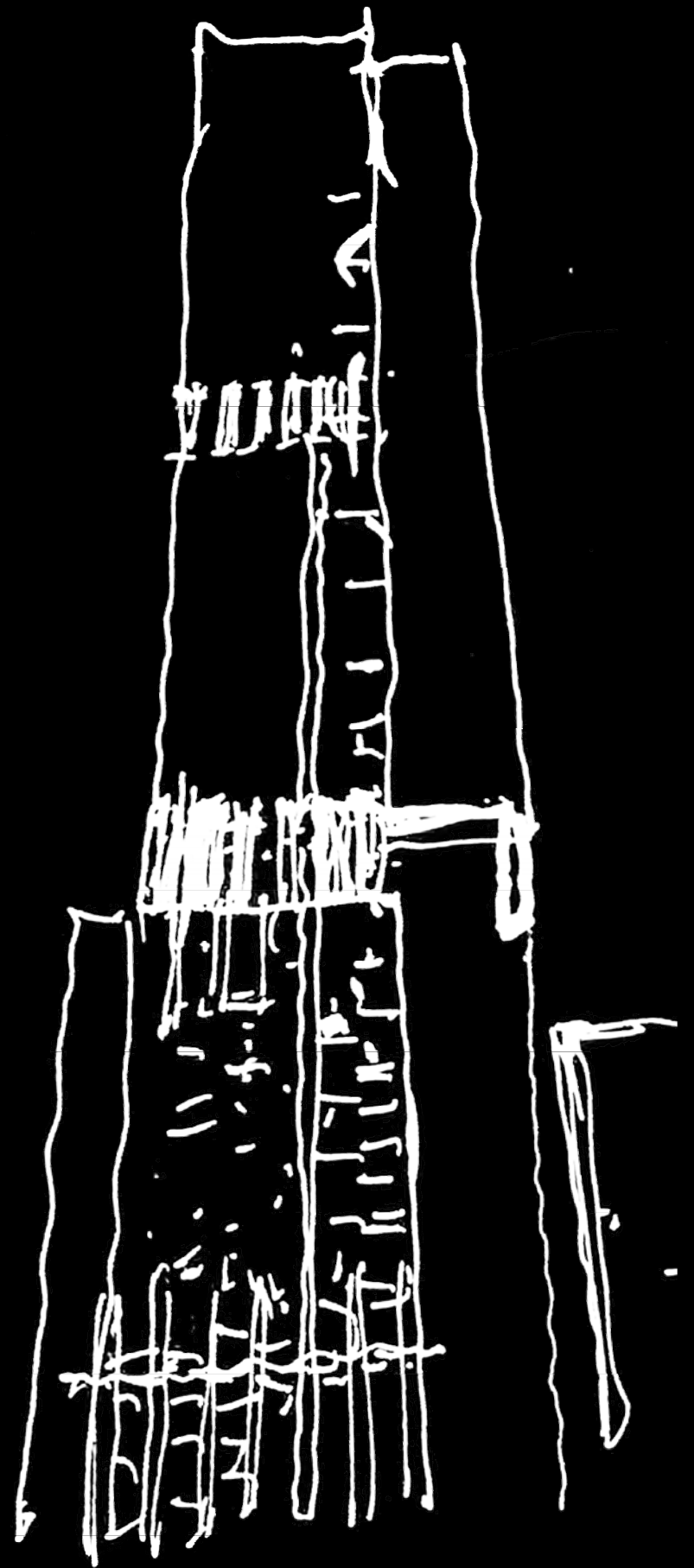


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## Appendix J

Built form and urban design  
Kann Finch Group





# City East Zone Substation and Integrated Commercial Development

33 Bligh Street  
Sydney NSW 2000





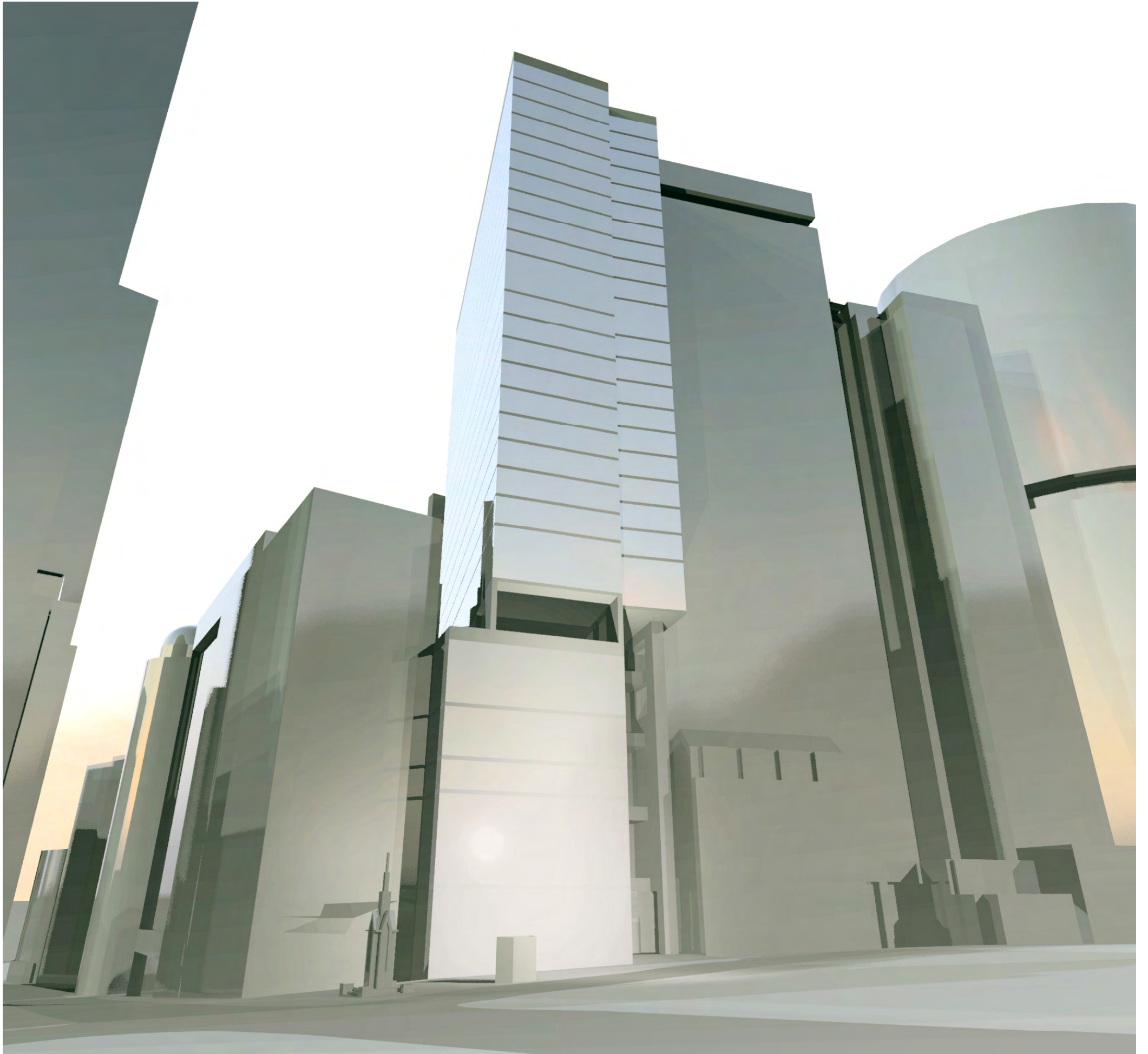


View from Hunter Street

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View from Bligh Street

## INTRODUCTION

The proposed building at 33 Bligh Street includes a new City east Substation and integrated commercial office tower. The City east Substation is to be located in the basement and podium of the building. The commercial office is located the podium in a tower form. It is noted that in addition to the substation, the basement also includes two levels of parking for 40 cars for the use of the office building.

The substation podium has a height above O'Connell Street of 48 metres and 42 metres above Bligh Street. The proposed office building has a height of 128.5 metres above Bligh Street.

The proposed building envelope has been defined to reinforce the scale and character of the surrounding context including heritage items.

