is important that the heritage of this site is not lost due to unsympathetic development or no development at all.”

Australian Chinese Ex-Services Reunion Memorial:

“Highly recommend that Dixon Street north be fully upgraded with the Australian Chinese Ex Services war memorial playing a significant part in the design.”

Harbour City Cinema:

“If you could open up the old cinema for some old Cantonese films, and Chinese films on a regular basis would be great. There was a brief opening recently where the space was used but didn't have any cultural or historical significance.”

Chinatown Gates:

Support was expressed for the lighting of the gates.

Cultural heritage and historical stories:

People wanted to see cultural heritage and historical stories present in the street including via plaques with information and links to “QR codes of past stories relating to the area and positive contribution of the community/neighbourhood”.

People felt that the use of traditional Chinese characters was an important way to honour the Cantonese heritage of Sydney Chinatown, rather than the use of simplified Chinese.

Flow

People supported the removal of digital billboards and payphones:

“The plan also mentioned repositioning advertising boards. I am very much in favour of this, and would be even happier having them removed entirely - these boards seriously impede pedestrian movement and are visual pollution all over the city, obstructing sightlines, commercialising public space and too frequently advertising alcohol or other things people should be able to choose to avoid.”

2 people mentioned the importance of Feng Shui:

“Forgiving me for being a bit superstitious, I would suggest to consult a fengshui master to get a reading. Because business owners, investors and visitors may believe it, and it has been a normal practice for major projects in places matter to Chinese people around the world. Should be considered as part of proper cultural consultation to make sure the ideas appropriate.”

1 person questioned the removal of the bollards, suggesting that they helped protect pedestrians from cars.

Vitality

People were broadly supportive of the Auspicious Cloud lighting design and that the particular choice of colours would be important.

“I think the lighting has the potential to be really beautiful and evocative.”

1 person suggested red or colourful solar powered lanterns would be a good alternative to the clouds.

1 person suggested that the lantern display across Goulburn Street should be “a more organic multi-layered ensemble of floating lanterns (like the birdcages in Angel Place) rather than a flat ceiling of light.”

Space

3 people were against tree removal:

“Happy for more amenity/art but not at the expense of trees.”

1 person supported removal:

“Also the trees will still continue to grow - maybe replace with different greenery e.g, those bush planter things that City of Sydney likes so much.”

Comments related to Haymarket and Chinatown Revitalisation Strategy

A proportion of the comments (36%) fell outside the scope of the public domain plan and relate to initiatives within the Haymarket and Chinatown Revitalisation Strategy. The most common themes mentioned were as follows:



Revitalise shops and businesses

People felt that businesses play an important role in revitalisation and should be supported. It was felt that shop vacancy was an issue and that a diversity of business offerings in Dixon Street was important. This includes small, local businesses, new businesses as well as late night bars and clubs, night markets and food courts.

“I think the main issue is the closure of businesses along Dixon St. Several iconic spots have disappeared, and there is not much attracting the public to Chinatown these days. Perhaps there could be initiatives offered to those businesses who are looking to move to the street.”

“Dixon St is now quiet, dark, grimy and feels like there are more shopfronts closed or vacant than open.”

“Very supportive of it being a true night food market - model it on the Raohe night market in Taipei. Lots of small vendors with cheap rents able to serve up a wide variety of options. Don't over regulate it with security and fences and staff, just let it happen.”

Traffic and pedestrians

People primarily supported pedestrianisation but were concerned about the safety of pedestrians from both cars and delivery bikes. 1 person suggested pedestrianising the area of Little Hay Street between South and North Dixon Street.

“You need to look at other global / famous cities for inspiration. One common denominator is that most of these pleasant and bustling cities have become pedestrianised.”

“Please require and enforce all food delivery bikes to dismounted and push their bikes within the pedestrian zone. We've been hit and seen others injured by them.”

People felt it was important to consider how people flow into and out of Dixon Street from the rest of the City.

“In addition to the works being done, think of the flow of people and how they get there, ensuring it connects with the rest of the city”.

1 person suggested more parking spots should be considered.

“The number one thing council could do which would improve vibrancy by attracting more people is more street parking. That has been a huge reason people who used to come here no longer bother.”

Cleanliness and maintenance

People felt that ongoing cleaning of Dixon Street and ongoing maintenance of any new public domain components was essential.

“The area currently looks a bit dirty and needs a facelift.”

“Yes, that all plans when completed and works complete that an on-going plan of monitoring and care be implemented. As so often good improvements are made and then left to deteriorate over following year”

“Whilst the plan has some nice components, it fails to address the main issue plaguing the street; tired, dirty facades. A good pressure wash is needed.”

Dixon Street popup and Haymarket forum

Summary

The Dixon Street upgrade concept plans were displayed at a consultation pop-up at the Dixon Street markets on Friday 8 September 2023 and at the Community forum at Sydney Town Hall on the 19th of September 2023.

13 people made comments and feedback was in line with the survey results. People were generally supportive of the plans with specific reference to the inclusion of cultural motifs, and the creative lighting proposal. People made specific mention of support for the red lanterns and expressed a desire to see the removal of digital billboards from the street.

In line with the survey results, views on opening the tree canopy were mixed. There were people for and against their removal. Instead of removal it was suggested that they could be retained but better managed. Justifications for removal included the excessive shade they cast and maintenance issues they cause for landowners.

Written submissions

Overview

We received 10 written submissions (emails) during the consultation period: 4 institutions/societies/collectives, 2 businesses and 4 individuals submitted.

Institutions / societies / collectives:

- Soul of Chinatown
- Institute for Culture and Society at Western Sydney University
- Chinese Australian Historical Society
- Collective of community stakeholders and cultural leaders

Business:

- Banna Property Group
- Blue Sky Markets

Sentiment

Overall sentiment amongst the email responses was favourable with 7 respondents expressing positivity that the plans to upgrade Dixon Street are progressing. Many of the submitters suggested adjustments or identified what they see as gaps in the current proposed plans.

The point was made that Chinatowns around the world –

“...still thrive and remain important to the local Asian and migrants communities because there are reasons for them to visit often because of diversity of businesses. Locals go to Chinatown to shops, buy food and ingredients, to pay bills, to dine, have a haircut, to meet, social and play. Overly ‘themed’ Chinatown will only serve tourists well, including once-a-year visitors to Chinatown from Sydney metropolitan.”

Key themes

Heritage

8 respondents

Heritage was the most commonly mentioned issue and considered a central design driver for the upgrade for those supplying written submissions. The point was made that supporting business and preserving Chinatown's unique heritage and original character are complementary aspects to revitalising the area.

