

Attachment F

**Hector Abrahams Architects - Draft
Inventory Sheet - 90-100 Hay Street**



State Heritage Inventory form

Complete all mandatory fields on the form, as indicated with an asterisk (*).

A. Nominated item

1. Name & type

Name*	Former Municipal Stores
Other or former names	
Item type (if known)	Built
Item group (if known)	
Item category (if known)	
Area, Group, or Collection Name	

2. Location

If the item does not have a street number, provide land parcel information as well.

If the item has no land parcels, provide coordinates and a map.

For moveable objects enter the principal address where held.

Street address*	90-100 Hay Street, Haymarket
Alternate street address	
Local government area*	City of Sydney

Land parcels*	Lot	1	Section (if applicable)		DP	261942
	Lot	2	Section (if applicable)		DP	261942
	Lot	3	Section (if applicable)		DP	261942
	Lot	4	Section (if applicable)		DP	261942
	Lot	5	Section (if applicable)		DP	261942
	Lot	6	Section (if applicable)		DP	261942

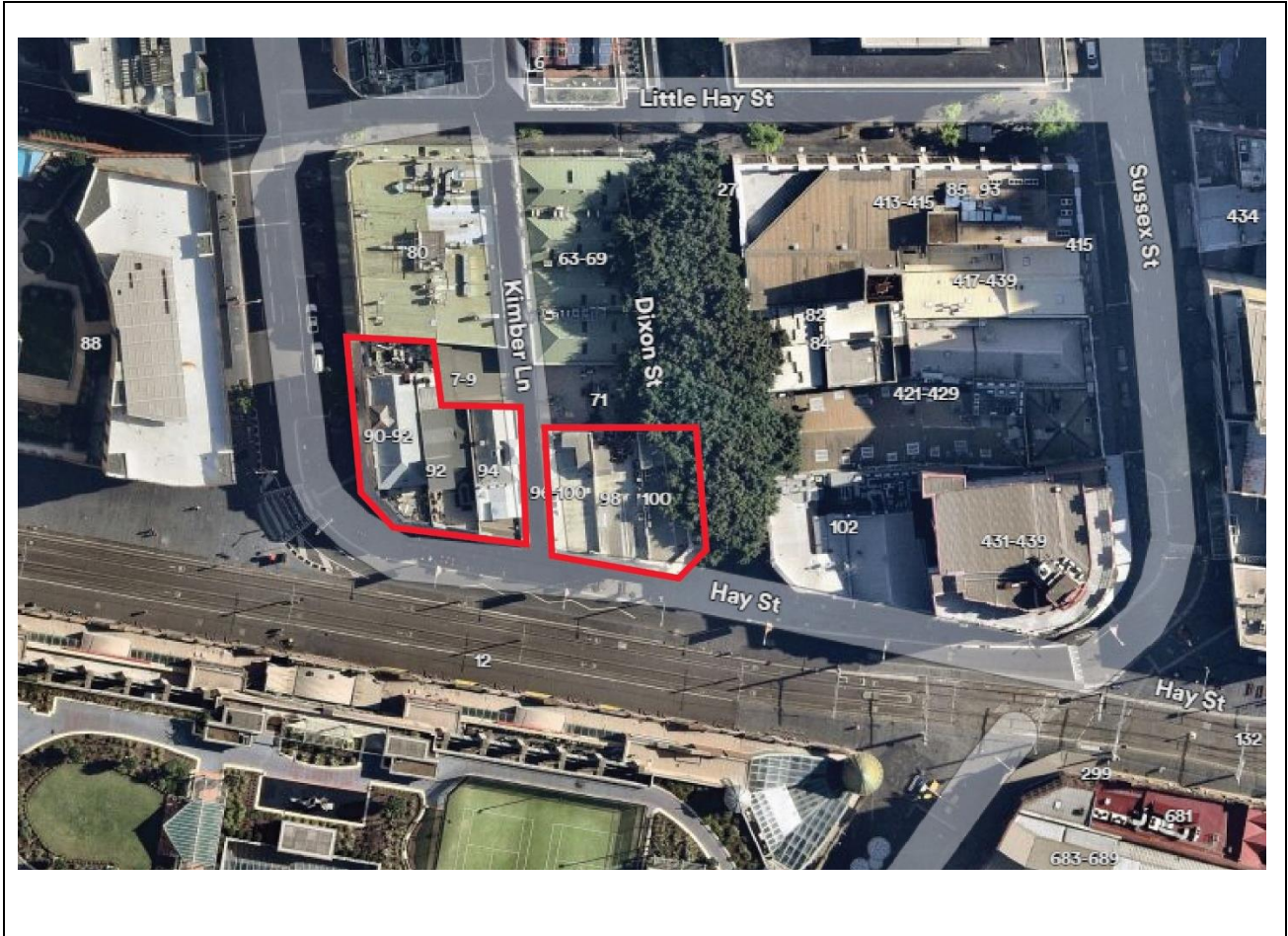
Coordinates

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Latitude	
Longitude	
Datum	

3. Extent of nomination

Provide a map or plan clearly indicating the extent of the curtilage (boundary) of your nomination.



Source of map or plan	Nearmap with HAA overlay
Description of the boundary, if required	

4. Ownership

For organisations / company, please provide both the name of the business and a contact.

Name of owner(s)*	HUNTERS INVESTMENTS (NSW) PTY LTD
Business / organisation name, if applicable	
Address	90 Hay Street. Haymarket PO BOX K565, HAYMARKET NSW 1240
Phone	
Email	

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Ownership explanation, if required	
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Name of owner(s)*	Mr M H Ta & Mrs C T Ta
Business / organisation name, if applicable	
Address	92 Hay Street, HAYMARKET NSW 2000
Phone	
Email	
Ownership explanation, if required	

Name of owner(s)*	LAO & CHEN PTY LTD
Business / organisation name, if applicable	
Address	94 Hay Street, HAYMARKET NSW 2000
Phone	
Email	
Ownership explanation, if required	

Name of owner(s)*	Mr S Yee & Mrs M H Yee
Business / organisation name, if applicable	
Address	96 Hay Street, HAYMARKET NSW 2000
Phone	
Email	
Ownership explanation, if required	

Name of owner(s)*	HYNSCO PTY LTD & Mrs M H Yee & Mr S Yee
Business / organisation name, if applicable	
Address	98 Hay Street, HAYMARKET NSW 2000
Phone	
Email	
Ownership explanation, if required	

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Name of owner(s)*	HYNSCO PTY LTD
Business / organisation name, if applicable	
Address	100 Hay Street, HAYMARKET NSW 2000
Phone	
Email	
Ownership explanation, if required	

B. Significance

5. Why is it important in NSW?

Refer to the guideline [Assessing heritage significance](#) when completing this section.

Statement of significance*
<p>The group of buildings at 90-100 Hay Street are important in the history of the Chinese in NSW. Located opposite the Municipal Markets and built in direct association with the markets, the stores at 90-100 Hay Street were occupied by Chinese Australian fruit and vegetable produce firms between the 1910s and the 1970s. They were also important in the history of the city as the relocation of the City markets from the Belmore Markets in Haymarket to the Municipal Markets was a catalyst for the development of a new Chinatown in Haymarket, as firms opened stores to be near the markets.</p> <p>These stores are location markers in Sydney of the processes of the banana and commercial vegetable growing industries which were pioneered by Chinese Australians. The place is a key destination on a trade route with a supply network of vegetables and bananas coming from Chinese Australian communities across New South Wales, Queensland and Fiji. Lee Sang & Co. at 90 Hay Street dealt primarily in vegetable produce supplied by a network of stores and market gardens in regional NSW and firms at 92-100 Hay Street dealing primarily in bananas were supplied by plantations in northern NSW, Queensland and Fiji.</p> <p>The buildings at 90-100 Hay Street are associated with major Chinese Australian businesses such as Wing Sang & Co., Wing Tiy & Co., Gee Ick & Co., and Lee Sang & Co. and is a rare example of stores occupied by multiple major Chinese Australian businesses. Histories of the firms which occupied the stores evidence the achievements of Chinese Australians in the fruit and vegetable industries despite the impacts of immigration restrictions on Chinese Australian businesses and families.</p> <p>Nos. 96-100 are also associated with the significant and popular restaurant, Emperor Gardens which has occupied the place since 1979.</p> <p>There are many family and community stories and memories attached to 90-100 Hay Street, particularly for those whose families lived or worked in the buildings, or grew the produce sold through the stores, and for those in China who were reliant on remittances sent through these stores. These stories testify to the resilience of the Chinese Australians in the face of social and economic discrimination imposed by White Australia legislation.</p> <p>The authors and editors of the book, <i>The China-Australia Migration Corridor: History and Heritage</i>, use the metaphor of a “transnational heritage corridor” to describe the circulation of people, money, goods and ideas between Zhongshan and Australia (Byrne, D., Ang, I. & Mar, P., 2023). Alexandra Wong and Ien Ang argue that the businesses which merchants operated at the Sydney end of the corridor, have significance not only at a local, but at a transnational level (Ang, I. & Wong, A. 2023, p.222). The same can be said of the Chinese businesses which rented the Municipal stores at 90-100 Hay Street.</p>

Comparisons*

The following comparative analysis presents other stores occupied by the same business as at 90-100 Hay Street as well as other Chinese Australian stores across Sydney and NSW.

DEMOLISHED MARKETS AND CHINESE AUSTRALIAN STORES

No. 58 Campbell Street, Sydney - Established in 1890, 58 Hay Street was the headquarters of banana merchants Wing Sang & Co. It was demolished in circa 1980s to make way for the Entertainment Centre.

No. 450 Sussex Street, Sydney - The banana merchants Wing Sang & Co. had stores in the early 20th century at 450 Sussex Street. The building was demolished between 1911-1912.

No. 435 Sussex Street, Sydney - The banana merchants Wing Sang & Co had another store on Sussex Street at no. 435. The building has since been demolished

Corner of Campbell and Wexford Street, Sydney - Gee Ick and Co. had premises on Wexford Street until the street was resumed in 1906-1908. The current day Wentworth Avenue is on a similar alignment.

Old Belmore Markets (Campbell Street) - The old Belmore Markets opened in 1969 and named after the then Governor. They were replaced by the New Belmore Markets in 1893a and demolished in 1910 (City of Sydney Archives, A-00038649).

EXTANT FORMER MARKETS AND CHINESE AUSTRALIAN STORES IN SYDNEY

Nos. 20-22 Campbell Street, Haymarket - Wing Sang & Co. occupied this building between 1890 and 1909 when it moved to larger premises on the corner of Sussex and Hay Street. A number of other Chinese Australian fruit and produce businesses including Hie Lee & Co., Lee Sang & Co., and Wing Tiy & Co. occupied this building or neighbouring buildings. The place is currently listed on the Sydney LEP 2012 as part of a group listing of terraces (item no. I827).

Nos. 82-84 Dixon Street, Haymarket - Kwong War Chong building at 82-84 Dixon Street is a highly significant building that "formed part of an extensive network of business, industrial and social relations among Chinese Australians" during the 20th century. The buildings functions included but were not limited to accommodation for market gardeners, remittance agency, and a retail site with a Chinese Australian owned business operating here between 1909 and 2017 ("Former Kwong War Chong & Co building, including interiors and contents of 84 Dixon Street," State Heritage Inventory). It is listed on the Sydney LEP 2012 (item no. I2293) and the State Heritage Register No. 02089.

