



**323sqm** Civic Plaza

**Civic Hub** Access

## URBAN DESIGN: PEDESTRIAN COMFORT AND SKYLINE IMPACT

### Matter:

Pedestrian comfort along Beamish Street and surrounding public domain, particularly with respect to visual impact.

### Fast Facts:

- The additional overshadowing is limited into the infrastructure area

### Recommendation:

The concern centres on potential visual dominance, bulk, and scale impacts, particularly in relation to the surrounding lower-scale context and the pedestrian environment along Beamish Street. However, it is important to revisit this concern through the lens of urban design best practice, which prioritises pedestrian experience and placemaking over skyline uniformity.

The proposed building height should be considered not in isolation, but in relation to its impact on the pedestrian experience, which is minimal. When walking along Beamish Street, the presence of continuous awnings, street tree canopy, and active frontages creates a horizontal visual enclosure that naturally limits upward views. From beneath an awning, a pedestrian cannot perceive whether the building above is 22 or 38 storeys — the difference is imperceptible at street level.

### LOCATION



**STREET VIEW**



**1 - NORTH BEAMISH ST**

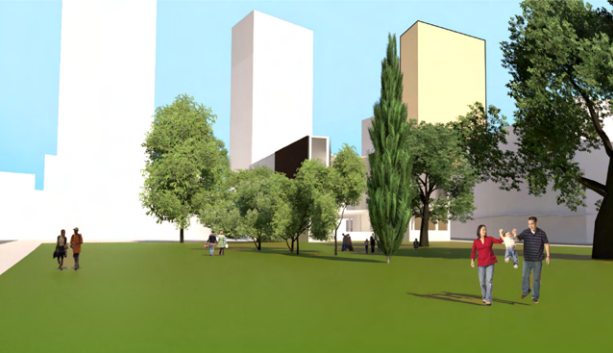


**2 - LOFTUS GARDEN - STAFF CARPARK**

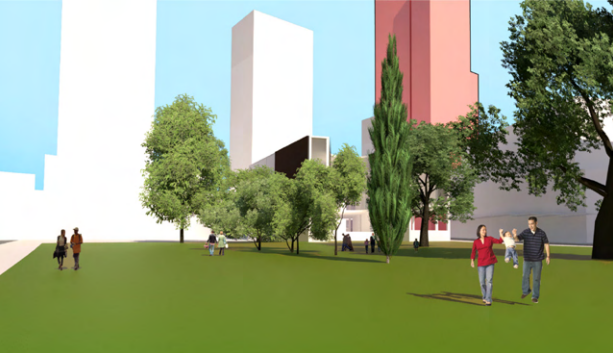


**3 - CAMPSIE STATION**

**3D MODEL - COUNCIL MASSING**



**3D MODEL - PROPOSED MASSING**

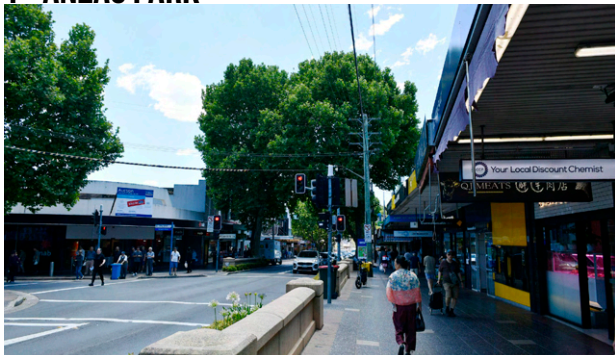


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Street View

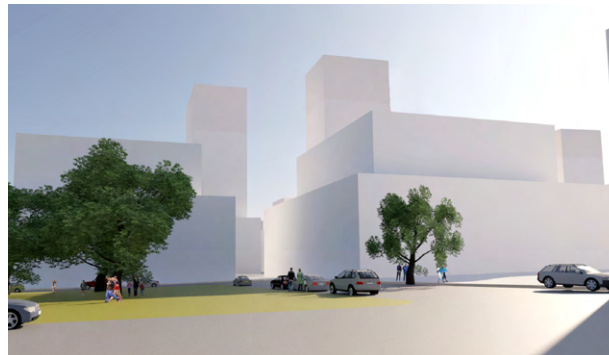


4 - ANZAC PARK

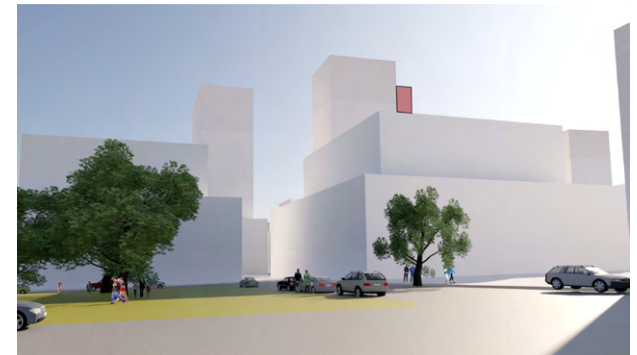


5 - BEAMISH ST INTERSECTION AMY ST

3d model - council massing



3d model - proposed massing



### Precedents:

In assessing pedestrian comfort and the impact of building height on the skyline, we are considering how pedestrians perceive massing and vertical scale. While there is a measurable impact, the height itself is not readily perceived in the overall pedestrian experience. Along Beamish Street, the presence of continuous awnings, a mature street tree canopy, and active ground-level frontages creates a strong horizontal visual enclosure that naturally limits upward views. The precedents shown on this page illustrate similar conditions: when standing beneath an awning, under tree cover, or beside an activated ground floor, a pedestrian cannot discern whether the building above is 22 or 38 storeys—the difference is imperceptible from street level.



**Bondi Junction Complete Street**



**Vancouver Downtown - Homer St**



**Waterloo Estate**