Chinatown gates

Support for the restoration of the Chinatown gates (4 respondents)

There was support for the preservation of the Chinatown gates and for supplying historical context and interpretation on site, including the dynamic nature of Sydney Chinatown's history. It was noted that the lighting of the gates could be more pronounced and feature the entire structure.

Other historic buildings

People also wanted other historic buildings and sites preserved and their history made known to visitors to Chinatown by way of signage, QR codes to digital material (images / oral histories) and onsite plaques. It was felt that the Kwong War Chong building (82-84 Dixon Street) in particular has potential to be used as a living history space and community centre.

It was suggested that "Council integrate heritage planning, and promote more heritage listing, update its cultural asset mapping and work actively with local property owners to understand the value of identification and recognition of heritage values and historic places and to conserve and maintain their heritage buildings accordingly."

The buildings specifically mentioned were:

- Kwong War Chong building - 82-84 Dixon Street (5 respondents)
- the two clan association buildings c.1910 at 50-54 Dixon Street (2 respondents)
- Dixon House c.1910 at 80 Dixon Street - formerly an Anthony Hordern warehouse (1 respondent)
- the building c.1910 at 90-100 Hay Street- which houses the Emperor's Garden restaurant (1 respondent)

Pagoda / Kiosk / Pergola

There were differing views on the future of the Pagoda / Pergola / Kiosk:

- the existing pergola is a great adaptive reuse of the original structure and is visually appealing at night. Not supportive of returning to its original design. (1 respondent)
- maintain and repurpose the existing Information Kiosk into a multipurpose, day and night facility that becomes a landmark in Chinatown where people can meet and gather. (1 respondent)

Public Art

It was suggested that more recent public art by Chinese artists (Lindy Lee's 'New Century Garden' and Jason Wing's 'In Between Two Worlds') also be preserved as heritage items – offering a link between 'tradition' and the 'contemporary'. (1 respondent)

Comments about specific aspects of the existing plan

Vitality: Regenerate Dixon Street with light

7 respondents

The majority of respondents who commented on the Auspicious clouds lighting concept were not supportive of the design and made a range of suggestions on how it could be improved.

Auspicious clouds

Opposed to Auspicious clouds (5 respondents)

"While the concept of 'auspicious clouds illuminated by the moon' is an inspiring

one, the proposed design seems too abstract and contemporary.”

“Auspicious clouds theme may not be relevant to the Chinese community, both recent immigrants and older generations.”

“Adding the cloud lighting above would overcrowd the space, adding too much "yang" energy here - especially with all the other neon lights around.”

“Questions have been raised around the scale and proportion of the proposal against the existing tree canopies. Can the proposal be reduced in bulk and designed to complement the existing trees and proposed canopies. We understand the need to improve lighting along the street and would like to understand how this being achieved and if it can be without a significant overhead artistic lighting element.”

Suggestions:

- How will the installation look during the day, what is its scale and impact when not operational? e.g., will fixings and supports be more dominant and apparent? Could the next presentation depict daytime views as well as presenting alternative content creations that demonstrate how the lighting installation works, i.e.: an animated rather than a static image.
- Lanterns have been something the community has been asking for years. Suggest modern, programmable LED lanterns throughout Dixon Street.
- Highlight the contrast between the "green" trees (the wood) and the lanterns/or other kinds of lamps (the fire element). The number of lanterns and how they can be organized should be carefully planned.
- Lighting the facades of heritage buildings in a subtle and imaginative way will promote greater public awareness and further engagement.
- Thematic lighting on buildings and signage to create atmosphere (Xi'an, China night market).
- Install good quality functional lighting. Aesthetic lighting to happen organically over time and potentially in relation to events.
- Will Auspicious clouds feature be valid into the future and could the technology be obsolete in the short term? Would a simpler interpretation and/or cultural icons like physical lanterns be more relevant and consistent into the future?
- Need for stakeholder/landowner and Council design collaboration/discussion: creative lighting above Dixon Street, led by the Council, will be seen divorced from new characterless vertical elements (façade) or wouldn't achieve the maximum effect as intended in the Concept Plan if private landowners themselves don't use the new façades for new creative/neon lighting.

Support for Auspicious Clouds lighting elements (1 respondent)

“Artistic lighting elements are welcome. To create a better nighttime environment, there also needs to be sufficient functional lighting that provides greater illumination than what is there currently.”

Lantern Display

Support for Lantern display at corner of Goulburn Street and Dixon Street (4 respondents)

“The lanterns at the Goulburn St ends are welcomed - how this will integrate with the modern lighting installation? Potential to work with building owners to expand this vision.”

Neon Lighting

Opposition to neon lighting (1 respondent)

One respondent also noted that development proposals for properties in the area don't retain or include neon lighting. Council should be collaborating with landowners to realise a unified vision (properties: 96-100 Hay Street ('Emperor's Garden'), 417-419 Sussex Street, 82-84 Dixon Street).

Public Art

There was opposition to the Heaven and Earth lighting installation:

"The removal of the 'Heaven' art installation at the intersection of Dixon & Little Hay St provides an opportunity to feature and integrate a new iconic installation representing Chinatown which could therefore reduce the need to have the "Auspicious Cloud "along the length of the street."

Elements

6 Respondents

High quality functional amenities were seen as very important for the revitalisation of Dixon Street. "Our community strongly advocates for a larger portion of the limited budget to be allocated to the improving the physical amenities such a quality paving, bins, seating, signage, services, power..., over the artistic light installation. We are keen to establish a high-quality public realm that sets the standard for the remaining revitalisation of Haymarket."

Traditional Symbols

Support for the use of traditional symbols (3 respondents)

- Further consultation on the traditional symbols, their location, extent and quality
- Ensure that the paving material is a consistent high quality along the street.
- Reference the iconic families and individuals of Chinatown
- Reference stories including: the Kwong War Chong building, Billy Kee, King Fong, the clan houses, King Fong, Stanley Yee, Mei Quong Tart etc.

Support for cultural design of wayfinding (3 respondents)

Support for creative and cultural design of wayfinding signage around the precinct as part of the Public Domain Upgrade.

Support for dual naming of streets in Chinese language (2 respondents)

- need to consider Cantonese pronunciation and the Chinese characters should be the traditional and not the simplified version

Seating

3 submitters support for more seating. 1 submitter was concerned that the current placement of seating may affect the operation of the Chinatown Market.

Supporting events and activations

5 Respondents

Access to power

The improved provision of power for public events like markets was seen as a very important aspect of the Dixon Street upgrade and was raised by 4 of the respondents:

“For many years the Market’s major problem has been the difficulty in accessing power along the length of Dixon Street. The Markets desperately require more power outlets along the length of Dixon Street.”