Nos. 35-39 Ultimo Road, Haymarket - Chinese Australian firms such as Wing On & Co. and fruit and vegetable firm formerly occupied these market stores buildings which were constructed in 1911-1913 adjacent the Municipal markets. The market stores were predominantly occupied by fruit and produce merchants and butcheries. Wing On & Co. was the longest occupant, leasing the premises from 1914-1974 ("Former Markets Stores Including Part Interior," State Heritage Inventory). It is listed on the Sydney LEP 2012 (item no. I867).

Former Municipal Markets (Hay Street) - The former Municipal Markets are adjacent and contemporary to 90-100 Hay Street. Both designed by the City Architect, they had an operational relationship with produce delivered and repacked at 90-100 Hay Street and then sold at the markets. The former Municipal Markets have been developed and are now known as Market City, which contain a shopping centre and Paddy's Markets.

Former 'New Belmore Markets' (13 Campbell Street) - Constructed to replace the old Belmore Markets, the New Belmore Markets opened in 1893. They were later replaced by the Municipal Markets in 1909. It has been used for entertainment purposes since 1916 when it reopened as the Hippodrome and then later as a 'atmospheric theatre' (designed to give the illusion of a courtyard under a night sky). Today it houses the Capitol Theatre ("Capitol Theatre including interior," State Heritage Inventory).

EXTANT/FORMER CHINESE AUSTRALIAN STORES IN NSW

Kwong Sing & Co. Emporium (196-204 Grey Street, Glen Innes) - The former Kwong Sing & Co. Emporium is representative of once common country town Department Stores and is evidence of the contribution of Chinese Australia's to the development of regional NSW. The business was run by the Young family since

its establishment in 1886 with the current building being constructed in 1915 ("Shop - "Kwong Sing & Co Emporium," State Heritage Inventory).

Wing Hing Long Store (10 Ruby Street, Tingha) - The former Wing Hing Long store, built in the 1880s, is one of the oldest retail buildings in Tingha and now operates as a museum. It has a long history with Chinese Australians who built the store and operated business out of the premises from 1881 until 1998 (Kira Brown). The place is evidence of the contributions of Chinese Australians to the development of regional NSW. Much moveable heritage has survived including signage, fittings, furnishing and the cashier's box and pulley ("Store - Wing Hing Long & Co. Store," State Heritage Inventory). It listed on the State Heritage Register (no. 01307).

Former Yee Lee General Store (38 Alexander Street, Stuart Town) - It is unclear when this modest general store was constructed but a store has existed on the site since 1878. Yee Lee bought the site in 1901, opening a general store and following his death in the mid-1930s his sons continued to run the store. The date that the business stopped operating is unclear though the family played an important role in the development of the area ("Yee Lee's Store (former)," State Heritage Inventory). It is locally listed on the Dubbo Regional LEP 2022 (item no. I312).

CONCLUSION FROM THE COMPARATIVE ANALYSIS

Many of the buildings associated with Chinese Australian business enterprises in Sydney have been lost by neglect or demolished. In Sydney, stores and warehouses and neighbourhoods, such as the area around Wexford Street, where Chinese Australians worked and lived were demolished in the resumptions in the late nineteenth and early twentieth century. Other buildings associated with Chinese Australians have been demolished in more recent redevelopments. For example, the Wing Sang headquarters at 58 Hay Street was demolished in around 1980 for the construction of the Sydney Entertainment Centre (The China-Australia Heritage Corridor Project).

The few surviving buildings scattered across NSW are a mix of modest timber weatherboard stores and more substantial two to three storey buildings. The intactness of these places varies with some retaining historical signage and ephemera demonstrating their historical connections to Chinese Australian firms. The buildings at 35-39 Ultimo Road are near contemporary to and are most similar to 90-100 Hay Street. These market stores were also built opposite the Municipal Markets and occupied by major Chinese Australian businesses such as Wing On & Co.

The Municipal Stores at 90-100 Hay Street are amongst the largest of the surviving buildings occupied by Chinese Australian stores and are one of few surviving places in Sydney associated with multiple major Chinese Australian firms.

C. Description

6. Describe the existing item

Description*	<p>EXTERNAL</p> <p>The buildings at 90-100 Hay Street are of a late Federation architectural style. The place is two buildings located at the end of a block and has continuously operated as six premises. Although detached, the two buildings are symmetrical and therefore read as one building through consistency in scale and form. Some external detailing distinguishes between the premise though 96-100 reads one. The buildings are three to four storey masonry constructions with a mostly internal timber post and beam structure. Though originally face brick they have since been painted cream (nos. 90, 96, 98 and 100), blue (no. 92) and grey-green (no. 94). There is also some graffiti on the upper levels of nos. 98-100. Awnings are suspended above the ground floor with a single awning spanning nos. 96-100 and three individual awnings to nos. 90-94. Air-conditioning units are</p>
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located above the awnings and downpipes of various colours run down the facades between the buildings but are symmetrically positioned. Windows openings on the first floors have segmented arches with the upper floors being rectangular openings but the window frames and glazing are a mix double hung, single pane and multi-paned sashes.

NOS. 90 AND 100

The two end premises (nos. 90 and 100) address Harbour Street to the west and Dixon Street to the east. They are defined by their chamfered corners and masonry piers, some with recessed detailing which divide the premises into five bays. The three bays which address the street corner have six vertical window openings under a key stone arch and basket weave bond inset panel of brick.

The northern and middle bay to the Harbour Street elevations are four storied and have gabled parapets and nine vertical windows. The nine windows in the central bay are comprised of glass bricks.

The central and middle bay on the Dixon Street elevation is three stories and there is no parapet, instead there are pipe and wire mesh balustrades. There are also six windows in each bay.

NOS. 92-98

The premises at 92-98 are delineated by masonry piers, some of which are stepped and have recessed detailing. These premises each have six vertical windows to the first and second floors.

ROOF

Balustrades on the roof are of various materials and vary at each address. Balustrades at no. 96-98 Hay Street are pipe and wire mesh, glass at no. 94 and timber at no. 92. There is also an illuminated art installation, titled *In Between Two Worlds* by Jason Wing, in Kimber Lane, between nos. 94 and 96

INTERIORS

NOS. 90 AND 92

The interiors of nos. 90 and 92 have not been assessed. The ground floors of nos. 90 and 92 have been altered and fitted out with modern food retail outlets.

NO. 94

No. 94 is used as a karaoke bar and its interiors have been significantly altered with a modern fit-out to accommodate a life, fire stairs, bar, industrial kitchen and karaoke rooms with mirrored partitions. There is some original detailing, namely recessed brick arches, evident in the stairwell.

NOS. 96-100

Although historically divided the ground floors of 96-98 Hay Street are now a single restaurant space with an industrial kitchen for the Emperors Garden. The first floor of no. 100 is also used as a dining space. The dining spaces are carpeted and the walls are either painted or wall papered, some walls also have tiles.

There are original and modified stairs and the first floor of 98-100 are connected internally through an opening in the wall and contain an industrial kitchen. The brick work and recessed arches remain exposed. The second floor of no. 100 contains rooms with original joinery including

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	columns, doors leaves, architraves and transom windows. There are also false ceilings and modern timber floors. The upper floors of 96 have not been assessed.
Condition of fabric and/or archaeological potential*	The place is in fair to good condition. There is some vegetation growing on the façade.
Integrity / intactness*	The exterior form has a high degree of integrity. Finishes and details such as paint on the façade of the buildings, balustrades, awnings and some windows are not original. Overall, internally there is a low degree of intactness. 94 Hay Street has had substantial alterations internally with minimal surviving original fabric. 98-100 Hay Street have largely been altered but there is some original fabric. 90 -92 Hay Street were not inspected internally and their degree of intactness is not known.
Modification dates	
When was the last time you inspected the item?	April 2024
Current use	Various restaurants and hospitality operations
Original or former use/s	Municipal stores, fruit and vegetable stores, residence
Any additional comments	

D. History**7. Origins and historical evolution**

Years of construction*	Start		End	1911
Designer or architect*	City Architect			
Maker or builder*	Charles C. Coleman			
Historical outline*	<p>PREFACE</p> <p>The history of the buildings at 90-100 Hay Street might be divided into a market period and a post market period. In the market period, from the 1910s to the 1970s, the buildings functioned as Municipal Stores, leased from the City Council, for the most part by Chinese Australian fruit and vegetable merchants. At this time, the majority of the Chinese originated from the Pearl River Delta, in the vicinity of the provincial capital of Canton, and Cantonese or district languages were the main Chinese languages spoken in Sydney. It was also a time when the Chinese Australian population was a minority population, owing to White Australia legislation which virtually prohibited the entry of new migrants from China or Hong Kong and restricted the family life, occupations and industries of resident Chinese Australians. The end of this period in the mid-late 1970s coincides with the abolition of White Australia legislation and the relocation of the Municipal Market to Flemington.</p>			

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The later period dates from around the late 1970s, by which time migration was increasing with the relaxation of restrictions and Chinatown evolved as a dining destination. From this time and up to the current day, the buildings at 90-100 Hay Street, which were no longer owned by the City of Sydney, were primarily used as restaurants. As the authors of *China Unbound* write:

“By the 1980s, when these Western societies had largely given up their racially discriminatory immigration policies and opened up to Asian immigration, the dominant conception of Chinatown was no longer that of an abject ethnic ghetto: rather, Chinatown was now seen as a positive expression of multicultural heritage and difference” (Anderson, Ang, Del Bono, McNeill, and Wong, 2019).

This report on 90-100 Hay Street focuses on the market period as the most historically significant period in the history of the buildings. According to Major General (ret'd) Darryl Low Choy, President of the Chinese Australian Historical Society, the connections of 90-100 Hay Street with the banana trade tells the story of Chinatown and demonstrates the adaptability of Chinese Australians to changing economic and political conditions in order to survive. Low Choy believes Chinese Australian migrants are misrepresented only as sojourners who eventually left Australia, but the history of 90-100 Hay Street (and also 75-77 Ultimo Road and 50-54 Dixon Street) tells a different story of the many unrecognised contributions which Chinese migrants settlers made to Australia. He argues that the buildings must be understood in their political context as businesses adapted to the changing laws and policies of Australia.

CONTEXTUAL BACKGROUND

CHINESE AUSTRALIANS IN THE FRUIT AND VEGETABLE INDUSTRIES

The great majority of Chinese migrants who arrived in the Australian colonies from the early 1850s came from counties in the Pearl River Delta, in the vicinity of the provincial capital of Canton. Initially they were drawn by the goldrushes, but later came to work in a variety of other occupations, including as tin miners, market gardeners, scrub clearers and cabinet makers. They maintained strong ties to their villages (Williams, 2018).

