

Attachment C

<h2>Summary of Submissions</h2>

Summary of submissions

No.	Submitter (named with permission)	Submission summary	Response
1	Weir Phillips Heritage Planning for landowner, 7/11/2019	<p>Information. When purchased, the subject buildings were not subject to any heritage listing, nor any draft listing. During the listing consideration, owners secured the site and provided free access to Council's representatives. Owners have sought to cooperate with Council to determine a process whereby a positive heritage outcome can arise from the significance of the site so far determined. The owners understand Council's process for listing the building and understand the heritage significance of parts of the site in relation to the history of the Chinese community in Sydney. The owners are investigating how best to recognise this significance to the Chinese and wider Sydney community. The owners have prepared a public benefit offer in connection with a development application for the sites at 82 and 84 Dixon Street and the adjoining larger site at 413-415 Sussex Street. This offer is to enter into a voluntary planning agreement, seeking to provide for the orderly and meaningful conservation of the recognised heritage significance of the place. The owners wish to maintain the established dialogue with Council regarding the heritage significance of the site, allowing a development application to proceed for the orderly development of the site at 82-84 Dixon Street in concert with the development of the owner's adjoining site at 413-415 Sussex Street.</p>	<p>It is acknowledged that the site was not affected by heritage listing prior to the interim heritage order of 22 March 2019. The cooperative approach of the landowners by providing access and generally towards the listing, discussions for future development, recognition for the recently assessed heritage significance of the place, and intent to achieve a positive heritage outcome is also acknowledged. As noted in this submission, City staff met with the landowners and their consultants in October 2019 to discuss possible future development options at a high level. Council will assess the public benefit offer, proposed planning agreement and development through the separate development application process. This development application process takes into account the assessed heritage value of the place. City staff will continue to work with the landowners on an appropriate redevelopment and use of 82-84 Dixon Street, together with the adjacent site, through the development application process.</p>
2	Community member, 7/11/2019	<p>Support. Writing on behalf of a couple. They definitely agree with Hector Abraham and City of Sydney Council that 82-84 Dixon Street should be heritage listed. Also agree with listing on State Heritage Register. This is because the building is original and has historic Chinese associations. It is imperative that the City of Sydney Council and State Government ensure that 82-84 Dixon Street is protected from demolition and/or any possible unsympathetic alteration or additions. Hector Abrahams is a highly regarded Heritage Architect and they have every respect for his findings in regard to this matter. They therefore strongly disagree with any proposed demolition of the building.</p>	<p>Support noted. The proposal to list the place as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. A nomination for the State Heritage Register is not proposed at this stage. The landowner may wish to consider this option to access NSW heritage grants for the repair or adaptive reuse of the building in the future.</p>
3	Helen Sham-Ho, 7/11/2019	<p>Support. Support the proposal to heritage list.</p>	<p>Support noted.</p>

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4	Cheryl Cumines, Chinese Heritage Association of Australia Inc, 7/11/2019	<p>Support. The Chinese Heritage Association of Australia Inc strongly supports the listing. Its importance to Sydney's Chinese population in the early to mid twentieth century and the Chinese diaspora as a whole cannot be overlooked. It is also important as architecture of the early twentieth century when many similar buildings no longer exist. As 84 Dixon Street contains many original features, it is an ideal location for a museum-type entity which has the potential to educate the public about retail life, both in general and in terms of the Chinese in the twentieth century. It remains one of the last vestiges of the Chinatown of the past for visitors to appreciate. It one of the last buildings which show evidence of the Chinatown that once existed. The continuity of use by Kwong War Chong for over a century makes it an excellent site for the study of twentieth century retail in New South Wales, and in particular with reference to Chinese Australian retail practices. Further aspects of the historic functions and importance of the building are described including remittances, related stores in Hong Kong and in Zhongshan, the mutual benevolent society for people from Zhongshan Province named Xiangxi Long Du Sen Tong, repatriations, imports and exports to China, provision of fresh vegetables for the Sydney market and gatherings for market gardeners. The Abrahams contents catalogue illustrates aspects of twentieth century retail life that would be difficult to duplicate. Through renovation and renewal, the building has potential to display the history of the period like Susannah Place in the Rocks or the Tenement Museum in New York, with the advantage of being in situ.</p>	<p>Support and further information noted. The proposal to list the place as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance.</p>
5	George Gallagher, 7/11/2019	<p>Support. Support the application to heritage list 82-84 Dixon Street and its contents.</p>	<p>Support noted.</p>
6	Julie Lee, 7/11/2019	<p>Support. Support the submission of the Museum of Chinese in Australia and to ultimately establish a suitable venue to capture the rich Chinese heritage of Australia.</p>	<p>Support noted. The proposal to list the place as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance.</p>