“Additional services to facilitate weekly markets and potential future events is required along the street. The activation is a key driver generating foot traffic day and night. The upgrade of power should be integrated with new furniture planning and services to be located underground instead of on the elevations of the buildings. Our group is keen to assist Council in working with individual building owners to establish an improved network of access and concealed services.”

Support for events and activations

- Continue to support events like Neon Playground of Chinatown
- Create uninterrupted space for live performances (buskers, musicians, dancers etc) in Dixon Street. It would assist if Little Hay Street was closed to vehicular traffic and allow more table and chairs to be placed in the precinct.
- Night markets can be overly congested at times so would support spreading these out into different areas of Chinatown.

Space – opening the canopy

4 Respondents

It was suggested that caring for Country should be a feature of the ‘Space’ design driver. There be an acknowledgement of the Gadigal traditional custodians of the land where Dixon Street is located.

Removal of trees not supported (2 respondents)

It was suggested, with reference to Chinese numerology, that the trees being in pairs is significant and symbolises ‘bonding’ and to remove trees would symbolise ‘loneliness’.

The aim of improving solar access could also be undone by tower developments (417-419 Sussex Street, 82-84 Dixon Street, 96-100 Hay Street) in the area and this needs to be taken into account.

Suggested alternatives:

- Selective pruning to improve air flow and natural light
- Regular trimming to prevent overgrowing over building roofs
- Arborist information on the health of all trees
- Focus on fostering biodiversity (plants / animals)

Support for tree removal (2 respondents)

Healthy trees should be pruned and maintained and only a select few need to be removed.

Flow – removing blockages

2 Respondents

- Support removal of blockages in Dixon Street including benches, bollards and digital signage boards
- Request removal of digital billboards and payphones (Soul of Chinatown has been advocating for the removal of these eyesores and pedestrian obstacles from Dixon Street with our petition being signed by more than 1,000 people.)

Appendices

Appendix A: Communications overview

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

Activity	Outcome
Sydney Your Say webpage	<ul style="list-style-type: none">• 1693 views• 683 survey link clicks
Haymarket Precinct Page	<ul style="list-style-type: none">• 717 views
CoS News story	<ul style="list-style-type: none">• 614 views
Lord Mayor letter	<ul style="list-style-type: none">• To 8266 properties (Owners / Businesses / residents) on 27 October
Notification email to key stakeholders	<ul style="list-style-type: none">• To 494 unique recipients on 26 October
eNewsletters Sydney Your Say November edition	<ul style="list-style-type: none">• 6760 subscribers sent on 2 November 2023

Appendix B: Communications activities

Sydney Your Sat webpage

Proposed works & maintenance

Your feedback on proposed plans to improve Dixon Street, Haymarket

Haymarket Chinatown

Open for feedback

We invite your feedback on the draft concept plans to improve Dixon Street.

PUBLIC CONSULTATION PERIOD
18 October 2023 to 15 November 2023

Why we're doing this

In August and September 2022, more than 1,150 people shared their ideas for the future of Haymarket. This helped build a [community vision for Haymarket](#).

In August and September 2023, we invited feedback on our [proposed Haymarket and Chinatown revitalisation strategy](#) and [Haymarket public domain plan](#). We developed the strategy and plan from the community vision.

What we're doing

Dixon Street is at the heart of Chinatown and is highly valued by the community, especially for multiple generations of the Chinese community who have many memories of the area.

Our planned improvements reflect what the community told us and balance a respect for the past with contemporary cultural expression.

Complete our online survey

Consultation closes at 5pm on Wednesday 15 November.

- [Take our survey](#)
- [填寫問卷](#)
- [填寫問卷](#)
- [填寫問卷](#)
- [설문조사 참여하기](#)
- [Buat survei kami](#)

Gareth Jenkins

SENIOR COMMUNITY ENGAGEMENT COORDINATOR - CITY ENGAGEMENT

02 9265 9333

sydneyyoursat@cityofsydney.nsw.gov.au

COPY EMAIL ADDRESS

The proposed improvements include restoring the Chinatown Ceremonial Gates, which were realised in 1980 by the Dixon Street Chinese Committee and the City of Sydney. The gates were designed by the Hon. Henry Tsang.

The draft plans include Dixon Street north, which runs between Goulburn and Liverpool streets, an area not owned by the City of Sydney. We will upgrade Dixon Street south and continue to support the NSW Government to review any needs for improvements in the northern section.

We want to hear your views on our proposed concepts to improve Dixon Street. Your feedback will help shape the revitalisation of this area.

We want to hear your views on our proposed concepts to improve Dixon Street. Your feedback will help shape the revitalisation of this area.

- 工作简介
- 措施简介
- สิ่งที่เรากำลังทำ
- 우리가 하고 있는 일
- Apa yang sedang kami lakukan

Dixon street public upgrades concept plan

PDF - 10.19 MB - Last modified 18 October 2023



© Concept design: Dixon street public domain upgrade

Notification via eNews

Inclusion in [Sydney Your Say eNewsletter](#) on 6th of September

Sydney Your Say

CITY OF SYDNEY 



Our plans to improve Dixon Street, Haymarket

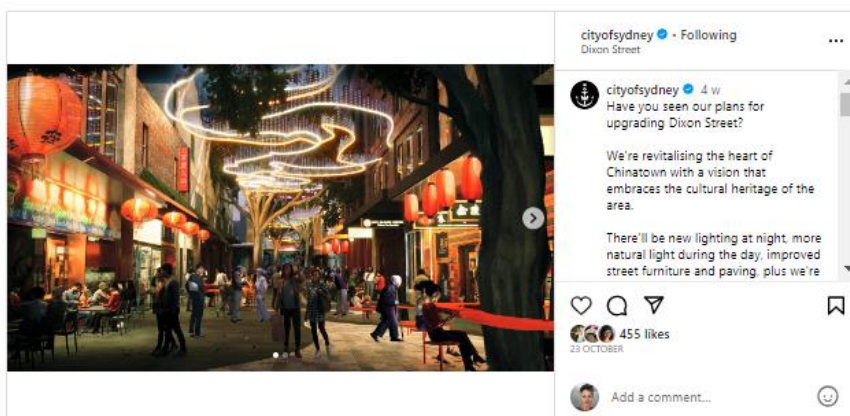
We want to hear your views on our proposed concepts to improve Dixon Street. Your feedback will help shape the revitalisation of this area.

These plans are part of our Haymarket and Chinatown revitalisation strategy and Haymarket public domain plan.

Provide your feedback by Wednesday 15 November.