Chinese immigrants to the goldfields brought horticultural skills with them, which not only included water management skills and age-old knowledge of growing vegetables and fruit, but capital sharing and marketing strategies” (Boileau, Joanna 2017, pp 2-7). In Australia, they adapted to different climates and market needs to develop successful commercial growing and wholesale businesses. In the latter decades of the 19th century, fruit and vegetable production, distribution and sales became major occupations of Chinese people in the Australian colonies. The 1885 Sands Directory listed 54 gardens in Sydney, largely in Alexandria and Botany (Fitzgerald, S. 1997, p.95). The extension of rail networks enabled regional producers to send their produce to the market in Sydney. As historian C.F. Yong writes, “the extensive cultivation of vegetables by Chinese growers gave Chinese greengrocers in cities and towns a large share in the wholesale and retail vegetable trade, for Chinese market gardeners often supplied their produce to Chinese greengrocers” (Yong, C. F. 1977, p.36).

Besides growing vegetables, Chinese migrants also developed fruit industries, in particular the banana industry. Chinese who had arrived in North Queensland to work on the Palmer and Hodgkinson gold fields turned to agriculture in the mid-1870s. The Cairns Post of 28 May 1887 declared, “The Chinese farmers and fruit growers of the North may almost be regarded as the fathers of agriculture in the Cairns district” (Johnston, Connor). Chinese fruit merchant firms were involved in all aspects of the banana industry from land-clearing, cultivation, and developing the means of transport. Chinese banana growers, particularly along the Johnstone River would alter water courses to accommodate their banana laden sampans (Johnston, C, p. 23).

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Bananas were freighted to southern cities for sale by wholesale fruit merchant firms. One of the most successful of the Sydney-based Chinese fruit merchants was Wing Sang & Co. founded in 1890. Wing Sang & Co. invested capital gained from its banana wholesale business into ventures in Hong Kong and China, founding the Sincere Co. which opened the first department store in Hong Kong in 1900.

Another banana wholesale firm, Wing On & Co. followed suit, opening a department store in Hong Kong in 1907, then in Shanghai, and diversifying into banking, insurance and textile milling. Wing Sang and Wing On developed business networks which extended throughout Asia and the Pacific and in Hong Kong and China. The decision to invest capital earned from Australian ventures into Hong Kong and China was due in no small part to colonial and Commonwealth legislations which obstructed business opportunities for Chinese people in Australia and the Pacific.

Wing Sang & Co. and other Chinese Australian firms had begun establishing these department stores and transnational business networks a decade before the Municipal markets were completed, Wing Sang & Co. and its subsidiaries leased 94 and 96 Hay Street and a Chinatown area centred on Dixon Street evolved.

WHITE AUSTRALIA LEGISLATION

Australian colonies had already introduced legislation to restrict the entry of Chinese people to Australia in the late 19th century, but the 1901 Immigration Restriction Act introduced a dictation test designed to prevent entry of non-whites into the Commonwealth. Chinese people already resident in Australia who wished to travel could apply to be exempted from the Dictation Test. Certain categories of Chinese people had some exemptions from the restrictions, such as students and merchants. Import/export merchants with a certain business turnover were allowed to bring in assistants and special clerks to assist them in their businesses, with extensions renewable on an annual basis. As Alexandra Wong and Ien Ang write, "the system of exemptions was a complicated bureaucratic process and required the active sponsorship of a merchant or employer already in Australia, which reinforced the entry of people from the same hometowns or lineages" (Ang, I. & Wong, A. 2023, p.221). The effect of these policies can be seen very much in the lives of the Yip families at 90 Hay Street and the Ma families at 94 and 96 Hay Street.

The merchant class represented 15.6 percent of the whole Chinese population in NSW in 1901 (Yong, C. F. 1977, p.45). After 1905, only wives of well-established merchants were admitted, and for short periods only, usually six months" (Choi, C. Y. 1975). No such privileges were extended to the labouring class of market gardeners, carters, packers, stall-holders and storemen associated with the markets. Chinese were prohibited from becoming naturalised between 1903 and 1957. They could not bring their wives or families to Australia, and could only apply for exemption from the dictation test to return to their villages, marry and to visit their families.

Towards the end of the 19th century, the Chinese population in the Australian colonies began to transition from a rural to an urban population. In 1880 there were 1014 Chinese people in Sydney as against 9000 others in the rest of the State, but in 1888, Sydney had 4,202 Chinese people (Yong, C. F. 1977). The 1901 Census of NSW recorded 3276 males and only 56 females born in China (Fitzgerald, S. 1997, p.93). The gender imbalance, owing to migration preferences in the first place and then restrictive legislation, decreased with the birth of females born of Chinese or Chinese-European parents in Australia. However, NSW Census figures for women born in China remained low until naturalisation restrictions were relaxed in 1957 (Ang, I. & Wong, A. 2023, p.220).

THE DEVELOPMENT OF CHINATOWN IN THE HAYMARKET DISTRICT

The Chinatown centred on Dixon Street came about as a result of the construction of the Municipal Markets, but the markets which preceded them are an important part of the history. Hay Street traces its origins to 1829, when a site was designated for cattle and corn markets. The Haymarket, as it became known, was a convenient stopping place for farmers' bullock carts before the long haul up the Brickfield Hill to the city's early market buildings, on the site of what is now the Queen Victoria Building (Fitzgerald, Shirley, 2009).

In 1869, the City Council established produce markets, known as the Belmore Markets on Campbell Street on a block to the east of the Capitol Theatre (Ellmoos, L, 2008). Chinese businesses, previously located in the Rocks area of Sydney near the overseas shipping wharves, re-located their businesses to Pitt, Campbell and Goulburn Streets and adjoining laneways to be near to the Belmore Markets. The (old) Belmore Markets were replaced by the (new) Belmore Markets built on the present site of the Capitol Theatre between 1892 and 1893 (Ellmoos, L., 2008).

Historian C.F. Yong writes, "In Sydney Belmore Market was the vegetable emporium. There Chinese and Australian growers sold their vegetables from the carts which were backed into stalls and the horses remained in the vehicles until the stock was sold out." (Yong, C. F. 1977, p.37).

The City of Sydney Local Environment Plan 2012 has listed highly significant buildings which relate to the Chinese Australian history of the Belmore Markets era, in particular, the Wing Sang building at 20 Campbell Street - Terrace Group (Listing Number I827) and the Chinese Masonic Hall including interiors at 18 Mary Street (Sydney LEP 2012 Item No. I1571).

By the turn of the century, the new Belmore Markets could no longer accommodate the 350 local vegetable growers and nearly 200 fruit-growers who brought their produce into the market to sell and so a special market committee was set up to examine new sites (Christie, M. 1988, p.87). The committee came up with a plan, approved by the public and the press, whereby the Wexford Street area would be resumed, cleared of slum dwellings and re-developed as a market. As City historian Shirley Fitzgerald wrote, while Wexford Street, Exeter Place, Foster, Mary, Stephen and Elizabeth Streets in Surry Hills were home to Chinese Australian families, "to the wider community this area was a slum..." (Fitzgerald, S. 1997, p.90). Historian of the Sydney markets, Michael Christie observed, "The advantage of the scheme from the Council point of view, was that local business would be placated and the 'Chinese problem' dealt with" (CHRISTIE, M. 1988, p.87). The City Council was granted authority to resume land under the Sydney Corporation Amendment Act, 1905 (Ellmoos, L, 2008). In 1906, Council began a process of land resumption and demolition beginning with Wexford Street which was replaced by Wentworth Avenue. Two Chinese churches were destroyed in the resumption – the Chinese Presbyterian Church in Foster Street (1893-1910) and the Chinese Mission's St Luke's Church in Wexford Street, demolished only ten years after the foundation stone was laid. An estimated 724 people had their houses demolished (Fitzgerald, S., 1997, p.123). This resumption and demolition was unnecessary as the chosen market site was located west of George Street near Darling Harbour and the Railway" (Christie, M. 1988, p.87).

In 1908, Sydney Municipal Council resumed terrace houses, mills and workshops spread over four acres bounded by Ultimo, Thomas, Hay, Quay and Engine Streets to make way for two new market buildings, including the Municipal Stores at 90-100 Hay Street, designed by the City Architect. The first market building on Hay Street opened in 1909 and the second in 1910. These developments were reported in the Chinese Australian Herald in March 1909, with the comment that numerous Chinese firms were expected to move in light of the market's relocation (Guang yi hua bao = The Chinese Australian Herald, 13 March 1909, p.2). From 1910, Chinese firms which had previously

been centred around Campbell Street, Haymarket in proximity to the Belmore Markets began to open stores in Hay, Dixon, Quay, Harbour Streets and Ultimo Road, close to the new Municipal Markets. First amongst these was Chungshan (Zhongshan) merchant Phillip Lee Chun, who in 1909 purchased land at 82-84 Dixon Street and had a building constructed on that land for his business, Kwong War Chong, which for sixty years afterwards provided a remittance service to NSW's Loong Tu community (Hector Abrahams Architects, 2019, p.4).

OCCUPANTS OF PRIOR BUILDINGS AT 90-100 HAY STREET

Dove's 1880 plan of Sydney shows four one to two storey masonry buildings between Harbour Street and Kimber Lane and a single two storey timber building between Kimber Lane and Dixon Street. Prior to the building of the Municipal Stores at 90-100 Hay Street, the buildings on Hay Street from Harbour Street to Kimber Lane were numbered 92-98 Hay Street and those from Kimber Lane to Dixon Street were 100-106 Hay Street.

The owner of 92 Hay Street in 1907 (now 90 Hay Street) was Samuel Hordern, of the successful Anthony Hordern and Sons firm. No. 92 Hay Street was used as a Hordern and Sons store and stables before the land was purchased and cleared for the construction of the Municipal Stores (City of Sydney Archives, A-01136253 to A-01136244). A photograph of the corner of Harbour and Hay Streets taken in 1910 shows that 92 Hay Street had been demolished by then.

The City Assessment books and Sands Directory show that occupants of 94 Hay Street prior to its demolition were Mrs Mary Doherty, fruiterer and Mr George Doherty, pattern maker from 1900 to 1904; Peter Peterson in 1905 and George Hanna hairdresser from 1906 to 1910 (City of Sydney Archives, 1903- 1910, A-01136249 to A-01136256). Lee & Co. occupied 94 Hay Street in 1911 (City of Sydney Archives, 1911, A-01136248).

Businesses which occupied 96 Hay Street (now 92/94 Hay Street) were Daniel S. Ford, printer, 1903-1905; Ross Frederick William 1909-10; and Mrs Elizabeth Shea, Refreshment Rooms in 1911 (City of Sydney Archives, 1903 – 1911, A-01136256 to A-01136248). At 98 Hay Street was Yee Sang, pork butcher (City of Sydney Archives, 1911 A-01136248).

From 1900 to 1910, 100-106 Hay Street, the block from Kimber Lane to Dixon Street (now 96-100 Hay Street) was occupied by West's Patent Tyre Co Ltd and by J.E. Bishop, Secretary (City of Sydney Archives, 1910 and 1911, A-01136249 and A-01136248).

90-100 HAY STREET: THE MUNICIPAL STORES

In 1911, the Municipal Council put out a tender for the construction of Municipal Stores at 90-100 Hay Street, opposite the new Municipal Markets. The tender stipulated that the contractor was to complete the whole of the works in six months or in default, to pay £5 per day for every day until the work was completed (City of Sydney Archives, 1911, A-00455910). The successful tenderer was Charles C. Coleman who signed a contract with the City on 21 July 1911.