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7	Allison O'Sullivan, 7/11/2019	Support. Heartily endorse the heritage listing. It represents a wonderful opportunity to preserve the history of Australia's long resident Chinese community, and perhaps even the chance to create a museum and cultural centre dedicated to the community.	Support noted. The proposal to list the place as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance.
8	Osmond Chiu, 7/11/2019	Support. As a Chinese Australian who works in Haymarket, they think it is immensely important that this building is heritage listed. So much of our history in this country is unknown or swept away. Visible signs of Chinese Australian history should be preserved wherever possible to remind people about how multiculturalism isn't a recent phenomenon but something that has been alive in the City of Sydney for generations.	Support noted. The proposal to list the place as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney.

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9	<p>Edwin Lowe, Former Associate Lecturer in Chinese Studies, Macquarie University, 7/11/2019</p>	<p>Support. In a city of constant change and development, it is critical to preserve the heritage of the Kwong War Chong & Co. site, with its significant and active use throughout the 20th century by the Chinese Australian community of greater Sydney and NSW. It's preservation would mark the long history of the Chinese Australian community in the post-settlement history of Sydney, as well as the resilience, adaptiveness and resolution of the Chinese Australian community. Kwong War Chong was important to the Chinese Australian community to maintain social and cultural links between their native places of origin and their adoptive homeland, despite restrictions on movement of the White Australia Policy. Kwong War Chong & Co established and maintained links between places of origin and its diaspora communities in the Haymarket district, the greater Sydney market gardens, and rural NSW communities, particularly the New England region. This was critical to the evolution of a distinct trans-cultural Chinese Australian identity and culture in the period of the White Australia policy. The submitter's family is a part of the Long Du speaking community from Zhongshan county. His family history is entwined with Kwong War Chong & Co, since his grandfather was admitted into Australia in 1927 in the second group of Chinese students, then used Kwong War Chong for remittances from 1950, and whose family patronised the store. The façade and shop feature in his memories of the Dixon St of old Chinatown from the 1970s. Supports listing as a site of state and national importance, and its use as a museum of the history of the Chinese Australian community of Sydney.</p>	<p>Support and further information noted. Some additional information has been added to the inventory. It is acknowledged that Chinese diaspora heritage is under-recognised and that this building represents an opportunity to better recognise and interpret this important part of Sydney's history for locals and visitors. The proposal to list the building and contents as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce and lives of the Chinese diaspora community in Sydney. Listing does not direct specific uses or future development of the building. Heritage item listing ensures the significance of the place is considered when landowners propose a change of use or redevelopment through the development application process. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. The building's use as a museum can be explored through this process, as one of the potential uses.</p>
10	<p>Richard Horsburgh, 7/11/2019</p>	<p>Support. Strongly support the heritage listing of 82-84 Dixon St. Much of Sydney's Chinese heritage has been lost due to development and it is vital to preserve what remains. It would make an ideal Chinese museum or display area something that is severely lacking in Sydney compared to what is provided in other cities interstate.</p>	<p>Support noted. The proposal to list the place as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. The building's use as a museum can be explored through this process, as one of the potential uses.</p>