[Read more](#)

Social media: Instagram / facebook / linkedin

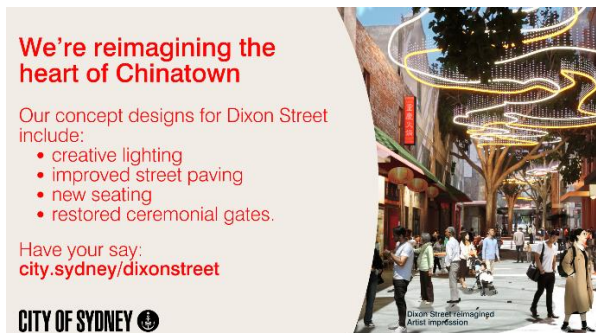


QMS panels

Dual language artwork on rotation:



Digital screens at Darling Square library:



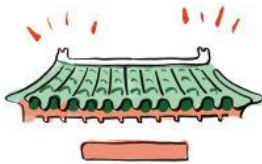
Appendix C: Consultation materials

The Dixon Street Public Domain Upgrades 24-page plan was available on the Sydney Your Say webpage for download.

Design Drivers - Dixon St South

Culture

Embrace the history/cultural identity of China Town



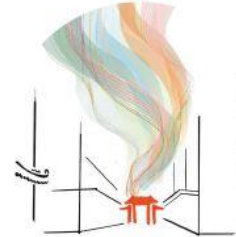
Space

Enhance the unique qualities of Dixon Street



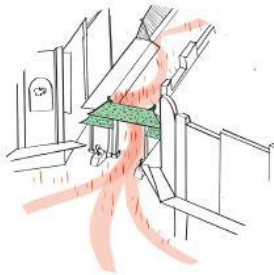
Vitality

Regenerate Dixon Street with light



Flow

Reveal and celebrate its ebb and flow



Elements

Embed identity of place in the public domain elements



Public Life

Create a space for all people, all of the time



Appendix D: Photos from the consultation popups

Popup at Dixon Street



Haymarket Forum



Document is Restricted

Item 4.

Revised Project Scope - Sydney Park Brick Kilns Precinct Renewal

File No: X082505.008

Summary

This report outlines the proposed updated scope of works for the Sydney Park Brick Kilns Precinct Renewal.

The Sydney Park Brick Kilns Precinct contains substantial remains of the brickmaking industry which once dominated the area. There were previously four separate brick manufacturing facilities operational on different sites within Sydney Park throughout the twentieth century. The structures that remain on this site constitute a striking landmark and a powerful example of this brickmaking history that contributes to the streetscape of the Princes Highway and act as a significant gateway into Sydney Park.

The objectives of the current project are to deliver the stabilisation and preservation of the Sydney Park Brick Kilns structures, to renew the surrounding landscape of the precinct and to celebrate and interpret the significant industrial and cultural history of the site.

The project scope for the Sydney Park Brick Kilns Precinct Renewal works was endorsed by Council on 22 August 2022, forming the basis for the development application and future tender for the renewal works.

On 18 September 2023, Council resolved to investigate the potential feasibility and financial implications of activation of one or more of the brick kiln structures, including making them accessible and available for community and cultural uses. Further refinements have been made during the design development phase including accessibility, structural works, services and waterproofing to the Down Draught Kilns. This report details the results of the investigation and recommends a revised project scope that includes additional works carried out to Down Draught Kiln 2 to make it suitable for use as a bookable community and events space.

Construction prices have also increased significantly over the past years, particularly for landscape works and structural components.

A pre-tender estimate of costs has recently been prepared for the updated scope of works which indicates additional funding is required for the project. This, together with the above project scope changes require Council approval.

Recommendation

It is resolved that Council:

- (A) endorse the revised scope of works to Sydney Park Brick Kilns Precinct Renewal as described in the subject report and shown in Attachment A to the subject report, for progression of tendering and construction; and
- (B) note the financial implications as outlined in Confidential Attachment B to the subject report.

Attachments

Attachment A. Revised Project Scope Summary

Attachment B. Financial Implications (Confidential)

Background

1. The Sydney Park Brick Kilns Precinct is situated just south of King Street, Newtown, on the corner of the Princes Highway and Sydney Park Road, St Peters.
2. The precinct contains substantial remains of the brickmaking industry which once dominated the area. There were previously four separate brick manufacturing facilities operational on different sites within Sydney Park throughout the twentieth century. The structures that remain on this site constitute a striking landmark and a powerful example of this brickmaking history that contributes to the streetscape of the Princes Highway and act as a significant gateway into Sydney Park.
3. The Sydney Park brick kilns and chimneys are locally listed heritage items of cultural and historical importance. The kilns precinct serves as the primary pedestrian entry to Sydney Park, providing access from King Street Newtown and St Peters Station, and is identified as an area of 'Cultural Significance' in the Sydney Park Plan of Management (2014).
4. The brickwork remains that have been preserved as a feature of Sydney Park were originally built by brick manufacturer Josiah Gentle, who traded under the name Bedford Bricks. After it purchased Bedford Bricks in 1936, the Austral Brick Company further developed the works and continued to operate it until 1973 and, in 1980, the St Peters site was sold to the New South Wales Government. The site was subsequently developed into Sydney Park with ownership transferred to South Sydney Council in 1991, and to the City of Sydney after the two councils merged in 2004.
5. The Sydney Park Brick Kilns are subject to an ongoing maintenance program which, in the past, has included archway repairs, installation of roof membranes (to the Downdraught and Hoffman Patent Kilns), bracing and repointing of brick work and chimney remediation works. In 2020, temporary bracing to the southern face of Down Draught Kiln 1 and installation of temporary palisade fencing around all Down Draught Kilns was completed to ensure public safety and restrict access to the structures.
6. The latest condition assessment has identified a schedule of further works that are required to be undertaken and funds have been allocated to proceed with the renewal of the Brick Kilns Precinct and adjoining landscape areas.

Design Development

7. Tonkin Zulaikha Greer were engaged as Head Design Consultant to develop the design for the project.
8. The project scope for the Sydney Park Brick Kilns Precinct Renewal works was endorsed by Council on 22 August 2022. The approved scope included the stabilisation and preservation of the brick kilns, reinstating the roof structures, upgraded landscaping, signage, lighting, stormwater and improvements to the precinct as the entryway to Sydney Park.