The buildings which had previously existed at 92–106 Hay Street were demolished in 1911 and replaced by the current three storey buildings. Buildings at 92-98 Hay Street were re-numbered as 90-94 Hay Street and buildings from 100-106 Hay Street became 96-100 Hay Street.

The City Council owned, leased and managed the Municipal Stores until 1969, when the newly established Sydney Farm Produce Market Authority took over running of the stores on 1 January, 1969 (Government Gazette of the State of New South Wales, 20 December 1968, p.5000). The new Sydney Markets at Flemington were opened in 1975 and trading ceased at the Municipal Markets in the Haymarket.

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After the markets moved to Flemington, the Municipal Stores were vacant for some time before investors such as Alan Seeto, Bernard Chan and Stanley Wong and family bought up real estate in Chinatown. Alan Seeto, who came to Australia in 1973 from Papua New Guinea owned a building with three restaurants on the corner of Hay and Harbour Streets (The Canberra Times, 2 February 1986, p.50). Nos. 90-100 Hay Street was the site of a number of restaurants, but the evolution of Chinatown's restaurant culture is better demonstrated by earlier restaurants such as the Eastern Restaurant and Lean Sun Low at 50-54 Dixon Street. An exception to this is the standout example of longevity of the restaurants owned and operated by the family of Stanley Yee at 96-100 Hay Street since 1979.

NO. 90 HAY STREET

LEE SANG & CO. AND GILBERT YET TING QUOY

The first tenant in the newly constructed building at 90 Hay Street was Lee Sang & Co. Produce Merchants and Importers, who leased the building from 1919 (City of Sydney Archives, A-01136240). In June 1920 Lee Sang & Co. advertised a new shipment of fireworks to celebrate the visit of the Prince of Wales (The Sun, 5 June 1920, p.6). Lee Sang & Co. was a well-established produce business, registered in 1903 at 28A Campbell Street. The firm may have existed earlier, as the Registration of Firms Act, No. 100 only came into being in 1902. Lee Sang & Co. was registered by Won Chum, Gilbert Yet Ting Quoy and Ah Sing. Additional people in the business were listed as Cecil Gilbert Quoy [the son of Edith and Gilbert Yet Ting Quoy, born in 1900], Sydney Lee, See Wah and Hoon Wing (State Archives NSW, NRS 12961, Index No.48, Item No. [2/8526] p.497). Lee Sang & Co. replaced Hop War and Co. as representative of Tung Koon natives in the Lin Yik Tong (Chinese Commercial Association, 1892-1903) (Kuo, M. F. 2013, p.120). Hop War had previously replaced influential Tung Koon merchant Way Kee.

To ensure a steady supply of vegetables, Ting Quoy and other partners established stores and market gardens in the NSW country towns such as Bathurst in 1909 and Aberdeen in 1919, trading as Tong Sing & Co (State Archives NSW, NRS 12961, Index No. 48, Item No. [2/8541], File No. 18272 and Index No. 48, Item No. [2/8548], File No. 32521.). Produce would be transported by rail to Sydney and delivered to the store where it was sorted before being sold by at the markets across the road. An advertisement from 1925 stated that the Lee Sang & Co. at 90 Hay Street sold potatoes, horse feed, Chinese groceries, fruit and vegetables, bone ash, tobacco, peanuts, cigarettes, matches, and Chinese and Western fireworks, forwarded remittances and acted as a selling agent for local produce. It also named two other Lee Sang & Co. stores in Hong Kong and Thursday Island (Tung Wah Times, 21 November 1925, p.4).

Through the 1920s and 1930s, Gilbert Yet Ting Quoy's name was on the lease for 90 Hay Street. Born circa 1874 in Tung Koon, China, Gilbert Yet Ting Quoy arrived in Australia in 1885, and by 1903, when he obtained a Certificate of Domicile to travel to China, he was 29 years old (NAA: ST 84/1, 1903/1-10, 26.). He married Australian-born Edith Ginn and the couple had at least ten children (FITZGERALD, S. 1997, p.26).

By the time Gilbert Yet Ting Quoy and partners registered Lee Sang & Co. at 90 Hay Street, Ting Quoy was already a successful, well-established merchant. He had registered Ting Quoy & Co. Produce Merchants at 43 Lane Cove Road North Sydney in 1903 (State Archives NSW, NRS 12961 Index No. 48, Item No [2/8530], File No. 5857, 529). Quoy was a conservative political leader in the Chinese community, an office bearer of the China Empire Reform Association (CERA) The CERA was a political organisation which advocated political reform in China through a system of modernisation while maintaining the Emperor system. They would later advocate for a constitutional monarchy. Other well-known merchants in the Sydney Chinese

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community who were members of the CERA included Thomas Yee Hing, Ping Nam, C. Leanfore, Henry Fine Cheong, Goon Ick, W.R.G. Lee and George Bew (YONG, C. F. 1977, p.120-121).

Quoy was also a member of the NSW Chinese Chamber of Commerce and its President in 1924 (Yong, C. F. 1977, p.121 and NAA:SP1122/1, N1961/3364, 330). Formed in 1913, the NSW Chinese Chamber of Commerce was an organisation which defended the trade and commercial interest of Chinese Australians from anti-Chinese movements and organisations and promoted the Sino-Australian import and export trade. Quoy was amongst Sydney Chinese merchants who launched a campaign through the Tung Wah Times newspaper in 1908 and 1909 advocating the need to establish Chinese schools. Along with Ping Nam, Leong Cheong, Lee Chun, John Hoe and Lean Fore, Quoy taught at the Sydney Chinese School at the Loong Yee Tong clubhouse at 50-54 Dixon Street (Yong, C. F. 1977, p.214 and KUO, 2013, p.229).

Quoy was one of the founders of the first Chinese Australian owned shipping line, the China-Australia Steamship Line in 1917, and was on the Advisory Board of the Line (Yong, C.F., 1977, p.264). C.F. Yong argues this shipping line, established to break up the Japanese shipping monopoly and extend the Sino-Australian import and export trade, "expressed the unity and co-operation achieved for the first time by Chinese in Australia over a single issue of common interest." (Yong, C.F., 2013, p.97.). When the shipping line collapsed in 1924, Quoy came under criticism by other factions for poor administration and undue influence, as William Liu, the appointed proprietor of the China-Australia Mail Steamship Line, was married to Quoy's daughter Mabel (Yong, C. F. 1977, p.101 and NSW BDM Marriage Cert 41597/1907).

FAMILY SPONSORED BY GILBERT YET TING QUOY

Gilbert Yet Ting Quoy actively sponsored the entry of relatives and clan members to Australia. Amongst those he sponsored was his nephew, Henry Won Yeh Lum (later known as Henry Lum Yip), who arrived in 1922 as a student and lived with the Quoy family (NAA:SP1122/1, N1961/3364, 345). In 1924, the Chinese Consul applied on behalf of Henry Won Yeh Lum [sic] for an extension of stay and to be transferred to the firm of Lee Sang & Co. Permission was granted for transfer to Lee Sang on payment of a bond, and Henry was engaged in a clerical capacity in the firm of Lee Sang & Co. at 90 Hay Street (NAA:SP1122/1, N1961/3364, 323-330).

As early as 1926, the 90 Hay Street building had a lift. City of Sydney historian Shirley Fitzgerald cites a letter Mabel Quoy wrote to Henry Lum Yip, who took a return visit to China in 1926. Mabel wrote:

"Dear Lum ... I have been to Lee Sangs twice since you left. Bo and Winsom said hullo as we passed up the lift. Choong was in the peanut room..." (Fitzgerald, S. 1997, p.170).

Another relative sponsored by Gilbert Yet Ting Quoy was Harry Hornung Yip, who arrived in July 1926 (NAA:SP11/2). In 1930, the Chinese Consul General F.T. Sung applied successfully for extension for Henry Won Lep Yum and Harry Hornung Yip, both in the service of Lee Sang & Co., 90 Hay St. "Hornung Yeh is the export clerk and Won Yeh Lum is studying business there", he wrote (NAA:SP1122/1, N1961/3364, 256). Harry Yip went on to become a partner in Yeh Lum & Co., was President of the NSW Chinese Chamber of Commerce for about six years from 1958, and had a family of whom there are many descendants still working in the produce industry.

Henry Lum Yip and family

In 1932, the Department of the Interior approved an application made by Gilbert Yet Ting Quoy for Henry Won Yeh Lum's wife, Yee Yip Sue, to be admitted to Australia for a visit (NAA:SP1122/1, N1961/3364, 235). Throughout the 1930s, applications were made to extend her stay and by 1940, five children had been born to the couple

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(NAA:SP1122/1, N1961/3364, 145). According to the family of Henry Lum Yip, "six of his children were born above his Haymarket store" (SBS News online, 30 August 2020).

YIP SEE SYNDICATE

In 1936, Lee Sang & Co. were unable to pay their creditors, but eventually an arrangement was made with creditors who accepted five shillings in the pound in full discharge of their debts. A new company, Sino Australian Pty Ltd was formed with Gilbert Quoy as General Manager, sons Cecil and Alwyn Quoy as Assistant Manager and Secretary and Henry Won Yep Lum as Director and Buyer (NAA: SP1122/1, N1961/3364, 182). In 1940 a partnership comprised of Mr E. L. Quoy, Mrs E. B. Quoy, Henry Yep Lum, Walter Don Hoy, Harry Yip and W.H. Lo, all equal partners and all domiciled in Australia, bought the business of Chien Sang & Co and established Yep Lum & Co. (10 Hay Street) (NAA: SP1122/1, N1961/3364, 182).

In the 1940s, 90 Hay Street was alternately leased by the Sydney Banana Company, "Licensed Farm Produce Agents, Wholesale Fruit, Produce and Vegetable Merchants" and the Yip See syndicate (City of Sydney Archives, 1945, A-01089048). The Sydney Banana Company may have been a part of the Yip See syndicate as the business was managed by Charles Liu, the brother-in-law of Mabel Liu, Gilbert Yet Ting Quoy's daughter. In 1941, the Sydney Banana Company advertised for banana growers on the North Coast of NSW to consign their bananas to the firm, boasting a store "equipped with the most modern scientific banana ripening plant" (Tweed Daily, 23 August 1941, p.6). The Sydney Banana Company also leased 90 Hay Street in 1948 (City of Sydney Archives, 1948, A-01089047).

The Yip See syndicate made application to the City Council erect an additional banana ripening room on the first floor of 90 Hay Street in 1943 (A-00338781). In 1948, the Yip See syndicate made an application to erect a banana elevator at 90 Hay Street (Construction, 22 September 1948, p.15). A building survey of 90 Hay Street in 1949 recorded a shop and office on the ground floor, a banana storage room on the first floor, additional storage on the second and five rooms for residence on the third floor (City of Sydney Archives, 1949, A-00508810).

Such banana ripening rooms were not unique to Chinese Australian fruit merchants. Documents in the collection of the City of Sydney Archives show that in the late 1950s, many banana commission agents with stores in the markets and in Hay, Quay and Thomas Streets and Ultimo Road applied to install banana ripening rooms, however, the Chinese fruit merchants appear to have been the first to do so.