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11	Dawn Wong, 7/11/2019	<p>Support. As a Life Member of the Chinese Australian Historical Society Inc, and a lineal descendant of Wong Sat who arrived in New South Wales in 1857 and is the subject of the permanent exhibition entitled "What's In Store?" in the Powerhouse Museum at Ultimo, they strongly support the proposal to heritage list 82-84 Dixon Street, the former Kwong War Chong & Co building and contents.</p>	Support noted.
12	Dr John Yu AC and Ann Toy, Museum of Chinese in Australia Inc, 7/11/2019	<p>Support. The Museum of Chinese in Australia (MOCA) strongly support the proposal. This building is a unique and outstanding candidate for local, state and national heritage listing. MOCA was formed to redress the absence of a museum dedicated to the history of Chinese in Australia in Sydney, as Australia's oldest City with the longest connection to the Chinese community. Provides information on the building's significance. Notes the building is unique, as the last extant example of a Chinese remittance business in Australia, which assisted immigrants in Sydney and New South Wales, mostly illiterate in English and Chinese, to send money home. With its significant social history and intact fabric, the building demonstrates how Chinese immigrants were able to live and work in a new country without English skills and continued to maintain close and longstanding connections to their families back in China. The building is highly significant to the international heritage of the Chinese diaspora as a transnational heritage site. History of Phillip Lee Chun and his family is described. This building is one of the extant examples of its type in an urban setting. No known examples have survived as intact in Melbourne. This building's historic uses as a Chinese restaurant and butcher's shop records the importance of Chinese cuisine to Australia's culinary history, pioneering work of Chinese in developing the sugar cane, banana and fishing industries, market gardens, and the import and export trade of Asian foodstuffs. The museum recommendation must be considered an appropriate means of conserving this important building, its extant interiors and fixtures and related artefact collection.</p>	<p>Support and further information noted. Some additional information has been added to the inventory. It is acknowledged that Chinese diaspora heritage is under-recognised and that this building represents an opportunity to better recognise and interpret this important part of Sydney's history for locals and visitors. The proposal to list the building and contents as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce and lives of the Chinese diaspora community in Sydney. Listing does not direct specific uses or future development of the building. Heritage item listing ensures the significance of the place is considered when landowners propose a change of use or redevelopment through the development application process. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. The building's use as a museum can be explored through this process, as one of the potential uses.</p>

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13	Tom Dickson, 7/11/2019	<p>Support. They shopped at this store for over 30 years. The Dixon street precinct is a major tourist destination. To remove anything contributing to its colourful history weakens the tourist experience. And construction can easily retain the facade and possible more. Bondi Junction Oxford street has done this multiple times, so the street at least retain some of its heritage character. What is Sydney if it loses its unique history to concrete towers? Note the markets opposite retain there historic facade.</p>	<p>Support noted. The proposal to list the place as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney. It is acknowledged that listing this building is an opportunity to recognise this important part of Sydney's multi-cultural heritage and to enhance Chinatown's character and sense of place for locals and visitors. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance.</p>
14	Karen Schamberger, 7/11/2019	<p>Support. The proposal to heritage list this property is appropriate given it's significance to the history of Chinatown and the history of Chinese Australian people whose lives and activities demonstrate transnational connections between China and Australia.</p>	<p>Support noted.</p>

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15	Daniel Ma, Architect, 7/11/2019	<p>Support. Fully support the proposed listing. It is probably the only surviving shopfront of the period, and the building itself has a significant background. Built in 1910, the building is an example of the Edwardian-style buildings in Dixon Street long before it was converted into a pedestrian mall, and "Chinatowned". Almost every other building in the street has been renovated or demolished. Little is left to show the rich and diverse beginnings of this area of Sydney. Kwong War Chong was a meeting place and a centre for distributing imported goods such as herbal medicines and it contributed much to support the Chinese community, providing a meeting place and even dormitories for market gardeners. The submitter spent their childhood in the Haymarket, and remember the building well. It always had a large range of exotic foods and smells and there was often the subtle fragrance of incense wafting through its doors when one walked past. They recall being fascinated by a wall full of beautifully constructed tiny timber drawers that contained all kinds of medicines, herbs , dried roots and other exotic delicacies. That "old" Chinatown does not exist anymore. Many of the buildings have gone, are different building types or have had their shopfronts changed, turned into restaurants. Kwong War Chong is therefore unique, and should be preserved. Previous attempts to keep part of the history of the area have retained facades, like Market City or UTS, with high rise apartment blocks or shopping centres behind or above. Here is an opportunity to retain a little of Dixon Street's history. They sincerely hope the listing is approved.</p>	<p>Support and further information noted. It is acknowledged that Chinese diaspora heritage is under-recognised and that this building represents an opportunity to better recognise and interpret this important part of Sydney's history for locals and visitors. The proposal to list the building and contents as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce and lives of the Chinese diaspora community in Sydney. Community accounts like these support the historic, rarity and social significance of the building. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance.</p>