9. The developed design was presented to the Design Advisory Panel and its sub-committee on 24 March 2023 with a site visit on 28 March 2023. The following comments were noted in the minutes of the Design Advisory Panel meeting:
 - (a) The panel highlighted "Stabilisation, repair and long-term protection of the brick kilns is critically important - the solutions proposed to date are commended"; and
 - (b) Given their dramatic interior spaces, the panel noted support for the future activation of one or more of the Brick Kiln structures for community use.
10. On 18 September 2023, Council resolved to investigate the potential feasibility and financial implications of activation of one or more of the brick kiln structures, including making them accessible and available for community and cultural uses.
11. A review of the brick kilns structures has been undertaken and identified the potential for Down Draught Kiln 2 to be used as a bookable community and events space.
12. Additional works recommended to allow for community and events use of Down Draught Kiln 2 include:
 - (a) Accessibility: floating floor (webforge or similar) is required to provide accessible entry / ground plane within the kiln;
 - (b) Structural Works: additional structural stabilisation works are required via a bonded slab to the external side of the arch to allow the space to be occupied by more than 10 people;
 - (c) Services: conduits for connection to power recommended to be located at the entry to the down draught kiln - to allow for connection of services to Down Draught Kiln 2 and use for precinct activations; and
 - (d) Waterproofing: additional waterproofing works is required to the concrete roof and walls.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

13. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for the sustainable development of the city to 2050. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. This project is aligned with the following strategic directions and objectives:
 - (a) Direction 3 - Public places for all - this project will provide an improved open space through the landscape renewal component of the works. The space will meet the needs of a wide variety of user groups and provides a hub for gathering, socialising and recreation activities. It will also provide an improved connection and transition from Newtown and St Peters station through to the rest of Sydney Park; and

- (b) Direction 8 - A thriving cultural and creative life - the City of Sydney's submission to the NSW Arts, Culture and Creative Industries Policy identifies a crisis in the availability of affordable spaces for creative and cultural activities. Activating the brick kilns would make a small contribution to addressing this shortage while providing unique spaces for our creatives to use and could lead to more cultural and community events taking place in the Precinct.

Organisational Impact

14. The precinct will continue to be maintained by the City. The revised scope for the use and activation of Down Draught Kiln 2 is recommended to form part of a broader precinct wide activation by the City's major events team which may include City sponsored exhibitions e.g. Art and About or small music events/markets.

Risks

15. Structural and geotechnical risks - are the subject of continued investigation by the project consultancy team who have developed strategies to ensure the design provides a suitable long term structural solution for the Kilns.
16. Site contamination risks - due to the site's industrial history and use as a landfill, there is known contamination across the site. The Environmental Consultant and the Sydney Park Site Auditor have been engaged to understand and implement strategies for the management of risks associated with contamination within the Brick Kilns Precinct.

Social / Cultural / Community

17. The proposed stabilisation and renewal of the Sydney Park Brick Kilns will provide improved access for all members of the community within and through the precinct and provide a renewed landscape that can better cater for a wider range of activities including small outdoor gatherings.
18. The heritage preservation and interpretation of the former brickworks site contributes to the cultural richness of Sydney Park and helps to highlight the important role brickmaking played in the history of the area.
19. The activation of Down Draught Kiln 2 will contribute to the cultural richness of the precinct and allow for a new bookable venue for community and cultural events.

Environmental

20. The project will include enhancement of planting within the precinct consistent with the Urban Ecology Strategic Action Plan.
21. All lighting within the precinct will be provided by efficient LED in alignment with the City's LED replacement lighting renewal program.
22. The project will use locally sourced and low embodied materials where possible.

Financial Implications

23. There are funds within the 2023/24 capital works budget and the Long Term Financial Plan for the Sydney Park Brick Kilns Precinct Renewal however additional funding will need to be provided in the 2024/25 Long Term Financial Plan to deliver this project. A summary of the financial implications is included in Confidential Attachment B.

Relevant Legislation

24. Local Government Act 1993 - Section 10A provides that a Council may close to the public so much of its meeting as comprises information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
25. Attachment B to the subject report contains confidential commercial information which, if disclosed, would confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
26. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcomes for its rate payers.
27. Contaminated Land Management Act 1997.
28. Environmental Planning and Assessment Act 1979.
29. Disability Discrimination Act 1992.

Critical Dates / Time Frames

30. The project anticipated time frames are:
 - (a) Development Application determination March/April 2024
 - (b) Tender and Contract Award mid 2024
 - (c) Commence Construction on site late 2024

Options

31. Stabilisation, renewal, and activation works to be undertaken in accordance with the recommendation in this subject report. This option is recommended.
32. Option to only undertake the previously approved scope and any essential compliance upgrade works. This option is not recommended as it does not address the activation of the Brick Kilns Precinct providing unique spaces for our creatives to use and could lead to more cultural and community events taking place in the Precinct.
33. Expanded activation works carried out to additional kiln structures. In addition to structural/safety concerns with the other structures, spaces inside the kilns cannot achieve National Construction Code compliance without significant alterations/additions to the heritage structures. This option is not recommended.

Public Consultation

34. Following earlier public consultation, as set out in the previous report to Council, on 14 March 2022 and 1 July 2022, all surrounding properties were sent a project update which also advised of the opportunity to provide feedback as part of the Development Application notification process.
35. Detailed refurbishment plans are included as part of the ongoing Development Application notification and statutory consultation process.