Like Gilbert Yet Ting Quoy, before him, Henry Won Yep Lum sponsored the entry of members of the Yip clan to Australia. According to his family, over the years, he continued to reunite families, sponsoring around 70 Chinese migrants. Many arrived as students from China and Hong Kong after World War II (SBS News online, 30 August 2020). Henry's immigration file shows that in 1961, Yep Lum & Co. was owned by six equal partners – Harry H. Yip, Walter Donhoy Yip, Henry Lum Yip, Wellington Hong Lo, Mrs C. G. Quoy and Mrs G.Y. T. Quoy (NAA:SP1122/1, N1961/3364, 46).

In 1948, Henry Lum Yip applied for permanent residence but his application was refused by Arthur Calwell, the then Minister for Immigration, though he was granted approval to remain in Australia without applying for extensions (NAA:SP1122/1, N1961/3364, 99). It was not until 1957 that Chinese-born people were allowed to apply for naturalisation and citizenship could be granted to anyone who had been 15 years in the country (ANG, I. & WONG, A. 2023, p.220). In 1961, Henry applied for naturalisation and on 7 December 1961, he was granted Australian citizenship (NAA:SP1122/1, N1961/3364, 23, 13).

90 Hay Street not only serves as a tangible reminder of the activities of the Yip clan produce merchants, but also of the labouring class of packers and carters who packed and transported the produce and to the market gardeners who grew the vegetables. In

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an interview with Mavis Gock Yen, Leung Pui (1914-1996) spoke about his father, who worked at the Haymarket produce markets. His family had remained in the village of Lung Hooey in Lungdu. On a return visit to see them Leung Pui recalled:

“The first thing Dad took out was a leather apron. This leather apron had a hole in the chest. Dad said the money he earned came from packing tomatoes for the vegetable market in Sydney in Haymarket. He had to get up before dawn every morning and start carrying cases and cases of tomatoes, repack them and then carry them into the storeroom. He was doing that every day. That’s why he and the other partners wore leather aprons... He told us the market gardeners had to get up in the dark and carry hundreds of loads of water on their shoulder poles every day... ‘There’s no gold!’ he said. ‘It’s all muscle power.’” (Gock Yen, Mavis, 2022, p.137).

THE POST-MARKET PERIOD

After the markets closed, this area of Hay Street was deserted. Douglas Lam, who migrated to Sydney from Hong Kong in the early 1960s and spent much of his spare time in Haymarket, recalls the stores were empty in 1975 (Douglas Lam, personal communication, 24 April 2024.). In the late 1970s, real estate was bought up by investors such as Alan Seeto who had come to Australia from Papua New Guinea. Seeto owned three restaurants on the corner of Hay and Harbour Streets (The Canberra Times, 2 February 1986, p.50). Entrepreneur and investor Dominic Choy who emigrated to Australia in 1962 refitted the building and in 1981 opened a restaurant called Choys AD 1000 at 90-92 Hay Street.

By the 1980s Dominic Choy had established the Howin Group of companies and a chain of six Choys restaurants. In 1990 the Howin Group took a 49 percent interest in Rockvale Pty Ltd and partnered with Japan’s Kajima Construction Group to develop Market City as a \$600 million major commercial and residential development on the old Paddy’s Market Site adjacent to Sydney’s Chinatown (Guangdong-Hong Kong Information Daily, 29 August 1993).

No. 90 Hay Street has been tenanted by a number of restaurants since then and as of January 2024, was occupied by a Japanese restaurant called Sushi Rio.

NO. 92 HAY STREET

HIE LEE & CO.

The first tenant in the new Municipal building at 92 Hay Street was the firm of Hie Lee & Co. which occupied the building from 1912. The Hie Lee & Co firm had previously registered as wholesale fruit merchants at 28 Campbell Street in 1903. In the Tung Wah Times of 14 December 1912, the firm advertised themselves as fruit and produce merchants, and the head office as 92 Hay Street (Tung Wah Times, 14 December 1912, p.4). More specifically, Hie Lee & Co. were banana commission agents, advertising “best prices for growers” in the Tweed Daily in May 1920 (Tweed Daily, 15 May 1920, p.2).

When Hie Lee & Co. registered their business at the 92 Hay Street address on 2 January 1919, those carrying on business were Ah Loy, Ah Hue Loong, Hing Loong, Yick Man, Willie Hee, George Low, Tee Wing and Ah Sum (State Archives NSW, NRS 12961: Index no. 48. File No 31883, Item No.[2/8548]). In May 1919, a notice in the Chinese Republic News announced the withdrawal of four of the partners from the firm (31 May 1919, p.6). In October 1921, the firm advertised in the Tung Wah Times, under the name of Tie Lee & Co (1 October 1921, p.4). The "Hie Lee" romanisation reflects See Yip pronunciation whilst the romanisation "Tie Lee" reflects Cantonese pronunciation. The Cantonese romanisation in this advertisement might reflect a change in joint ownership from See Yip speakers to Cantonese speakers, or merely the language of the

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person who was tasked with listing or designing the advertisement (Ely Finch, personal communication, 10 January 2024).

QUONG WING CHONG

On 29 August 1922, Hie Lee & Co. was purchased by the firm of Quong Wing Chong (Chinese Republic News, 19 August 1922, p.6). In 1902, William Quing was listed as an owner of Quong Wing Chong. Quing was associated with the Tsang Shing district (Guang yi hua bao = The Chinese Australian Herald, 21 June 1902, p.5). In 1923, the Tsang Shing firm of Quong Wing Chong & Co. (92 Hay Street), the Tung Koon firm of Lee Sang & Co. (90 Hay Street) and the Chungshan firm of Kwong War Chong (84 Dixon Street) were amongst the founders of a new organisation that represented Chinese Christians from three different Christian denominations. Called the "Neutral Alliance", the organisation aimed to quell tensions in the community following months of written warfare between Sydney's three Chinese newspapers (Chinese Republic News, 14 April 1923, p.8). This is but one initiative that sought to rise above district loyalties and political differences to seek cohesiveness in the community.

By 1932, Quong Wing Chong firm appears to have come under the ownership of people from the Sam Yap district, as a Sam Yap organisation called the "Sam Yap Hang Shin Tong" advertised that it would be holding a meeting upstairs at Quong Wing Chong, Hay Street (Tung Wah Times, 27 February 1932, p.8). In 1910 the same organisation conducted a Sam Yap bone repatriation drive in 1910 with addresses for correspondence given as Kwong Wing Chong and Y. C. Hong On Jang (Guang yi hua bao = The Chinese Australian Herald, 21 May 1910, p.6).

In 1924 Quong Wing Chong & Co. moved into the building at 92 Hay Street and shared the premises with Hie Lee & Co. with the former supplying fruit and vegetables while Quong Wing Chong sold Chinese goods and offered a remittance service.

Besides growing and selling bananas, Hie Lee & Co. were exporters of Australian produce. In February 1934, for example, Hie Lee & Co. exported 1021 bags of flour (22 tons) to Hong Kong (Daily Commercial News and Shipping List, 7 February 1934, p.6). This volume of exports is likely to have earned the management of Hie Lee & Co. (as merchants with a certain export turnover), privileges of allowing the entry of wives and employees for the company. In 1936, Hie Lee & Co. along with ten other Chinese banana agents including Sun Lee & Co. and Wing Sang & Co. (96 Hay Street), were amongst 27 agents appointed to join the Banana Marketing Board, a newly created Australian authority (Truth, 22 March 1936, p.12). The lease alternated between Hie Lee & Co. and Quong Wing Chong between 1913 and 1948 (Sands Directory, 1913-1933; and Assessment Book Phillip Ward, 1934-1948).

A building survey of 92 Hay Street in 1949 recorded a shop and office on the ground floor, a banana storage room on the first floor and storage on the second. No use was recorded for the third floor (City of Sydney Archive, A-00508810). In 1950, an application was made to the City Council for construction of a banana ripening room on the ground floor of 92 Hay Street (Construction, 13 December 1950, p.15).

NO. 94 HAY STREET

WING TIY & CO.

From 1913 to at least 1948, Wing Tiy & Co. occupied 94 Hay Street (Sands Directory, 1913-1933; Assessment Book Phillip Ward, 1934-1948). Wing Tiy & Co. relocated from 34 Campbell Street where the firm registered as fruit merchants and commission agents in 1903. Persons carrying on the business were listed as Mark Kew, Char Rin, Lee Loy and Wing Sang (State Archives NSW: NRS 12961, File 521, Item [2/8526]). Wing Tiy & Co. was one of the biggest and longest-lasting banana merchants in Australia. In 1902, Wing Tiy & Co. had amalgamated with Wing Sang and Wing On to form Sang On Tiy & Company to expand its operations into Fiji. This firm had 350 acres under

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cultivation in Fiji and in the first season, were bringing 10,000 bunches of bananas a fortnight into Sydney (ALI, B. N. K. 2005, p.438-9).

In 1913, when Wing Qui [sic] & Co. was registered at 94 Hay Street, the persons carrying on the business were Chan York, Loy Leong, Fay Chang, Wing Chan, Qui Chong, Chan Boo and Yin Leong (State Archives NSW, NRS: 12961, Index No. 48, File No. 22803, Item No [2/8543]). Wing Chan, also known as Mark Joe, was one of the founders of the Wing Sang Co.

Around 1933, Charles and Thomas Ma came to Australia from Hong Kong to work in the Ma family firm of Wing Sang & Co. Charles was born in Sydney, but had been sent back to China for his education before returning to Australia. In 1938, Charles, then Manager of Wing Tiy & Co., gave evidence before the Fruit Industry Commission in Sydney about the working hours of the men handling the bananas at the City Markets. Ma said:

“the men handling bananas start at 6.30am. In winter they might finish at 5 o’clock, except on Mondays and Thursdays when they finish at 6 o’clock. In the summer there is no criterion as to when we finish. We start at 6.30am and go round the clock, probably finishing at 11 o’clock at night” (The Albury Banner and Wodonga Express, 10 June 1938, p.9).

A building survey of 94 Hay Street in 1949, recorded a shop and office on the ground floor, a banana storage room and office on the first floor, residence and storage on the second floor and a roof house residence on the third floor (City of Sydney, 1949, A-00508810). The families or employees that occupied these rooms have not so far been identified. A building inspection carried out by the City Building Inspector in 1959, recorded two banana ripening rooms at 94 Hay Street (City of Sydney Archives, 1959, A-00364720).

Charles’ brother Thomas, born in Hong Kong in 1916, also worked at Wing Tiy & Co (Denise Ma, Personal Communication, 10 March 2024). Thomas, his wife Lily and their children had a home in Strathfield, but Thomas spent much of his life working at 94 Hay Street.

Thomas Ma bought Wing Tiy & Co. in 1963, and managed the firm until the mid-70s. After selling up at the time the markets re-located to Flemington, he went to help the ageing Mar Leong Wah at the Wing Sang headquarters at 58 Hay Street. Thomas Ma’s daughter Denise Ma recalls of 94 Hay Street:

“Each school holidays we would go for our trip to the city from Strathfield. We would go to pick up Dad and I remember going to the office on the mezzanine floor. I also remember visiting Uncle Charles and Aunty Edith at 96 Hay Street until they moved out in late 1956. It is a significant part of my life.”