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16	Michael Williams, Western Sydney University, 7/11/2019	<p>Support. Support preserving the building in its entirety and its use as a museum of Chinese-Australian history. The building should also be recommended for the National Heritage List. Reasons include the building's important connection to the largest non-British/Irish immigrant community in Australia, as the last remaining major example of a remittance/general store that supported the Zhongshan Chinese community in Australia, it's potential to yield information about little-understood Chinese Australian history, and its association with the prominent figure of Philip Lee Chun. The heritage significance of 82 Dixon Street has been undervalued by neglecting its significance as a cafe and restaurant. The significance of the full commercial kitchen and the restaurant trade to Chinese Australian history should not be dismissed. A great deal of historical material about these buildings, the family and its significant role to be found in the Chinese language newspapers of Sydney. These should be translated and made part of a commissioned history of the buildings and a contextual history of Chinatown. Information from some newspapers is supplied. The issue of a viable working museum on this site needs to be determined to prevent further deterioration of the building and a compromised outcome only preserving the facade. Sydney has no museum of Chinese in Australia and this building has the necessary size, location and unmatched historical connections, with potential to attract large numbers of Chinese tourists for its financial viability. City of Sydney should work with the Chinese community, historical and museum groups and seek State and National funding to establish a national level museum on this site.</p>	<p>Support noted. The proposal to list the building and contents as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce and lives of the Chinese diaspora community in Sydney. The inventory acknowledges the significant use of 82, including the Hingara restaurant. Further research can be included in the heritage inventory as it is uncovered, potentially with the offered support of the Chinese Australian Heritage Society, or as part of separate future studies. The potential future museum use, funding, an assessment of potential national heritage value and further listing nominations do not form part of this planning proposal for local heritage listing. Listing does not direct specific uses or future development of the building. Heritage item listing ensures the significance of the place is considered when landowners propose a change of use or redevelopment through the development application process. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. The building's use as a museum can be explored through this process, as one of the potential uses.</p>

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17	Daphne Lowe-Kelley, Chinese Australian Historical Society, 7/11/2019	<p>Support. The Chinese Australian Historical Society strongly supports the listing. It is of great historical and heritage value, as amply demonstrated and acknowledged in the Abrahams report. As well as local and state significance, it also has national heritage value. The Society intends to nominate it for the National Heritage List and asks for support from City of Sydney. The recommended use for the building as a museum is extremely important and supported. Sydney has historically been the most significant place of immigration, settlement and business for Chinese Australians for more than 200 years. Yet this contribution is not represented significantly in the city's history or heritage. City of Sydney is increasingly host to numerous tourists, students and immigrants of Chinese origin. Most arrive ignorant of the Chinese heritage of Sydney and Australia. A museum of Chinese Australian history is of great need, importance and benefit. The listing assessment underestimates the significance of the uses of 82, the importance of the restaurant trade to Chinese Australian history and the Hingara restaurant to the Sydney Chinese community. Hingara is the site of the first fashion show of the internationally famous Jenny Kee. The heritage assessment has not reviewed Chinese language newspapers or rich oral history sources from the Chinese Australian community, to further understand the history and significance of the buildings, associated businesses and family, including 82 and the use of 84 Dixon Street after the connection of Philip Lee Chun's family. The Society is willing to assist the City of Sydney with this research of Chinese newspapers and oral histories.</p>	<p>Support noted. It is acknowledged that Chinese diaspora heritage is under-recognised and that this building represents an opportunity to better recognise and interpret this important part of Sydney's history for locals and visitors. The proposal to list the building and contents as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce and lives of the Chinese diaspora community in Sydney. The inventory acknowledges the significant use of 82, including the Hingara restaurant and fashion show. City of Sydney welcomes the offer from the Society for assistance with researching Chinese language records and oral histories. City staff can update the inventory to include new research or information. Listing does not direct specific uses or future development of the building. Heritage item listing ensures the significance of the place is considered when landowners propose a change of use or redevelopment through the development application process. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. The building's use as a museum can be explored through this process, as one of the potential uses. An assessment of potential national heritage value has not been prepared to inform this planning proposal for local heritage listing. Further listing nominations are not proposed at this stage.</p>
18	Glenn Mar, 7/11/2019	<p>Support. Heritage listing of this site is crucial to maintaining one of the few authentic uninterrupted-use historic sites in Sydney's Chinatown. This is a critical opportunity to preserve the site, with the potential for a very beneficial use as a Australian-Chinese heritage museum. As a member of an Australian Chinese family with one grandfather coming to Haymarket in 1914, and the other grandfather working in Sydney in 1920, with his father arriving in Australia in the 1860s, the submitter strongly support this listing, and believe it would add to the cultural and historic fabric of the City of Sydney.</p>	<p>Support noted. Community accounts like these support the historic, rarity and social significance of the building. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. Its use as a museum can be explored through this process, as one of the potential uses.</p>