KIM WOODBURY

Chief Operating Officer

Glenn Merry, Specialist Project Manager

Max Rosin-Melser, Specialist Design Manager

Attachment A

Revised Project Scope Summary

Revised Scope Report Sydney Park Brick Kilns

2 Princes Highway Alexandria



Location

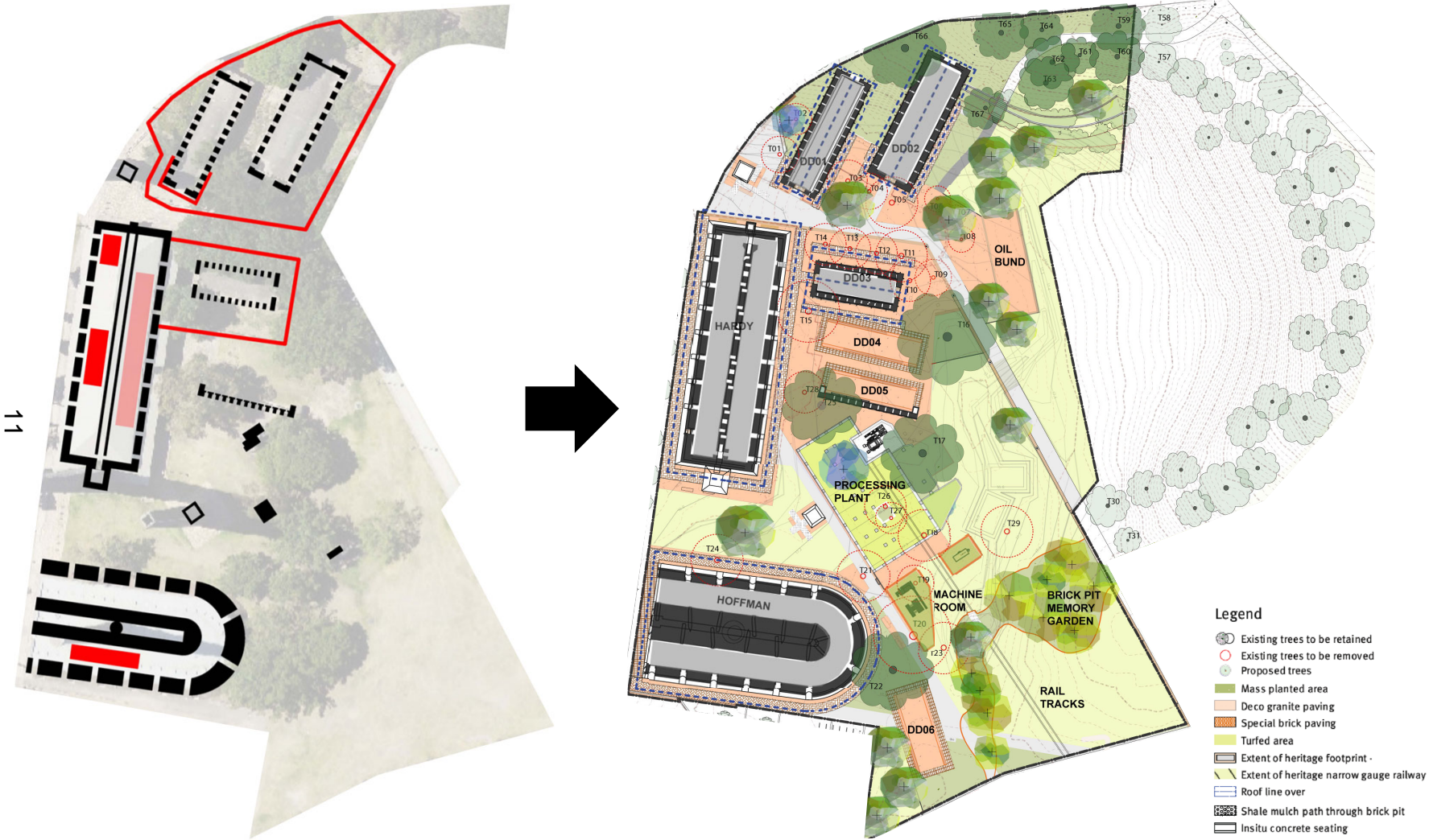


View looking south from Sydney Park Road

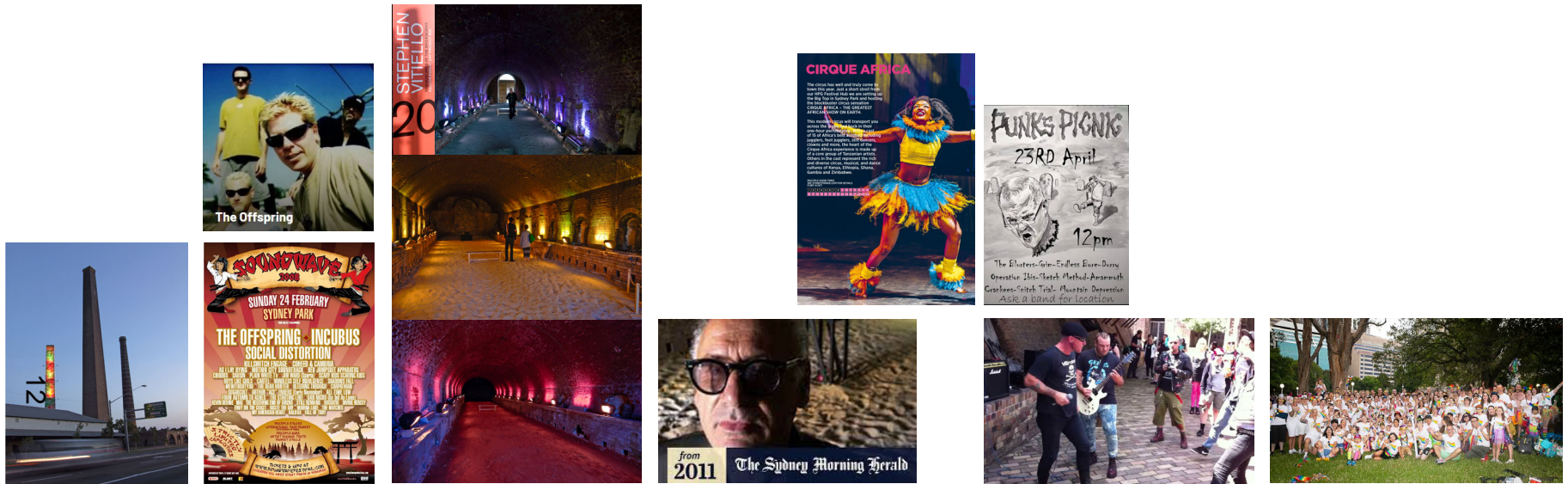


Main pedestrian entrance to kilns

Current Scope + Approach



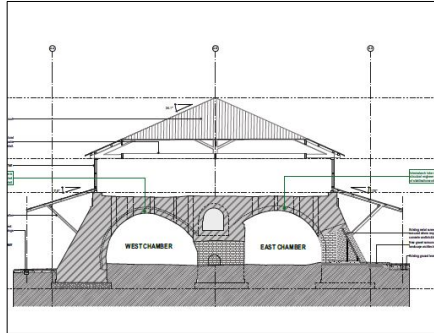
Events / Activations 2006 - 2023



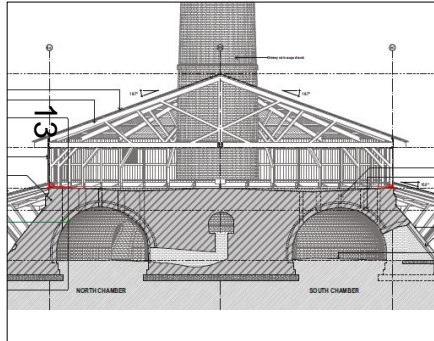
2006	2008	2010-11	2013	2016 - 2017	2018 - 2019	2020-2021	2022-2023
Christmas lights	Sound Wave February Sydney Park The Offspring, Incubus, Girls like Boys	Stephen Vitiello Project 20 - Kaldor Public Art Projects 2011 Cine Opera by Michael Nyman (UNSW)	Punks Picnic City Farm Farmers' Market	Rainbow Families International Equality Day (200) City Farm Farmers' Market Cirque Africa Event	Family Pride Rainbow Families Punks Picnic	Punks Picnic	Rainbow Families

Above is a timeline summary of the last 15 years events/activations. In recent years due to the poor condition and fencing around the kilns, these events and activations have ceased. NOTE: The timeline does not include the weekly community run activation including drumming circles and running group.