NO. 96 HAY STREET

From 1913 to 1919, Tiy Chung & Co. Produce Merchants occupied the new building at 96 Hay Street. Tiy Chung & Co. had registered the business, then located at 445 Pitt Street in 1903 (State Archives NSW: NRS 12961, File No. 4740, Item No [2/8529], 570). In 1919, Hook Yick & Co., a company with its headquarters in Melbourne, took out an advertisement in the Tweed Daily to announce the opening of a branch at 96 Hay Street and to solicit growers to consign their bananas and “pines” [pineapples] to the Sydney branch.

A similar advertisement taken out in the Tung Wah Times indicated that the firm was dedicated to the sale of Fiji and Queensland fruit and bananas, and produce from Queensland and other states (14 June 1919, p. 7).

WING SANG & CO.

In 1920, an advertisement gave notice that Wing Sang & Co. had purchased Hook Yick's 96 Hay Street shop on the 27th of March 1920, and had started trading there under the name Wing Sang & Co. from that date on (Chinese Republic News, 24 April 1920, p.7). Wing Sang & Co. was one of the largest and best-established firms in Australia, with banana wholesale as the cornerstone of its business, but also engaged in the remittance business. Though Wing Sang had established Hong Kong as its headquarters by 1921, Wing Sang & Co. and subsidiaries maintained its banana wholesale business and import-export trade in Australia into the latter decades of the 20th century.

Wing Sang & Co. had offices and warehouses at various addresses in the Haymarket area before establishing the store at 96 Hay Street in 1921. Whilst some of their buildings, such as the warehouse at 450 Sussex Street and the headquarters at 58 Hay Street have been demolished, others are still standing, for example the Wing Sang & Co. store at 20 Campbell Street.

A detailed history of Wing Sang & Co. buildings in Sydney, Hong Kong and China was undertaken by the China-Australia Heritage Corridor project (The China-Australia Heritage Corridor Project, accessed 9 March 2024).

MAR SEE POY

The Managing Director of Wing Sang & Co. at 96 Hay Street was Mar See Poy (called Mar Sha Poi in his immigration file). Mar See Poy was the grandfather of Glenn and Phillip Mar, who wrote about the sad end to his career at 96 Hay Street (MAR, G. & MAR, P., 2023). Mar See Poy came to Australia in 1914 at the age of twenty-two, as a substitute manager for Wing Sang & Co. At the time, the senior managers were heading back to China following Ma Ying Piu who had set up the Sincere store in Hong Kong (MAR, G. & MAR, P., 2023). The Police report on Mar's file states that "the firm of Wing Sang is held in the highest repute and is financially sound" (NAA: A1, 1925/11716, 112).

The application for Mar See Poy's was granted, renewable on application if the company met with certain conditions, including a high business turnover. For almost a decade Mar See Poy was able to extend his stay, during which time he married, fathered a daughter, lost his first wife, remarried and had two Sydney-born sons, Arthur and Raymond Mar (MAR, G. & MAR, P., 2023).

On applying for an extension in 1924, he was observed by a Senior Boarding officer, who reported:

"I have observed this man on at least ten occasions and R.W, Wilson on four occasions working at a branch store of the firm at 96 Hay Street, Sydney where the business is mainly fruit dealing. On every visit we have seen Mar Sha Poi [sic] with his shirt sleeves rolled back, with a leather apron, without coat or vest, loading and unloading goods from carts, packing and stacking fruit and performing other ordinary store duties. The premises 96 Hay Street open right onto the roadway and this man can be observed at any time employed in the same manner as other Chinese and European fruit store assistants in the same street" (NAA: A1, 1925/11716, 23).

As a manager, Mar See Poy was not expected to partake in the manual work of fruit handling, and with this doubt cast on the nature of his employment, the extension was refused. Glenn Mar writes, "Mar See Poy left Australia in April 1926 with his family... and settled in his home village of Sha Chong ...he died in 1928" (MAR, G. & MAR, P. 2023, pp.136-7).

By 1930, bananas imported from Fiji were subject to crippling import duty and Chinese growers were excluded from the industry in Queensland and northern NSW. As the years wore on, immigration restrictions had the desired effect of draining Chinese enterprises of labour. Chinese firms adapted to the circumstances and like Wing Chong and Hie Lee, Wing Sang & Co., turned to advertising in the newspapers for white and

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Italian growers to consign their bananas to the firm. In 1930, the firm was promoted as "Licensed farm produce agents, Oldest established banana specialists, Head Office 58 Hay Street, branches Fruit Exchange, City Markets, 96 Hay Street" (Tweed Daily, 12 July 1930, p.8).

SUN LEE & CO.

In 1933, Sun Lee & Co. took over the lease at 96 Hay Street. Sun Lee & Co. advertised in the Italian newspaper, *Il Giornale Italiano*, that the firm had a local agent in Lismore (*Il Giornale Italiano*, 3 June 1933, p.3). S. Watts at Stokers Siding in the Brunswick Valley of the North Coast of NSW acted as an agent for Wing Sang & Co (Tweed Daily, 7 November 1942, p.4). In 1934, an application made to alter the stairs and banana room was approved at 96 Hay Street (*Construction and Real Estate Journal*, 19 September 1934, p.4). This would have been around the time that Charles Ma arrived in Sydney with his wife Edith nee Yee. Both Charles and Edith were born in Australia but raised in Hong Kong. Charles and Edith had twin daughters Audrey and June, born in Sydney in 1934 and a son Daniel, born in Sydney in 1944.

Until about 1956, Charles, Edith and children lived on the top floor of 96 Hay Street. Their son Daniel Ma recalls:

"96 Hay Street was called Sun Lee in my childhood. It was where my family lived from the mid-1930s to around 1956. We had the top floor. The building was one of a group of six connected buildings located on Hay Street... All six buildings were similar in their internal layout. Ours comprised of an open-plan shop with ripening rooms at street level, a half-floor mezzanine office space, two full floors of residential accommodation and an open rooftop "terrace"... For the most part the building was fairly basic. The rooms were divided using thin masonite partitions that were only head height..." (Daniel Ma, "personal communication, 6 May 2024).

Every day, Charles Ma would go to work at Wing Tiy & Co. at 94 Hay Street, and in later years at the main Wing Sang building at 58 Hay Street (Daniel Ma, personal communication, 10 March 2024.).

Daniel Ma describes the markets:

"Bananas were delivered in wooden boxes which were all marked with their place of origin and destination stencilled on the box. They were offloaded off the flat-top trucks and wheel-barrowed to the ripening rooms almost every weekday morning. Most of the men handling the boxes wore thick brown aprons which were almost like a uniform at the markets".

Wing Sang & Co. appear to have ceased trading at 96 Hay Street sometime in the 1940s. From 1948 until at least 1952, Russell & Sons were advertising fruit and vegetables at wholesale prices at 96 Hay Street. By the time Daniel grew up at 96 Hay Street, European and Italian vegetable merchants were replacing the previously Chinese-dominated industry. According to Daniel:

"Every weekday there would be a siren at 7am to announce the opening of the markets and that would be the signal for the buildings to raise their street front roller shutters...The whole market area would turn into this hive of activity. Hustle and bustle, people jostling to park their trucks and often lots of swearing!! English profanities. Cantonese profanities. Italian profanities. Greek profanities. It was rough but very exciting!!" (Daniel Ma, personal communication, 6 May 2024).

Daniel Ma recalls in his childhood:

"the ground floor of Sun Lee was sublet to some Italian fruit suppliers. The shop incorporated several banana ripening rooms. Bananas were delivered by rail from "faraway places" like Coffs Harbour and were ripened by gas before being sold to fruit shop owners from all over Sydney"

The Ma family moved out around 1956 but 96 Hay Street remained in use as a banana ripening room until at least 1961 (City of Sydney Archives 2960-1961, A-00368413).

Post-market period

From the late 1970s to the late 1980s, 96 Hay Street was owned by Tensons Pty Ltd (City of Sydney Archives, 1979-1987, A-00680286). It was developed for use as a succession of restaurants including Lotus World Vegetarian Restaurant in 1977 and the Mandalay Nay Pe Daw restaurant in the early 1980s, before Stanley Yee bought the building and established a restaurant in 1979, which was the forerunner of the long-running Emperors Garden, which is still owned and operated by the Yee family to this day. See 100 Hay Street for further detail.

NO. 98 HAY STREET

WAR LOONG & CO.

Between 1913 and 1932, 98 Hay Street was tenanted by War Loong & Co (Sands Directory, 1913-1932). War Loong & Co. Produce Merchants registered a store at 449-451 Pitt Street in 1903 (State Archives NSW: NRS 12961, File No. 4743 [2/8529], 572). In 1911, War Loong & Co. at 185 Hay Street, was listed as a contact by a Sydney Loong Tu (Longdu) district association with respect to a bone-repatriation drive, indicating that War Loong & Co. was a Loong Tu firm, i.e. a firm connected with this subdistrict of Heung Shan, and language community (Tung Wah Times, 11 November 1911, p.7).

Amongst the names of those who had registered the firm of War Loong & Co. in 1903, was Dong Sing. In 1913, War Loong & Co. at 98 Hay Street, applied for a tobacco licence (Government Gazette of the State of New South Wales, 11 June 1913, p.3574). This might have been the Doon Sing who in 1913 raised a "fine crop" of tobacco on W.P. Brook's nine acres of riverfront land in Bathurst (The Bathurst Times, 18 March 1913, p.2). From the late 19th century to the mid-1920s, Bathurst was a centre of Chinese market gardening and tobacco growing in NSW. The railway enabled produce from Bathurst to be transported to the Haymarket, and merchants, such as Gilbert Yet Ting Quoy of Lee Sang & Co. (90 Hay Street), established stores and market gardens in Bathurst early in the 20th century. Due to obstacles placed in the way of Chinese growers, incentives offered to white growers, and a series of unexplained fires, Chinese growers effectively gave up growing tobacco in Bathurst in the mid-1920s (KWOK, J., 2019, p.252).

In 1928, War Loong & Co. advertised an expansion of the business, stating that they dealt in potatoes, onions, horse feed, ox-bone ash, etc., as well as the procurement of fruit and vegetables from country towns (Tung Wah Times, 3 March 1928, p.3).

However, in November 1932, the firm advised their shareholders that they had resolved to close the business down (Tung Wah Times, 26 November 1932, p.5).

WING CHONG & CO.

The Sands Directory lists Wing Chong & Co. at 98 Hay Street in 1933. Wing Chong & Co. were banana agents. The importation of bananas from Fiji had limped on under the weight of heavy import tariffs until 1933, when an article in the Tung Wah Times complained that the tax on selling Fiji bananas in Australia was so heavy—1s. 3d. per crate—that the last two shipments resulted in over 50 percent losses (29 April 1933, p.8). By 1933, when Italian growers had moved into banana growing on the north coast, Chinese Australian banana commission agents including Wing Chong & Co. advertised for consignees in *Il Giornale Italiano* (6 May 1933, p.5). In 1935, Wing Chong & Co. was appointed, along with ten other Chinese banana agents including Sun Lee & Co. and Wing Sang & Co. (96 and 98 Hay Street), to join the Banana Marketing Board, a newly created Australian authority (Truth, 22 March 1936, p.12). In the 1940s, Wing Chong & Co. at 98 Hay Street placed advertisements in the Tweed Daily, seeking growers to consign their bananas to the firm. Wing Chong & Co. banana agents

continued advertising for consignees until at least 1951 (Tweed Daily, 18 October 1940, p. 7 and Northern Star, 25 June 1951, p.7).