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19	Bradley Powe, 6/11/2019	<p>Support. The building has special significance to Sydney's old Chinese community, especially for the extant interiors and artefacts of 84, and a long association with people from Chungshan (now Zhongshan) County. In "The New Gold Mountain" (1977), Yong notes how Sydney's local district associations were instrumental in building up Chinese Australian citizens to contribute to both their ancestral and adoptive countries. Along with hosting the Xiangyi Long Du Tong Sen Tong, the owners of Kwong War Chong & Co were involved in wider mercantile organisations including the NSW Chinese Chamber of Commerce. As one of many personal stories about this site, a community member remembers: "it means a lot to me. This is the place I used to remit money to Hong Kong and China in particular. The remittance was always accompanied by a letter. Weeks later a return letter would arrive from China. It [was] up to me to check at the counter. Norman Lee was the one who handled the remittance[s]. Next to it was the Hingara Restaurant; that and Kwong War Chong was our favourite hang out in the sixties and seventies. I still have the return letters in a small red envelope from my mother." The building, including the surviving structure of 82 and near intact interiors of 84, connect us to the glory days of Cantonese mercantilism in early post-Federation Australia when the building was erected in a spirit of optimism and opportunity. Preservation of number 84 as a stand-alone 'house/shop museum', or as an adjunct to a more extensive museum of Chinese Australian history, would contribute to showcasing this neglected aspect of Sydney's past.</p>	<p>Support and further information noted. It is acknowledged that listing this building is an opportunity to recognise this important part of Sydney's multi-cultural heritage and to enhance Chinatown's character and sense of place. The proposal to list the place as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney. Community accounts like these support the historic, rarity and social significance of the building. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. Its use as a museum can be explored through this process, as one of the potential uses.</p>

