Googong DCP

Part 10

Town Centre and Neighbourhood Centres

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PART 10 - GOOGONG TOWN CENTRE AND NEIGHBOURHOOD CENTRE CONTROLS AND PRINCIPLES

10.1. Introduction

There will be two levels of activity centres in Googong; a Town Centre and four neighbourhood centres all to be readily accessible by public transport as shown in the Googong Master Plan Map at Appendix 2 of this DCP.

This section outlines the objectives, key controls and design principles relating to areas that require further design attention including the Town Centre and the Neighbourhood Centres.

Before most types of development can be undertaken within these areas more detailed planning and design controls will be required to be implemented in the form of a “DCP amendment” to this Plan. Neighbourhood structure plans will be required to be developed and submitted for each of these centres. The requirement for neighbourhood structure plans are set out in Part 3 of this DCP.

10.2. Googong Town Centre

Desired Future Character

**Town Centre**

In line with the overall vision for the new township, the Town Centre is to reflect and interpret its rural past and natural setting and take on the character of a modern township.

The town is to form the civic, commercial and cultural heart of the new Googong Township. The Town Centre is to provide for higher order retail and commercial, community and entertainment uses for residents and visitors. It is also to function as the transport node.

A civic open space is to be located within the centre to create township identity and allow for active and passive recreation and/or spillout zone from adjoining retail or other uses.

Building forms and materials are to be chosen to support this character with development proposals in the Town Centre being required to make a positive contribution to townscape and be sensitive to the character of the area surrounding the site in terms of design, scale and use of materials. Buildings in the Town Centre will be up to four storeys and shop top housing will be encouraged.

Development in the Town Centre shall also create interest, vitality and variety. Special attention is to be paid to the entrances to Town Centre, the transition with the surrounding residential areas, visual and physical links with the broader township, hill tops and Googong Common.

The design of the Town Centre is to retain and utilise significant views to the hill tops and Googong Common identified in Part 5 of the DCP.
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Objectives:
1) To create a vibrant Town Centre that functions as the community and economic heart of the Googong Township.
2) To ensure that the detailed design of the Town Centre is undertaken in a coordinated manner in order to achieve a high quality urban design outcome.

Controls:

a) The Googong Town Centre is to be located within the Local Centre B2 Zone. Council shall not grant consent for any development other than development for the purposes of remediation, subdivision, site preparation, infrastructure and road works, environmental landscape works and marketing and sales suites within the Googong Town Centre unless it is satisfied that more detailed development controls are in force in the form of a DCP amendment for the Googong Town Centre.

The Googong Town Centre is to be consistent with the following design principles;

b) Function and Uses:
   i. The Town Centre precinct of approximately 16.5ha will form the civic, commercial and cultural heart of the new community.
   ii. The Town Centre will allow for a range of retail, business, entertainment and community uses.
   iii. Town Centre will allow for a transport hub or transport interchange and facilities such as bicycle storage and park and ride shall be provided for commuters.
   iv. Incorporate higher density housing and mixed use development within the Town Centre frame.
   v. Maximise employment opportunities within the Town Centre.
   vi. Concentrate intensive retail uses along and fronting a main street.
   vii. Co-locate uses and facilities as much as possible to maximise the efficient use of space.
   viii. Active uses at ground floor are required, throughout the Town Centre, in particular fronting the main street and all open space.
   ix. Incorporate the needs of health and aged care providers, facilities for young people, civic and emergency services within the Town Centre.
   x. Provide a mix of uses that promote an active 18 hour – 7 days a week Town Centre.