NO. 100 HAY STREET

In 1912, the new building at 100 Hay Street was briefly tenanted by United Fruit Co. before Gee Ick & Co. General Merchants occupied 100 Hay Street in 1913, remaining there until 1920 (City of Sydney Archives, 1912 (A-01136247); 1913 (A-01136246); 1915 (A-01136244); 1919 (A-01136240); 1920 (A-01136239)).

GEE ICK & CO.

George Goon Ick took out a tobacco licence for Gee Ick & Co. in 1913 (Government Gazette of the State of New South Wales, 19 November 1913, p. 6953). George Goon Ick was the son of the well-established and influential merchant, Den War, known by his trading name of Gee Ick. Gee Ick was exporting gold from 1865 and operating a gold remittance service for Heung Shan (Chungshan) natives on the Western Goldfields of NSW (Sydney Mail, 28 December 1865, p.7). Gee Ick was a member of the NSW Chinese Empire Reform Association, the Lin Yik Tong (Chinese Commercial Association 1892-1903) and the NSW Chinese Merchants Society, the latter two being predecessor organisations to the NSW Chinese Chamber of Commerce (The Daily Telegraph, 7 September 1897, p.4). Gee Ick & Co. had a store at 185 George Street in the Rocks, before establishing stores at 374 Pitt Street and 62-64 Wexford Street. The latter two stores were demolished in the City resumptions of 1906-1913 (City of Sydney, 1909, A-00038580). When the Pitt Street store was registered in 1903, firstly as importers and merchants and then as general merchants, the registration record showed a number of partners in the business (State Archives NSW:NRS 12961 File No. 12160, [2/8536] , 80; 3179, [2/8528], 390).

Advertisements in the Chinese newspapers show Gee Ick & Co. sold Chinese goods including tea, rice, cooking oil, dried seafood, fireworks, candied ginger, chinaware, Chinese proprietary medicines and Chinese and Western groceries at 100 Hay Street and also provided a remittance service (Ely Finch, personal communication, 9 March 2024). This remittance service likely operated in a similar manner to the service provided by Chungshan firm, Kwong War Chong at 82-84 Dixon Street. Kwong War Chong sent individual remittances together with a letter to the family written by the company's clerk as a consolidated bank draft to a networked bank in Hong Kong. The draft was converted into Hong Kong dollars and the store's branch in Shekki (China) delivered the remittance to the family in the village (Williams, Michael, 1996), p. 22). Families left behind in the villages were dependent on remittances, which played a crucial part in the local economy.

HOP CHONG & CO.

In 1919, the firm of Hop Chong & Co. "Importers and Exporters and Fruit and Produce Merchants and General Commission Agents", was registered at 100 Hay Street by family relatives of Gee Ick and other partners (State Archives NSW:NRS 12961, File No 34665, [2/8549]).

In 1920, the managing partner of Hop Chong & Co. was Lee Kee Chong, another of Gee Ick's sons. Kira Brown, the great-great granddaughter of Lee Kee Chong, has researched the lives of Lee Kee Chong and his family and shared her findings on her website, Chen Quin Jack History (BROWN, K. 2020, accessed 9 March 2024).

According to Brown's research, Lee Kee Chong, born 1864 in Hang Mei, Heung Shan (Chungshan) arrived in NSW in 1880, where he became known as Kee Chong. He worked in the Haymarket in Sydney for a few years before moving to the tin mining town of Tingha in 1885, where he married Agnes Yauphang in 1892. On marrying Kee Chong, Agnes was recorded as "Australian born, but lost nationality through marriage with Chinese", and was declared an alien. Her Australian citizenship was not restored

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	<p>until 1940 when she made an application after the death of her husband (BROWN, K. 2020).</p> <p>The Kee Chong family moved to Moree, where Kee Chong began a business called Sam Lee & Co. in partnership with Gee Ick and Den War. In 1903, the family went to China, where Kee Chong took a Chinese wife, to the chagrin of his Australian wife and family. Kee Chong returned to Moree in 1905, followed by Agnes and children. In 1911, Kee Chong applied for a certificate of naturalisation. Though he had been living and working in Australia for more than 30 years and was married with seven children, his application was rejected ('Lee Kee Chong').</p> <p>In 1920, Kee Chong advertised in the Chinese Republic News, calling on fellow Lee clan members in NSW to raise funds towards the cost of furniture and couplet inscriptions for a Lee family ancestral hall in Hang Mei in Chungshan ('Lee Kee Chong' and Chinese Republic News, 3 July 1920, p.6). Hop Chong & Co. also made a £2 donation towards an appeal in support of China and its resistance against Japan, after the latter's annexation of Manchuria (Chinese Republic News, 21 May 1932, p.8). Though Lee Kee Chong died in 1939, the Hop Chong & Co. business continued at 100 Hay Street until at least 1948 ('Lee Kee Chong' and City of Sydney Archives Assessment Book Phillip Ward, 1939-1948). In 1959, H. Ming Lai applied to install two banana ripening rooms on the ground floor of 100 Hay Street (City of Sydney Archives, 1959, A-00364659).</p> <p>STANLEY YEE AND EMPEROR'S GARDEN RESTAURANT</p> <p>At the Chinatown Heritage Study Stakeholder Workshop, the change in use of 100 Hay Street from its early industrial use and connection with Hong Kong and Shanghai, to its later use primarily for restaurants was noted. This shift in economic purpose is reflective of Chinatown's changing economy and role.</p> <p>Though other restaurants have occupied premises at 90-100 Hay Street, none have lasted as long as Emperor's Garden opened by Stanley Yee in 1979 (The China-Australia Heritage Corridor Project, accessed 9 March 2024). Born in Chuen Luk Village in Chungshan, Yee came to Sydney as a high school student in the early 1960s. While studying he worked at one of the banana wholesale companies in the Haymarket and at Lean Sun Low café. Over the years Yee expanded Emperor's Garden, and established a number of other businesses in the Chinatown areas including a Chinese bakery, a butchery and a tofu factory (ANG, I. & WONG, A. 2023).</p> <p>Stanley Yee was a member of the Dixon Street Beautification Committee, which in the early 1970s pushed for the regeneration of Dixon Street as a centrepiece to the broader Chinatown area (GML Heritage, 2023).</p> <p>Like Kee Chong from Hop Chong & Co. before him, Stanley Yee has continued the tradition of philanthropic contributions, donating generously for a school, a community centre and a kindergarten in his ancestral village in Chungshan. His contributions to his hometown and county of Chungshan have been recognised both in China and Australia. His son Jonathan Yee, who took over the business on Stanley's retirement is also active in the Chungshan Society of Australia, having served as its president for several years (ANG & WONG, 2023, pp.234-6).</p>
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8. Historical themes represented

Themes indicate the broad historical context in which an item is significant. Themes help to identify related or comparative items contributing to the same theme.

Refer to the document [NSW Historical Themes](#) if completing this section.

Relevant National / Australian themes	<p>2 Peopling Australia</p> <p>3 Developing local, regional and national economies</p> <p>4 Building settlements, towns and cities</p> <p>8 Developing Australia's cultural life</p>
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	9 Marking the phases of life
Relevant NSW / State themes	Agriculture Commerce Transport Accommodation Domestic life Birth and Death

E. Criteria for heritage significance**9. Assessment under Heritage Council criteria**

It is important in the course or pattern of the cultural or natural history of the local area (Criterion A)
<p>The banana industry was a major industry developed by Chinese Australian entrepreneurs in Australia and Fiji in the 1880s and 1890s, and firms such as Wing Sang based their headquarters in Sydney's Haymarket area. When the new Municipal markets opened at Haymarket in 1912, firms such as Wing Sang and its subsidiaries, leased stores at 90-100 Hay Street. Their businesses and premises are distinct places in NSW for understanding the banana industry and key destinations on this trade route. They provide a cultural history of the role of Chinese Australians in the fruit and vegetable industries, and their adaptation over time, particularly in the face of challenges posed under White Australia legislation.</p> <p>Profits from this industry were invested in commercial enterprises in China. Before Wing Sang and its subsidiaries leased 90-100 Hay Street, they established the first department stores in Shanghai, Canton and Hong Kong. These investments demonstrated the success of the Chinese diaspora in Australia and their continued connections to their native places. Although these department stores were established prior to the leasing of 90-100 Hay Street by Chinese Australian businesses, the stores serve as a marker of the achievements of Chinese Australian businesses recognised abroad by the Chinese diaspora.</p> <p>The Municipal Stores at 90-100 Hay Street are also a location marker of the role of Chinese market gardeners in the vegetable industry in New South Wales. In particular, Lee Sang & Co. were agents for produce grown not only in Sydney but in the market gardens of regional New South Wales, brought to Sydney by rail and delivered to the stores where they were repacked and then sold at the Municipal Markets across the road. The importance of the Markets to the commercial interests of Chinese Australians is evident in the relocation of their businesses to be close to the new market buildings, which then facilitated the evolution of the Haymarket Chinatown. Family histories connected to the stores at 90-100 Hay Street demonstrate how the White Australia legislation restricted entry to Australia and impacted Chinese Australian commercial interests, affecting the lives of those employed by firms leasing premises at 90-100 Hay Street. Merchants with status and business turnover, such as Gilbert Yet Ting Quoy and Henry Won Yep Lum, were able to sponsor family and clan members to enter Australia, but they were the exception during the White Australia years. The histories associated with the stores demonstrate some of the difficulties faced by Chinese Australians in the early to mid 20th century.</p> <p>The buildings at 90-100 Hay Street are part of the historical market landscape of the last operational fruit and vegetable markets in the city. The markets were relocated to Flemington in 1975. Markets were an important aspect of city life and 90-100 Hay Street together with the market buildings are demonstrative of this period when produce markets were prominent in Sydney.</p>
It has a strong or special association with the life or works of a person, or group of persons of importance in the cultural or natural history of the local area (Criterion B)

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Nos. 90-100 Hay Street are associated with the Chinese merchant community who leased the buildings and operated out of them successful businesses such as Wing Sang & Co., Lee Sang & Co., Wing Tiy & Co., and Gee Ick & Co. These businesses were significant in development of the banana and vegetable produce industries of NSW and Australia.

Nos. 90-100 Hay Street are associated with a number of notable individuals including Gilbert Yet Ting Quoy, the Lee family and Stanley Yee who were influential figures amongst the Chinese Australian community and fruit and produce industries.