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20	Professors Ien Ang and Kay Anderson, Institute for Culture and Society, Western Sydney University, 4/11/2019	<p>Support. Support listing, Hector Abraham Architects recommendations and use of the premises to house a new Museum of Chinese in Australia. The building itself and its location at the core of Sydney's Chinatown has significance for the settlement of Chinese in Australia and Sydney. Their research on contemporary economic, social and cultural development in Sydney's Chinatown has revealed how changes in this precinct reflect broader changes in Chinese communities in Australia. It is clear that many Chinese community members, especially those of older generations, feel a strong attachment towards the precinct, which has been a gathering place for Chinese people in the city from the White Australia policy days. Sydney's Chinatown today is a lively precinct in Australia's most Asian city. It is no longer a communal enclave but is linked to the intensifying circulation of people and capital across the Asia-Pacific. This current significance has grown out of Chinatown's distinctive low-rise form and fine-grained fabric, as demonstrated at 82-84 Dixon Street. There is a strong case - perhaps urgent given development pressures and proximity of tall towers - for conserving that fabric for current and future generations. The biography of the site as a 'meeting place' of disparate histories and geographies offers an opportunity to register in-situ the wider precinct's rich urbanity. It is hoped conserving this building triggers refurbishment for the Dixon Street spine of Chinatown. Thoughtful streetscape renewal, combining idioms of both 'heritage' and 'modernity', is much-needed to match the new place character that is emerging at Haymarket.</p>	<p>Support and further information noted. It is acknowledged that listing this building is an opportunity to recognise this important part of Sydney's multi-cultural heritage and to enhance Chinatown's character and sense of place. Retaining and re-using this link to Chinatown's past will support the area's revitalisation, its vibrant community and cultural life, and its ongoing connection to present and future generations of the Chinese Australian community. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. The building's use as a museum can be explored through this process, as one of the potential uses.</p>
21	Miles Harvey, 2/11/2019	<p>Support. Fantastic idea. Fully supportive. Too many old buildings in Sydney have been destroyed with no consideration about heritage values.</p>	<p>Support noted.</p>
22	Lorenzo Serva, 21/10/2019	<p>Support. Go ahead with the local heritage listing.</p>	<p>Support noted.</p>

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23	Hector Abrahams Architects, 21/10/2019	<p>Information. Hector Abrahams Architects has been made aware that the Hingara restaurant within 82-84 Dixon Street was the venue for the first Flamingo Follies fashion parade by Jenny Kee and Linda Jackson. This is both illustrative of and contributory to the cultural significance of the place for Sydney-siders. This is new information since completing the heritage assessment. More information can be found here: https://www.theguardian.com/fashion/gallery/2019/oct/15/how-jenny-kee-and-linda-jackson-invented-australiana-high-fashion-in-pictures#img-2</p>	Further information noted and added to the updated heritage inventory.
24	Glenn Wall, 19/10/2019	<p>Support. This is one of the last remaining intact shop fronts within the City of Sydney as many have been approved for replacement with modern window shop fronts. It is also the only example of a hand lift in Sydney that the submitter knows. These and the laundry with its heritage fixers is also a rare find within the city. This extensive history must be preserved. Fully support this listing and awarding of heritage floor space offset. The submitter has repeatedly sought to preserve these shop fronts for over 3 decades, but all have been lost in the march of progress and this must not happen to this building. The submitter does not mind if they wish to build over this building as long as it is preserved with all its heritage features and the building itself. The building should have Chinese Australian history exposed for all to see. If The Haymarket Library is not turned into a Chinese Australian museum, then this building should be. The submitter loves this building and spent time inspecting it before it closed.</p>	Support noted. The proposal to list the place as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney, including the surviving shopfront, goods lift and contents. Listing does not direct specific uses, future development or public access to the privately-owned building. Heritage item listing ensures the significance of the place is considered when landowners propose a change of use or redevelopment through the development application process. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. Its use as a museum can be explored through this process, as one of the potential uses. The future use for the Council-owned property of the former Haymarket Library is a separate matter and assessment process.
25	Brigitte Antilla, 18/10/2019	<p>Support. This is a wonderful proposal. The submitter is very much in favour.</p>	Support noted.