c) Layout:
   i. Incorporate a vibrant, active and pedestrian focused main street that acts as the focal point for the centre.
   ii. Establish a clearly defined Town Centre core and frame differentiated through varying uses and intensity of development.
   iii. Establish a clearly defined civic precinct with sufficient open space to hold important civic functions.
   iv. Provide an interconnected street block network with mid-block connections to maximise pedestrian permeability throughout the Town Centre.
   v. Create a street layout that allows easy access to and within the Town Centre while allowing for local traffic to bypass the centre.
   vi. The street layout is to emphasise sight lines to local landscape features, places of key cultural significance, civic buildings and public open space.
   vii. A bus interchange is provided within easy walking distance to the main street and retail core.
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d) Built Form:
   i. A range of heights (up to 4 storeys and a maximum 16m) with a transition in heights to surrounding residential areas.
   ii. Building heights should relate to street widths and functions to promote a comfortable urban scale of development.
   iii. Buildings fronting the main street are to have a consistent street wall height with a minimum height of 2 storeys. Podium levels above 2 storeys are to be set back 6m from the street.
   iv. Buildings are to define streets and open spaces, be built to the street edge and provide a continuous street frontage along all key streets.
   v. All large format retail premises and decked parking areas are to be sleaved with active uses. Active street frontages are to be maintained to all main streets and footpaths should be wide enough to allow for communal activities, bicycle parking and outdoor dining.
   vi. Blank walls visible from the public domain are not acceptable.
   vii. Retail shops along the main street are to generally have frontages no more than 8m. Larger retail stores and supermarkets are to be sited behind the main street.
   viii. Building heights are to take into account view lines and solar access to the public domain.
   ix. Residential and mixed use development within the Town Centre is to be consistent with the guidelines and principles outlined in SEPP No 65 – Residential Flat Development and the Residential Flat Design Code (DoP, 2002).
   x. A high quality built form and energy efficient architectural design that promotes a ‘sense of place’ and modern character for the Town Centre.

e) Pedestrian Amenity:
   i. High amenity pedestrian streetscapes are to be provided through the Town Centre.
   ii. Walking and cycling leading to and within the Town Centre is to take priority over traffic circulation.
   iii. Weather protection for pedestrians is to be provided for all commercial and mixed use buildings and in key locations.
   iv. Adequate solar access is to be provided to key pedestrian streets.
   v. Site servicing and loading facilities, waste storage and other infrastructure is to be designed to minimise visual impact on the public domain and impacts on neighbours.

f) Public Domain:
   i. Town Centre parks and plazas will act as a focal point for the Town Centre and community activities and are to be designed to ensure adaptability and flexibility in use and function over time.
   ii. Incorporate a town square/civic plaza adjacent to the main street which provides an urban landscape setting and civic focus for the community.
   iii. High amenity, pedestrian streets with generous landscaped footpaths are to be provided.
   iv. Incorporate the principles of Crime Prevention through Environmental Design (CPTED) and the Safer by Design (NSW Police) into all development within the Town Centre.
v. Security measures such as roller doors, security grills and other similar devices which close down shopfronts on street frontages are not acceptable as they deactivate the street frontage.

vi. Street tree and open space planting is to provide generous shade to pedestrians.

vii. All signage and advertising is to be designed in a coordinated manner.

g) Parking and Access:

i. Lanes should be used to provide access to parking areas and loading docks.

ii. Basement, semi basement or decked parking is preferred over large expanses of at grade parking.

iii. At grade parking areas are to be located behind building lines and within the centre of street blocks.

iv. Rooftop parking is permitted subject to it being screened from public view.

v. Parking is to be provided in accordance with Part 2 of the Queanbeyan City Council Development Control Plan 2012. Opportunities for shared parking provision for compatible uses within the Town Centre are to be provided.

vi. On street parking is to be provided on all streets to contribute to street life and surveillance.

vii. Provision for bicycle storage is encouraged within the town and neighbourhood centre and particularly at transport nodes.

10.3. Neighbourhood Centres

Desired Future Character

The desired future character is of a low scale node of activity that meets the daily needs of the surrounding residential catchment, reflective of the rural location of the place. (Refer to Table 1).

The neighbourhood centre will provide for convenience retailing, and other accessible convenient shopping, community and business services to meet the daily needs of local residents. Above shop apartments will be encouraged, and will reflect the dominant scale and height of the surrounding residential area.

Development within the local centre shall be sensitive to the character of the local area and shall enhance the local residential and environmental amenity through appropriate and sustainable urban design.

The built form in the neighbourhood centre shall be of a scale which supports the integration of appropriate retail and commercial uses with residential uses. Shops shall address the street in order to create a sense of place. Facades shall be clearly identifiable from the street and internal shop facades or mall style developments are not encouraged. Centres will be designed as walkable neighbourhoods which are attractive to pedestrians.

Public spaces shall be landscaped and articulated with street furniture and lighting.
Objectives:

1) To create vibrant, mixed use neighbourhood centres that provide a range of retail and community facilities that serve the local population as well as higher density housing options.