Review of Kiln Structures



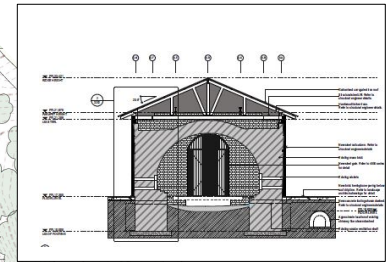
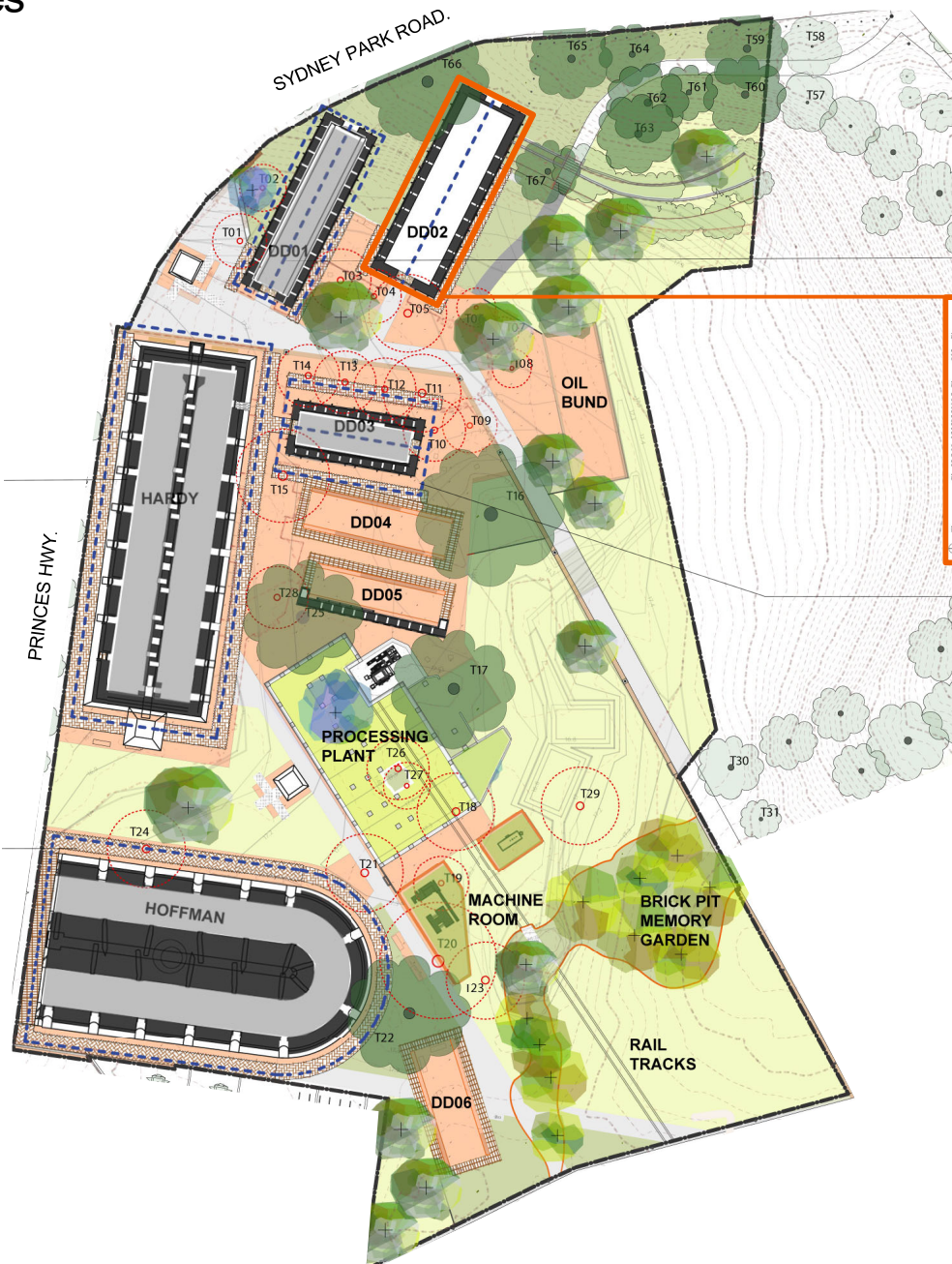
HARDY PATENT



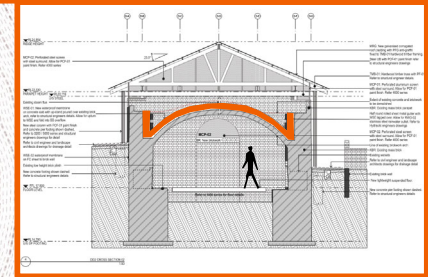
HOFFMAN PATENT

NOTES:

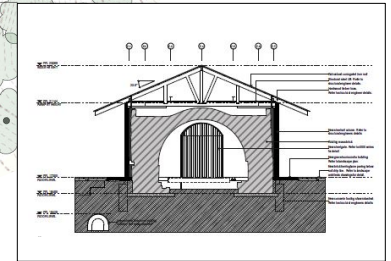
1. Hardy Kiln – 2 separate tunnel like spaces with 1.5m clear path . Entry to Kilns restricted head height.
2. Hoffman Kiln 1.5m clear path of travel accessed from Princes Hwy.
3. Downdraught Kiln 1 (3.6m wide) Downdraught Kiln 2 (4.7m wide) largest of DD kilns future potential use.
4. Downdraught Kiln 3 – (3.2m wide)



DOWNDRAUGHT 1.



DOWNDRAUGHT KILN 2.



DOWNDRAUGHT 3.

Opportunity for Use + Activation

Community + Events Use of DOWNDRAUGHT KILN 2

Recommended uses:

1. Bookable space for Community / Events Use
2. Events / Activation by City e.g. Art & About



2023 Dark Spectrum, Mandylights

VIVID Sydney

Abandoned train tunnels decked out with lights, lasers and robots as part of Sydney VIVID.



2006 Christmas

City of Sydney

Chimneys lit up as part of 2006 Christmas Lighting.



2010 Underworld, Dale Miles

Taylor Square Temporary Art

Large scale arachnid legs emerging from the disused underground men's toilets.



2010 Rush, Nike Savvas

Laneways Temporary Art - City of Sydney

thousands of strips in different colours, suspended, between the heritage buildings bordering Bridge Ln.