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26	Kylie Winkworth, 18/10/2019	<p>Support. Strongly support the heritage listing of this very important and atmospheric site. This building should be a place museum, and its fabric and contents conserved and interpreted. Cities such as Hong Kong and Macau have wonderful shop museums, as do some small villages like Tingha. Sydney's Chinese heritage is not well interpreted for visitors and we do not do enough to recognise the long contribution of Chinese people to this city. Smaller regional cities such as Bendigo and Ballarat do a better job than the self-styled global city. This shop is central to the ambience and history of Dixon St and Chinatown. It must be preserved and open to the public. Expresses the view that the place is worthy of state heritage listing. The City of Sydney should be buying vulnerable significant buildings and making them accessible to visitors. We don't have enough place museums in the city. The migration heritage of Sydney is neglected, un-funded, un-appreciated and largely hidden from visitors. It is a huge lost opportunity in the city's tourism offering, which does not represent either the historic or contemporary diversity of Sydney. Sydney has always been a multicultural city, not that you'd know from the white bread offerings in our (shrinking) museums.</p>	<p>Support noted. It is acknowledged that Chinese diaspora heritage is under-recognised and that this building represents an opportunity to better recognise and interpret this important part of Sydney's history for locals and visitors. The proposal to list the building and contents as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce and lives of the Chinese diaspora community in Sydney. Listing does not direct specific uses, future development or public access to the privately-owned building. Heritage item listing ensures the significance of the place is considered when landowners propose a change of use or redevelopment through the development application process. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. The building's use as a museum can be explored through this process, as one of the potential uses. The recommendations about City purchase and museum operation are noted, however are beyond the scope of this planning proposal. A nomination for the State Heritage Register is not proposed at this stage. The landowner may wish to consider this option to access NSW heritage grants for the repair or adaptive reuse of the building in the future.</p>
27	Janice Cave, 18/10/2019	<p>Support. Writes in support of this proposal.</p>	<p>Support noted.</p>
28	Community member, 18/10/2019	<p>Support. Writes in support of this proposal.</p>	<p>Support noted.</p>
29	Allison Chiew, 18/10/2019	<p>Support. Maintaining as many original buildings as possible on this street helps understand the history of this part of Sydney and it's unique identity.</p>	<p>Support noted.</p>
30	Lisa skerl, 18/10/2019	<p>Support. Agree with the proposal for 82-84 Dixon Street to be awarded heritage status, given the need to maintain cultural history of the city for present and future generations.</p>	<p>Support noted.</p>

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31	Pauline Su, 16/10/2019	<p>Support. This needs to be preserved ideally as a museum, as it may be the only building in Sydney remaining from the early history of Chinese endeavour and enterprise in their new-found home. This will enhance Australians' understanding and appreciation of Chinese culture.</p>	<p>Support noted. It is acknowledged that Chinese diaspora heritage is under-recognised and that this building represents an opportunity to better recognise and interpret this important part of Sydney's history for locals and visitors. The proposal to list the place as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney. Listing does not direct specific uses, future development or public access to the privately-owned building. Heritage item listing ensures the significance of the place is considered when landowners propose a change of use or redevelopment through the development application process. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. The building's use as a museum can be explored through this process, as one of the potential uses.</p>
32	Community member, 15/10/2019	<p>Support. Would love to see it heritage listed and turned into a museum that honours the Chinese history of Australia. Would also support it becoming a centre for study and encouragement of Chinese, Australian and Asian history and sociology. It would be a great way to get more books and academic research into Australian Chinese (And Asian) history and relations. Similar to the 1905 Australian book translated by Ely Finch, The Poison of Polygamy. The Wing Luke Museum in Seattle is a great example of what the building could become in Sydney https://www.wingluke.org/</p>	<p>Support noted. It is acknowledged that Chinese diaspora heritage is under-recognised and that this building represents an opportunity to better recognise and interpret this important part of Sydney's history for locals and visitors. The proposal to list the place as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney. Listing does not direct specific uses, future development or public access to the privately-owned building. Heritage item listing ensures the significance of the place is considered when landowners propose a change of use or redevelopment through the development application process. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. The building's use as a museum or study centre like the examples noted can be explored through this process, as one of the potential uses.</p>