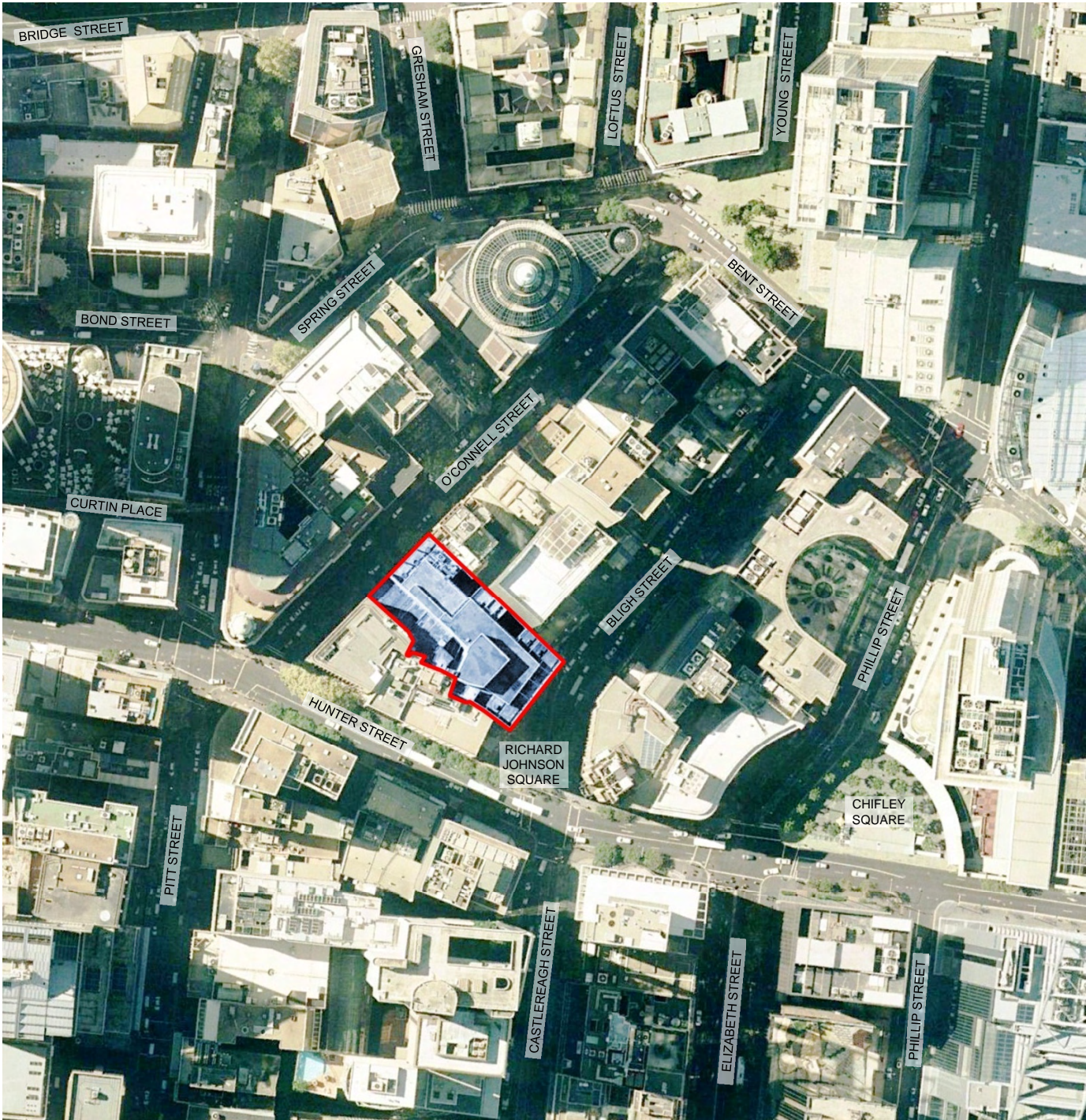




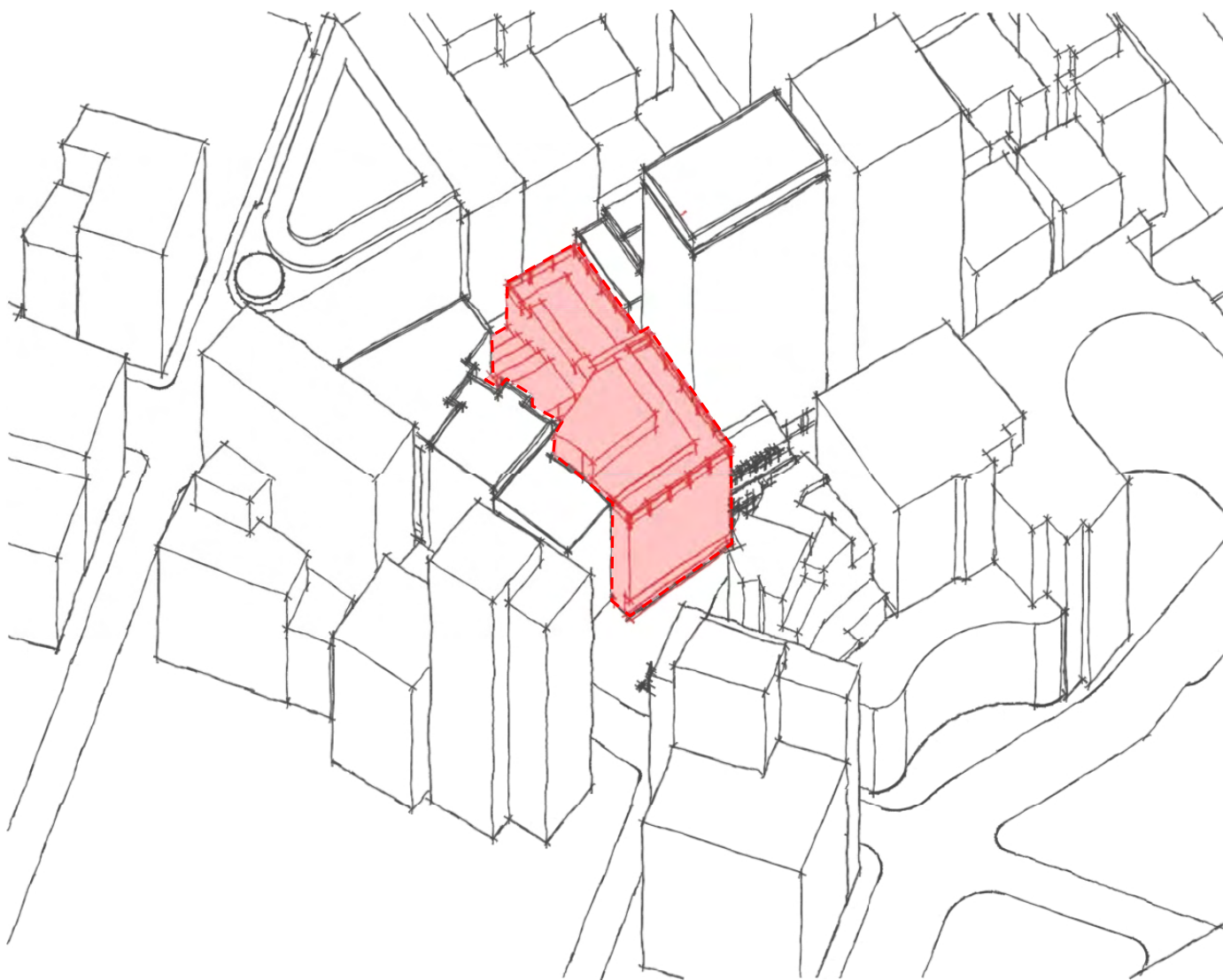
# 1. SITE LOCATION + URBAN CONTEXT

The site is located at 20-26 O'Connell Street and 33 to 35 Bligh Street Sydney. The site has a frontage to both streets with Bligh Street as the principal address.

Hunter Street to the south is the nearest cross street. The site is located directly facing Richard Johnson Square in Bligh Street. The site is located within the northern part of the CBD making it accessible to a range of commercial, retail, entertainment and cultural destinations and public transport in the form of trains, buses and ferries.