- Ting Quoy was a prominent and influential member of the Chinese Australian community. A successful merchant, his business Lee Sang & Co., occupied 90 Hay Street for up to 20 years with his family continuing to have businesses there until after the war. He was a leader of the China Emperor Reform Association (CERA), President of the Chinese Chamber of Commerce and founding member of China-Australia Mail Steamship Line. He also campaigned to establish a Chinese school at which he taught, and he sponsored the entry of family and clan members to Australia.
- The Lee family - Lee Gee Ick was a successful merchant whose business Gee Ick & Co., occupied 100 Hay Street from 1913-1919. His son, Lee Kee Chong, continued to occupy the address with his business, Hop Chong Co., until 1948. Gee Ick was a member of CERA, the NSW Chinese Chamber of Commerce and the Lin Yik Tong (the Chinese Commercial Association).
- Stanley Yee, born in Chuen Luk Village in Chungshan, came to Sydney as a high school student in the early 1960s and worked at one of the banana wholesale companies in the Haymarket and at Lean Sun Low café. In the late 1970s Yee bought property at 96-100 Hay Street where he established the now landmark Emperor's Garden Restaurant. Yee also established a number of other businesses in the Chinatown areas including a Chinese bakery, a butchery and a tofu factory. Yee was a member of the Dixon Street Beautification Committee, which in the early 1970s pushed for the regeneration of Dixon Street as a centrepiece to the broader Chinatown area. His philanthropic contributions are recognised in both his hometown in China and in Australia.

It is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement the local area (Criterion C)

The municipal stores at 90-100 Hay Street contribute to the townscape of Haymarket, particularly along Hay Street and the southern entrance to Dixon Street which is marked by its chamfered corner. Its unified design defines the end of the city block on which it is located.

The former Municipal Markets are located opposite and were once both part of the market's daily operation. Now the buildings, both of which are contemporaries of each other and designed by the City Architect, form a contextual relationship that defines the areas market character.

It has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons (Criterion D)

Members of the Chinese Australian community who were born and grew up in 90-100 Hay Street, whose parents, grandparents or great-grandparents worked in the stores hold deep connections to the buildings. For this community, the buildings are well remembered as stores which are symbolic of the hard work of the producers and the adaptability, resilience and achievements of the Chinese Australian firms.

The Emperors Garden Restaurant is also a place with a strong and special association to the Chinese Australian community as it is celebrated as one of the oldest, family-run Chinese restaurants in Chinatown and continues to operate.

It has potential to yield information that will contribute to an understanding of the cultural or natural history of the local area (Criterion E)

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There is some potential for evidence of the processes and operations of the banana and produce stores. Nos. 90 and 92 have not been inspected and therefore it is unknown if there is any evidence of these operations. There is some potential for evidence of the operations of these stores under false ceilings and floors in nos. 94-100 but these were not inspected and cannot be confirmed.

It possesses uncommon, rare or endangered aspects of the cultural or natural history of the local area (Criterion F)

The place is a rare surviving example of stores occupied by multiple major Chinese Australian firms including Wing Sang & Co., Lee Sang & Co., Wing Tiy & Co., and Gee Ick & Co. Though some stores formerly occupied Chinese Australian firms survive, such as 20-22 Campbell Street and 35-39 Ultimo Road, many of the earlier stores occupied by firms such as Gee Ick & Co. and Wing Sang & Co. were demolished in resumptions that destroyed earlier Chinatown areas in the Rocks, around Belmore Markets in the Haymarket and in land resumed for the building of Darling Harbour. Within this context rarity is a valuable criterion.

It is important in demonstrating the principal characteristics of a class of cultural or natural places/ environments in the local area (Criterion G)

The place does not meet the threshold for criterion G.

F. Heritage listings

10. Existing heritage listings

If completing this section, mark against each listing whether the item is listed or not. You may want to contact the relevant local council or organisation to check the item's listing status.

Listed	Not Listed	Listing
	✓	Commonwealth Heritage List
	✓	National Heritage List
	✓	Register of the National Estate
	✓	Declared Aboriginal place
	✓	Local environmental plan (LEP) – heritage item (or draft item)
	✓	LEP – heritage conservation area (or draft area)
	✓	NSW government agency Heritage and Conservation Register
	✓	National Trust register
	✓	Aboriginal Heritage Information Management System
	✓	National shipwreck database
	✓	Engineers Australia list

G. Recommended Management

11. Management recommendations

The following recommendations are drawn solely from a consideration of the significance of the place and good heritage practice. Since the historical and social significance of the place is especially important, these recommendations are framed with an understanding that heritage conservation is a social contract, requiring responsibility to be shared by the owners and consent authorities for the mutual benefit of all stakeholders, including the Chinese community. As such, these recommendations are written with consideration of possible future ambitions of the owners, while striving to achieve the best heritage outcome for the place, and with an expectation that the consent authority, in representing the community's interest, will assist/support the owners in managing and conserving the significance of the place, where possible.

OBLIGATIONS ARISING FROM SIGNIFICANCE

The high cultural significance of the place identified in the statement of significance obliges its conservation and good management (Burra Charter Article 2).

In the Burra Charter, significance is embodied in the place, where place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views. Place also includes fabric, setting, use, associations, meanings, records, related places, and related objects. (Burra Charter Article 1).

The place as an important reference site for major Chinese Australian businesses which pioneered the banana and commercial vegetable growing industries in Australia should be recognised and interpreted at the place.

Its uniform design makes a significant contribution to the streetscape and it is contemporary with the adjacent former municipal market building (now Market City). Together these form part of a significant market townscape which must be conserved.

TOLERANCE FOR CHANGE TO FABRIC, FORM AND LAYOUT

Forming part of a market townscape and as a reference point for the businesses which occupied these historical stores, there is a low tolerance for change to the external form and detailing of 90-100 Hay Street. The façade form and detailing should remain symmetrical so that place continues to read as one building with a shared history. Historically the stores were primarily open plan and would have had limited internal architectural elements or detailing. Little evidence of the historical banana and produce stores survive and therefore there is a greater tolerance for change internally. Note it is unknown if evidence of the functions and operations of these stores exists in nos. 90 and 92 as they were not assessed internally.

FUTURE DEVELOPMENT

Additions and alterations to 90-100 Hay Street are appropriate but must ensure retention of the whole form and original detailing of the exterior of the principal building. Any future development is to be of a sympathetic design. The setback and scale of any vertical additions to the place must be sufficient to maintain the readability of the existing form and scale of the principal building as a building and not just a façade.

All proposed future development is subject to the City of Sydney's processes such as a Heritage Impact Statement and Conservation Management Plan.

INTERPRETATION

To aid interpretation of the place as having a shared history the building should read as one. Therefore, consider repainting the exterior of the place in a single colour or restoring the face brick. Similarly, consider balustrades and awnings of a common design. The significance of the place is best understood as part of the history and development of Chinatown in the Haymarket area, and as such, interpretive strategies for 90-100 Hay Street should be considered within an overall interpretation strategy for Chinatown. We recommend that the City of Sydney and the owners work together in considering additional interpretive strategies for the place such as:

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- Setting up a plaque(s) identifying the history and significance of the place.
- Creation of digital archives/websites showcasing the history and significance of Chinatown, identifying 90-100 Hay Street as a place of significance in the area.

A heritage interpretation plan must be provided in the event of major alterations to the building and should be developed in consultation Chinese Australian community, particularly descendants of the families who lived and worked in these buildings.

Further research into the places is also encouraged. There is also high potential for further research into the businesses which operated out 90-100 Hay Street. This research would likely yield a greater understanding of the processes and activities of these businesses and thereby their contributions to the development of the fruit and vegetable industry in Australia. For example, further research could be undertaken into the export of New South Wales produce by Chinese Australian firms such as Wing Sang & Co., of which 90-100 Hay Street is a location marker of this activity. Similarly, research could be undertaken into moveable heritage items that exist off site and contribute to the understanding of the operations and activities of the place.

FUTURE USE

The existing uses of the place are of value because they are business run by Chinese Australians and therefore encouraged. If change of use occurs, appropriate uses include but may not necessarily be limited to: food retail stores, restaurants, offices and accommodation. In the event of a change of use, there is a need to maintain or give opportunity for ongoing connections to the Chinese Australian community.

Because of the heritage significance of this place, prior to any proposed major development including change of use, respectful and purposeful engagement with Chinese Australian community, particularly descendants of the families who lived and worked in these buildings, is recommended.

H. Photograph**12. Principal or main photograph***

Caption*	90-100 Hay Street, Haymarket from corner of Dixon Street and Hay Street
Date of photograph*	March 2024
Name of photographer*	Sioned Lavery
Copyright holder, if known	Hector Abrahams Architects

I. Author details**13. Primary author of this form***

Name	Sioned Lavery Dr Juanita Kwok
Position and organisation, if applicable	Heritage Conservation Strategist, Hector Abrahams Architects Historian, Independent Consultant
Contact phone number	9299 7959
Email address	mailbox@haarchitects.com.au
Date form completed	24/07/2024

14. References used to complete this form*

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Anderson, Kay, Ien Ang, Andrea Del Bono, Donald McNeill, and Alexandra Wong	Chinatown Unbound: Trans-Asian Urbanism in the Age of China	2019	
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	(2), development application [A-00364720]		
City of Sydney Archives	Building Inspectors Card: 96 Hay St Haymarket. Banana ripening room. 1 Card.	15/09/1960 - 26/04/1961	https://archives.cityofsydney.nsw.gov.au/nodes/view/1576757
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City of Sydney Archives	Print - Wexford Street Resumption Surry Hills, circa 1909 (A-00038580)	c.1909	https://archives.cityofsydney.nsw.gov.au/nodes/view/673376
City of Sydney Archives	Print - Commercial premises in Pitt Street Sydney	c.1909	https://archives.cityofsydney.nsw.gov.au/nodes/view/662912
City of Sydney Archives	"Print – Old Belmore Product Markers, corner of Campbell and Pitt Street Haymarket"	1909	https://archives.cityofsydney.nsw.gov.au/nodes/view/674048
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Government Gazette of the State of New South Wales	Sydney Farm Produce Market Authority Act, 1968 —Proclamation		http://nla.gov.au/nla.news-article220039190
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State Heritage Inventory	"Capitol Theatre including interior"		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424088

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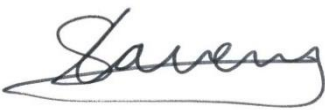
State Heritage Inventory	Chinese Masonic Hall including interior		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2420970
State Heritage Inventory	"Former Kwong War Chong & Co building, including interiors and contents of 84 Dixon Street"		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5067050
State Heritage Inventory	"Former Markets Stores Including Part Interior"		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2424281
State Heritage Inventory	"Shop - "Kwong Sing & Co Emporium"		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1600071
State Heritage Inventory	"Store - Wing Hing Long & Co. Store"		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1710061
State Heritage Inventory	Terrace Group including interiors, 12-20 Campbell St,		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2435698
State Heritage Inventory	"Yee Lee's Store (former)"		https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2640233
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The Sun	'Advertising'	5 June 1920	http://nla.gov.au/nla.news-article222409306
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J. Additional photographs and images



Caption*	90-100 Hay Street, Haymarket
Date of photograph*	March 2024
Name of photographer*	Sioned Lavery
Copyright holder, if known	Hector Abrahams Architects



Caption*	90 Hay Street, Haymarket
Date of photograph*	March 2024
Name of photographer*	Sioned Lavery
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Caption*	Glass Negative - Hay Street Haymarket, circa 1919
Date of photograph*	c.1919
Name of photographer*	Unknown
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Caption*	90-94 Hay Street Commercial buildings, Hay Street Haymarket,
Date of photograph*	1979
Name of photographer*	Unknown
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