2) To ensure that the detailed design of the neighbourhood centres is undertaken in a coordinated manner in order to achieve a high quality urban design outcome.

Controls:

a) The neighbourhood centres are to be located generally in accordance with the Googong Master Plan and relevant Neighbourhood Structure Plans. Council shall not grant consent for any development other than development for the purposes of remediation, subdivision, site preparation, infrastructure and road works and environmental landscape works within the neighbourhood centres unless it is satisfied that more detailed development controls are in force in the form of a DCP Amendment —“Neighbourhood Structure Plan”.

Such Neighbourhood Structure Plans are to be consistent with the following design principles:

b) Function and Uses:
   i. Provide for a maximum GFA of retail premises within each neighbourhood centre to cater for the needs of the local population as follows:
- Neighbourhood Centre 1 – 3,000m²
- Neighbourhood Centre 2 – 2,500m²
- Neighbourhood Centre 3 – 1,000m²
- Neighbourhood Centre 4 – 1,000m²

ii. Incorporate a range of local convenience retail, commercial, childcare and community uses to serve the needs of the local community.

iii. Incorporate transport interchanges which accommodate bicycle parking and park and ride facilities.

iv. Provide for the daily needs of residents with active uses at street level.

v. Incorporate residential and shop top housing adjacent to public open space areas or the main street.

vi. Medium density dwellings such as attached and small lot housing will be clustered around neighbourhood centres and apartments and shop top dwellings are to be developed within the centres.

c) Layout:
   i. Maximise exposure of the centres whilst incorporating a vibrant and active focal point in the form of a civic square, plaza or main street.

d) Built Form:
   i. Allow a range of building heights (up to a maximum of 3 storeys and 12m) with a transition in heights to surrounding residential areas.
   ii. Buildings at street level to be a maximum 2 storeys with a 3m setback for the 3rd storey.
   iii. Buildings are to define the entry to the residential areas and the open spaces adjacent to the neighbourhood centres and to be generally built to the street edge.
   iv. All larger retail premises are to provide active uses to the street frontages. Blank walls visible from the public domain are not acceptable.
   v. Footpaths shall be wide enough to encourage bicycle storage, outdoor dining and other community activities.
   vi. Residential and mixed use development within the neighbourhood is to be consistent with the guidelines and principles outlined in SEPP 65 – Residential Flat Development and the Residential Flat Design Code (DoP, 2002).
   vii. Establish a high quality built form and energy efficient architectural design that promotes a ‘sense of place’ and modern character for the neighbourhood centres.

e) Pedestrian Amenity:
   i. Provide high amenity pedestrian streetscapes to and within the neighbourhood centres.
   ii. Walking and cycling leading to and within the neighbourhood centres is to take priority over traffic circulation.
   iii. Provide continuous weather protection for pedestrians on all commercial and mixed use buildings and in key locations.
   iv. Provide adequate solar access to key pedestrian streets.
   v. Design site servicing and loading facilities, waste storage and other infrastructure so as to minimise visual impact on the public domain and impacts on neighbours.
f) Public Domain:
   i. Incorporate the principles of *Crime Prevention Through Environmental Design* (CPTED) and the *Safer by Design* (NSW Police) into all development within the neighbourhood centres.
   ii. Security measures such as roller doors, security grills and other similar devices which close down shopfronts on street frontages are not acceptable as they deactivate the street frontage.
   iii. Provide a high quality landscape design including a coordinated package of street furniture and lighting that enhances the character of the neighbourhood centres.
   iv. Provide street tree and open space planting to provide generous shade for pedestrians.
   v. Provide bicycle storage at convenient and appropriate locations.

g) Pedestrian Amenity:
   vi. Provide high amenity pedestrian streetscapes to and within the neighbourhood centres.
   vii. Walking and cycling leading to and within the neighbourhood centres is to take priority over traffic circulation.
   viii. Provide continuous weather protection for pedestrians on all commercial and mixed use buildings and in key locations.
   ix. Provide adequate solar access to key pedestrian streets.
   x. Design site servicing and loading facilities, waste storage and other infrastructure so as to minimise visual impact on the public domain and impacts on neighbours.

h) Public Domain:
   vi. Incorporate the principles of *Crime Prevention Through Environmental Design* (CPTED) and the *Safer by Design* (NSW Police) into all development within the neighbourhood centres.
   vii. Security measures such as roller doors, security grills and other similar devices which close down shopfronts on street frontages are not acceptable as they deactivate the street frontage.
   viii. Provide a high quality landscape design including a coordinated package of street furniture and lighting that enhances the character of the neighbourhood centres.
   ix. Provide street tree and open space planting to provide generous shade for pedestrians.
   x. Provide bicycle storage at convenient and appropriate locations.