Additional Works Required Downdraught Kiln 2

Accessibility:

Floating floor (webforge or similar) is required to provide accessible entry / ground plane within the kiln.

Structural Works:

Additional structural stabilisation works are required via a bonded slab to the external side of the arch to allow the space to be occupied by more than 10 people.

Services:

Conduits for connection to power recommended to be located at entry to down draught kiln – to allow for connection of services to DD Kiln 2 and use for precinct activations.

Waterproofing:

Additional waterproofing works is required to the concrete roof and walls

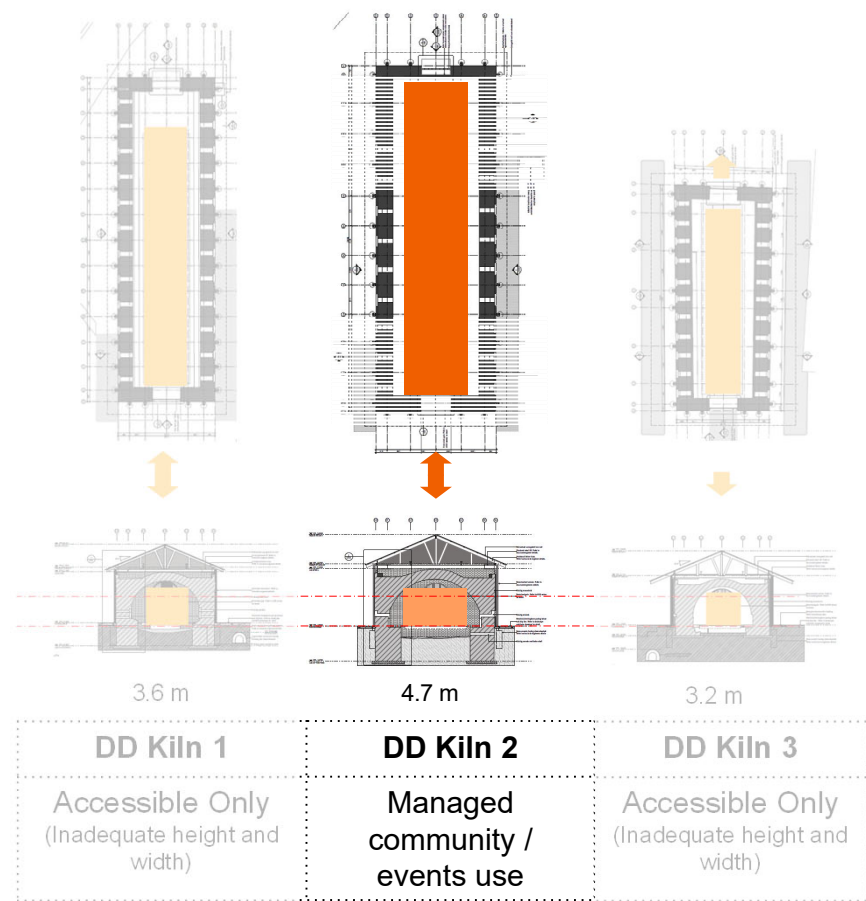
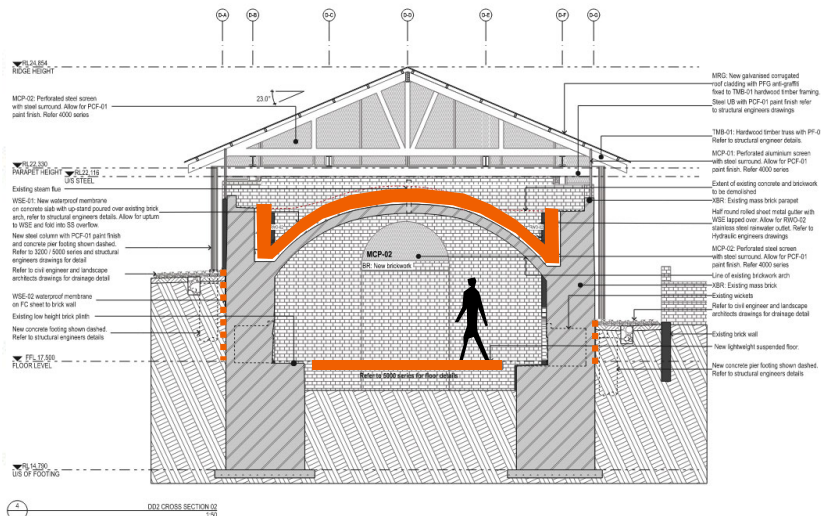
LEGEND

- 2.4m – Habitable Room
- 2.1m – Circulation Only

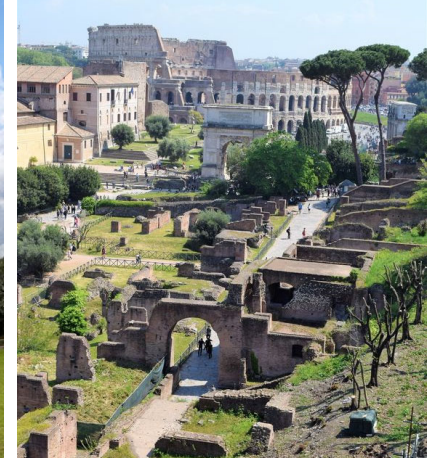
Notes:

1. BCA Ceiling Heights:
Habitable Room - 2.4 m
Corridor / Passageway - 2.1m

* Only DD Kilns have compliant entry. Patent Kiln would require extensive reconfiguration of heritage fabric to enter.



The Strategy



NOTES:

1. Relic in park landscape. (Image Park of the Aqueducts in Rome / Parco degli Acquadotti)
2. Preservation of last remaining in tact brickworks site in Sydney. (Image Paddington Reservoir)
3. Park which frames views to iconic structures
4. Value of the in between of ruin (Image Roman Forum)

16

*Preservation of the industrial relic in the landscape
+ celebrating the interstitial / in-between*



NOTES:

1. Interactive installation (image artwork VIVID Sydney Dark Spectrum)
2. Temporary City run events (image Park which frames views to iconic structures)
3. Temporary Activations (image Carriage works Markets)
4. Temporary Events (image outdoor cinema)

Activation and events to re-vitalise a highly valued public space

King St Entry - Existing



King St Entry - Proposed



Improving access and simplifying the material palette, the park entry is signified by the iconic markers of the chimneys and the industrial buildings in the landscape.

Precinct Overview - Existing



19

Precinct Overview - Proposed



Processing Plant Looking North - Existing



Processing Plant Looking North - Proposed



Down Draught Kilns Looking North - Existing



Down Draught Kilns Looking North - Proposed



24

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