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33	Juanita Kwok, 14/10/2019	<p>Support. Submitter was born in 1960s when race-based politics of White Australia were being dismantled. Before Dixon Street had the archway or trees, it had the community of Chinese stores, including subject store. The submitters family would visit Dixon Street for yum cha and Chinese New Year. Chinese New Year in the early 1970s was only celebrated by the small remnant Chinese Australian population who would crowd into Dixon Street to enjoy the festivities of lion dances and drumming, with fireworks strung along window lintels by restaurateurs. Chinatown from this period has disappeared but for this building. This building, with its heritage façade, is the last remaining link to the earlier Dixon Street which was once the centre of the Chinese Australian business community and its cultural heart. The Kwong War Chong store was also the nexus of trans-national business and political networks which existed between Australia, the Pacific Islands, Hong Kong and China. This rich history is under-represented in Sydney. The findings of the Abrahams assessment and rarity of the Kwong War Chong store makes it critical to protect and recognise the building through listing. The building could be established as a Museum in the mould of Susannah Place. Heritage re-purposing of the building would acknowledge the history of the Chinatown area and provide a focus for tourist visits to the precinct. The submitters advocate that re-purposing the building as a museum is considered independently to the proposal to develop the Haymarket Library as a Museum of Chinese in Australia.</p>	<p>Support noted. Community accounts like these support the historic, rarity and social significance of the building as a rare link to early Chinatown of circa 1970s, predating the archways, when Dixon Street formed the business and cultural centre for the Chinese Australian community. The inventory has been updated to include some of this account. It is acknowledged that Chinese diaspora heritage is under-recognised and that this building represents an opportunity to better recognise and interpret this important part of Sydney's history for locals and visitors. The proposal to list the place as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. The building's use as a museum can be explored through this process, as one of the potential uses. The future use for the Council-owned property of the former Haymarket Library is a separate matter and assessment process.</p>

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No.	Submitter (named with permission)	Submission summary	Response
34	Monica Tan, 13/10/2019	<p>Support. With the Haymarket Library moving to new premises, I support this site in Sydney's Chinatown as a location for the Museum of Chinese in Australia. As a first-generation Chinese Australian author, the submitter recently chronicled the role this community played in the formative days of the Australian colony in her book, <i>Stranger Country</i>. Through the submitter's writing and work as a teacher at Western Sydney University's College, she was able to delve into the richness of her people's story and the positive impacts of sharing that with young Australians. Chinese Australians have been living here for a very long time. If you were to sketch a portrait of the "Australian Pioneer", it would just as likely be a Chinese man in a straw coolie hat as it would be a European man in an Akubra slouch hat. And yet their vital role in Australia's formative first centuries is so often overlooked. This museum will greatly assist in the restoration of Chinese Australians to their rightful place in our national story. If you don't know where you've come from, then you don't know where you're going – and this vibrant site of Chinese Australian life, past, present and future, is the perfect location to bring to life our community's stories through this proposed museum.</p>	<p>Support noted. It is acknowledged that Chinese diaspora heritage is under-recognised and that this building represents an opportunity to better recognise and interpret this important part of Sydney's history for locals and visitors. The proposal to list the place as a heritage item recognises and encourages retention of its heritage significance as a rare Chinese store and evidence of the twentieth-century commerce, settlement and lives of the Chinese diaspora community in Sydney. Listing does not direct specific uses, future development or public access to the privately-owned building. Heritage item listing ensures the significance of the place is considered when landowners propose a change of use or redevelopment through the development application process. City staff will continue to work with the landowners on an appropriate redevelopment and use of the site that take into account its assessed significance. The building's use as a museum can be explored through this process, as one of the potential uses.</p>
35	National Trust of Australia (NSW), 11/10/2019	<p>Support. The National Trust strongly supports listing the building as a local heritage item. The Trust also supports its nomination for listing on the State Heritage Register. The building has been listed on the National Trust Register as of 25 September 2019. A copy of the Trust classification card is provided.</p>	<p>Support and further information noted. A nomination for the State Heritage Register is not proposed at this stage. The landowner may wish to consider this option to access NSW heritage grants for the repair or adaptive reuse of the building in the future. The National Trust listing has been noted on the inventory.</p>
36	Heritage Council delegate, 21/10/2019	<p>Support. Notes the site is currently subject to an Interim Heritage Order made by Council under section 25 of the Heritage Act 1977. The Heritage Council of NSW encourages the identification and assessment of new heritage items and conservation areas, provided that the necessary assessments, notifications and due diligence have been completed. Notes the site has been identified as having state heritage significance and refers to the nomination form and process if Council wishes to nominate the building and contents for the State Heritage Register.</p>	<p>Support noted. A nomination for the State Heritage Register is not proposed at this stage. The landowner may wish to consider this option to access NSW heritage grants for the repair or adaptive reuse of the building in the future.</p>