10.4. Parking and Access

Objectives:

1) Comply with the relevant objectives of Part 2 of the *Queanbeyan City Council Development Control Plan 2012*.

Controls:

a) Compliance with the relevant controls of Part 2 of the *Queanbeyan City Council Development Control Plan 2012*. 
10.5. Vehicular Access and Loading/Unloading

Objectives:

1) Comply with the relevant objectives of Part 2 of the Queanbeyan City Council Development Control Plan 2012.

Controls:

a) Compliance with the relevant controls in clause 10.6 of this development control plan.
b) Locate at grade parking areas behind building lines and screened from streets and public open space.
c) Provide parking in accordance with Part 2 of the Queanbeyan City Council Development Control Plan. Opportunities for shared parking provision for compatible uses within the neighbourhood centres are to be provided.
d) Provide on street parking for convenience and to contribute to street life and surveillance.

Specific Development Guidelines for Town Centre and Neighbourhood Centres

These special precinct strategies provide more specific performance criteria to ensure the Town Centre and neighbourhood centres are designed to support Council’s vision for the Googong new township. All development within the town and neighbourhood centres is to be based on a “Town Centres Plan and Neighbourhood Centres Plan” adopted by Council as an amendment to the DCP.

This section of the DCP provides objectives and design principles for the master planning of the centres within Googong.

10.6. Built Form

Development in the centres shall be of high architectural quality and shall ensure that massing, scale, colours and materials used for buildings result in harmonious and high quality urban design outcomes.

The built form character of centres shall promote development that supports the function of the centre in terms of the centres hierarchy and that creates a diverse, lively and attractive character.

Objectives:

1) To create safe and lively streets which encourage pedestrian movement, and services to meet the needs of residents.
2) To ensure that developments have facades which define and enhance the public domain and desired street character.
3) Development shall respond to the local context and environmental conditions.
4) To ensure that shop top housing provides for residential amenity and compatibility of land uses.
5) To allow for outlook and surveillance towards the street and public realm.

Controls:

a) Development should feature highly articulated facades in order to add visual interest to a building. Such architectural treatment may be provided through stepping built form, emphasized entries, separation of the façade into separate sections by means of
columns, windows and other vertical elements, or other similar architectural treatments.

b) Building heights will be highest in the centre of the town and neighbourhood centres and tapering down towards residential areas adjoining.

c) Horizontal elements shall be incorporated into the design of each level to give a sense of legible scale to the building.

d) Openings such as windows shall be recessed rather than being on the same plane as the main façade.

e) Glazing areas shall be maximized for retail uses, but shall be broken into sections to avoid large expanses of glass.

f) Roofs shall be an integral part of the building design and not appear as an ‘ad hoc’ addition to the overall façade. Visual interest and variation through architectural articulation is provided to parapets or rooftops and may include sloping roofs. Flat roofs or parapets will not achieve visual interest and are not acceptable.

g) Plant equipment and other rooftop necessities are disguised within the rooftop structure and/or are not visible from the street.

h) Blank and opaque walls of greater than 10m or 30% of the site frontage, whichever is lesser are not acceptable in retail streets.

i) Unsightly streetscape elements such as garage doors and other service infrastructure should generally not be visible from the street/footpath.

10.7. Setbacks

Buildings shall be designed to provide a sense of scale comfortable to pedestrians and not be visually dominant while having an inherent legibility and contributing to people’s understanding of the centres. Buildings shall not overshadow civic spaces or residential development for long periods of time, or intrude upon residential privacy.

Objectives:

1) Development shall be compact and maximise opportunities of the site and so minimise the need to unnecessarily project beyond the site.

2) The public domain shall be framed by strong building lines that frame the street. A continuous and cohesive building façade is provided along the street.