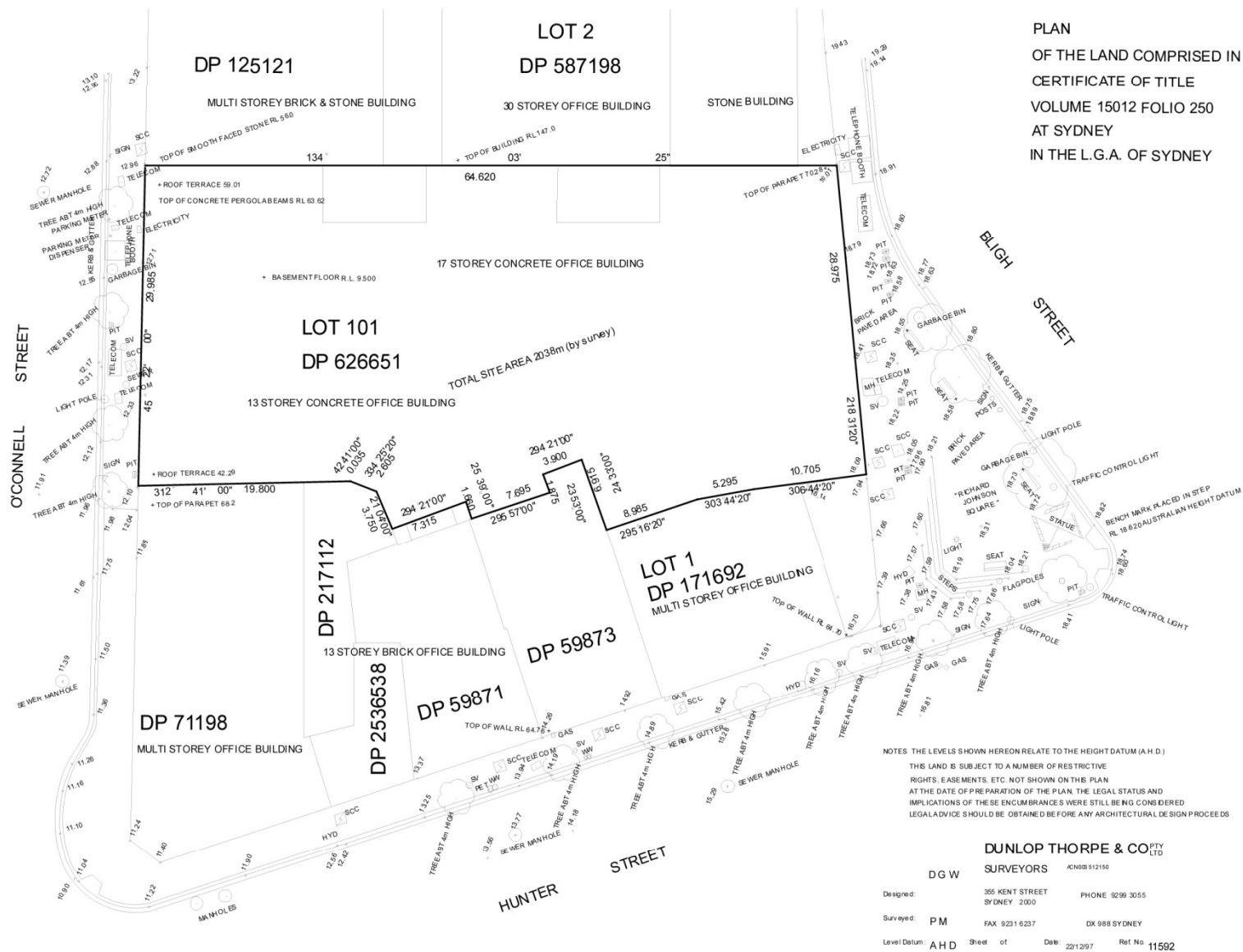


## 2. SITE ANALYSIS

### 2.1 Existing Buildings

The existing buildings on the site comprise two commercial buildings. Both buildings are known as Kindersley House, they are:

- The 1960's building at 33-35 Bligh Street and 20-22 O'Connell Street is a 17 storey office building with concrete frame and glass infill including ground floor shops to both street frontages and basement car parking for 45 cars accessed off O'Connell Street.
- The 1980's building at 33-35 Bligh Street and 20-22 O'Connell Street is a 13 storey office building incorporating a through site arcade between Bligh and O'Connell Street.



### 2.2 Physical Characteristics

The site consists of a single allotment with two street frontages. It has a total area of 2038m<sup>2</sup>. The site has a fall of 6.0 metres from east to west (Bligh to O'Connell).