3) Corner sites shall be clearly defined, with architectural features or design elements such as verandahs, awnings or colonnades that wrap around the corner and address the street on all frontages.

Controls:

a) To define the spatial proportions of the street and define the street edge.

b) To provide a transition between the public and private domain.

c) Buildings shall be located on the front property boundary to provide for a continuous façade along retail and commercial streets.

d) At ground level buildings are generally built-to-boundary at side boundaries to provide a compact and urban frame to the street without gaps in the alignment. Where buildings (generally residential buildings) are not built to the side and front boundaries, these setbacks are used for deep planting and landscaping.

e) Residences are to have a high level of amenity, with privacy matters addressed within building design. Such measures may include screening, a minimum separation of 12m offsetting/staggering of windows to provide oblique views only, or highest windows.

f) Rear boundary setbacks result from building design that takes account of cross-ventilation, privacy, and solar access, both to the development itself and to adjoining buildings.
10.8. Active Street Frontages

It is important that the centre design facilitate the development of a vibrant, safe and enjoyable focal point for community life.

Objectives:

1) To provide active street frontages to all retail, commercial and mixed use buildings in order to maintain or enhance the vibrancy of local businesses.

2) To ensure ground floor level retail or business premises provide direct access to/from the streets with direct visual inspection into each premise.

Controls:
a) All retail or commercial development shall provide ground level active street frontages.
b) Development shall address the street frontages with numerous at grade access points to the street.
c) Entry points to buildings shall be contiguous with the public domain.
d) Develop frontages along main pedestrian routes to provide interest at pedestrian level by providing meeting areas, ‘break out’ spaces, outdoor cafes and the like.
e) Buildings shall contain no more than 5m of ground floor wall without a door or window. Windows shall make up at least 50% of the ground floor wall.
f) Pedestrian comfort is provided through safe, well-lit, and sheltered street frontages.
g) The interface between the street and internal spaces of buildings are blurred through windows, displays, entries, public artwork and similar features. Buildings are to have minimum expanses that are not activated, and directly address the street front.
h) Where car parking is proposed at ground floor level, it is to be located behind active uses, such as shops.
i) Vehicular entrances are minimised and promote pedestrian safety awareness.
j) Residential buildings with minimal ground floor activity shall have a number of pedestrian entries, preferably to individual ground floor residence, or encourage casual surveillance through semi-transparent fencing and landscaping, or carefully located windows.

10.9. Lightweight Elements (Awnings/Verandahs)

Objectives:
1) To provide for pedestrian comfort, streetscape continuity and legibility.

Controls:

a) Awnings (or overhangs or verandahs) are provided to shape the pedestrian space on the street.
b) Awnings are consistent in height to adjoining existing awnings, and of a complementary design, colour, or material.
c) As an indicative standard, where no awning line has yet been established, awnings should be a minimum of 3.3m above ground level (consistent with the minimum ground floor height) and a minimum setback of 600mm from the curbl ine.
d) Two storey verandahs are appropriate where suitable to the proposed building use and location.
e) Posts used to support the lightweight elements shall not be dominant.
f) The second storey balcony/verandah may not be permanently or fully enclosed, except temporary and transparent materials if required for weather protection.

10.10. Access and Car Parking

Objectives:
1) Car parking is to be provided on-site which will cater for the increased demand brought about by the development of the site.
2) Adequate car parking for people with disabilities.
3) The provision of car parking which is functional, safe and attractive.
4) Functional loading and unloading facilities are provided to cater for the development of the site.
5) The construction of car parking areas, service areas and associated areas to be in accordance with good engineering practice.
6) To provide general standards for car parking
7) To maintain the amenity of Queanbeyan by ensuring adequate parking is provided for.

Controls:

a) In determining the car parking requirements for a development proposal the following principles shall be followed:
   b) The minimum standards as set out in this plan.
   c) The likely demand for onsite parking to be generated by the development.
   d) The availability of public transport in the vicinity to service the likely demands to be generated by the development.
   e) Traffic volumes on the surrounding street network, including, where relevant, likely future traffic volumes.
   f) The probable mode of transport of the users of the development.
   g) The likely peak usage times of the development.
   h) The provision of alternative private transport arrangements (e.g. courtesy buses to licensed premises at no charge to users).

10.11. Signage

Signage shall be designed into the overall building, and be complementary to the architectural features, design lines and style of the building.

Objectives:

1) Signage shall be discreet, not dominate the building and not create an over-crowded visual appearance and shall convey clear messages.
2) Signage shall be of high quality in terms of its relationship to the building and streetscape.

Controls:

a) The location of signage within the centres shall be generally in accordance with Figure 1 below.
   b) Fascia signs or under-awning signs are preferred.

Figure 1: Signage Locations
Source: Annand Alcock

c) Signage shall relate directly to the uses within the building or nearby buildings.
   d) Signs must not be placed on prominent architectural features of buildings such as gables, the roofs of awnings or on structures extending above the awning.
   e) Flashing neon signs, billboards, and above awning signs are not considered appropriate within the Googong centres.
   f) Reduce the number of total advertising signs and structures by using common directory boards in multi occupancy development.
   g) Details of signage are to be submitted with a development proposal.

It is important that public and private spaces in the centres enjoy good access to sunlight.

Objectives:

1) Ensure buildings do not significantly overshadow public open spaces, private open spaces and north facing windows of any living area.

Controls:

a) Development shall not overshadow more than 50% of adjacent public spaces (not including footpaths) including parks and recreation facilities between 9.00am and 3.00pm on 22 June.

b) Buildings adjacent to residential areas are to comply with the overshadowing controls for residential development contained in Sections 6 and 7 of this DCP.

c) Shadow diagrams are to be submitted with any application for buildings two or more storeys in height.

10.13. Safety and Security

It is envisaged that the neighbourhood centres become vibrant, active safe places. Design of the built environment can have a significant impact on perceptions of safety as well as actual opportunities for crime. A development which provides safe ground level entry 24 hours a day will serve to minimize levels of crime.

The CPTED or ‘Safer by Design’ principles, developed by the Department of Planning and NSW Police are based on designing to enable casual surveillance, reinforcement of territory, controlling access and managing space.

Objectives:

1) Provide safe ground-level entry and exit during all times of the day and night.

2) Provide opportunities for casual surveillance of the public domain.

Controls:

a) Design buildings and landscaping in accordance with the CPTED principle to minimise unsafe places.

b) Ensure all development addresses and overlooks streets, civic spaces and where relevant rear parking areas.

c) Provide a CPTED statement detailing safety and crime prevention design approach with development proposals in centres.

d) Create entries at ground level activities from the street where possible, as opposed to internal lobbies.

e) Ensure that ownership of different spaces is clear and unambiguous, whether public or private.

f) Any pedestrian space to have at least two access points, preferably more.

g) All pedestrian spaces are to be lit at night to ASA standard.
Matters to be addressed in Preparing the “Googong Town Centre Plan and Neighbourhood Centres Plans”

The following table sets out the matters to be addressed (non exhaustive list) for both the Googong Town Centre and Neighbourhood Centres. The DCP will be amended to incorporate the final plans approved by Council.

Table 1: Matters to be addressed

<table>
<thead>
<tr>
<th>Special Area</th>
<th>Matters to be Addressed</th>
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<tbody>
<tr>
<td>Googong Town Centre</td>
<td>Block layout illustrating built form and land use structure, building form, envelope and siting guidelines, vehicular access and parking areas and design treatment, illustrative design treatment of civic spaces and open space, pedestrian and cycle routes and facilities, mandatory and preferred active frontages, building articulation, corner treatment, roovescapes, architectural expression, preferred palette of materials and colours, signage and advertising controls, landscaping guidelines (i.e. species), Town Centre streetscape controls (i.e. cross sections, planting, street furniture, paving materials, lighting), and water cycle management.</td>
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<tr>
<td>Neighbourhood Centres – Prepared as part of Neighbourhood Structure Plan</td>
<td>Block layout illustrating built form and land uses, building form, envelope and siting guidelines, vehicular access and parking areas and design treatment, illustrative design treatment of civic spaces and open space, pedestrian and cycle routes and facilities, mandatory and preferred active frontages, building articulation, roovescapes, architectural expression, preferred palette of materials and colours, signage and advertising controls, landscaping guidelines (i.e. species), streetscape controls (i.e. cross sections, planting, paving materials, street furniture), and water cycle management.</td>
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