



# Urban Greening Policy

Sydney Olympic Park Authority

September 2024



## Procedure metadata

Category	Description
Status	Final / Active
Date of approval	21 August 2024
Approver	SOPA CEO
Group	Property, Development and Valuation
Division	Sydney Olympic Park Authority
Policy owner	Director Urban Renewal and Environment
Branch	Urban Renewal & Environment
Document location	SOPA Intranet and/or Internet
Next review date	August 2027
Associated procedure	-
Any additional applicability	-
Superseded document	
Further information	<a href="mailto:enquiries@sopa.nsw.gov.au">enquiries@sopa.nsw.gov.au</a>
Document Reference	POL24/12

## Version control

Table 1 - Version Control

Version Number	Date Issued	Changes
1	21 June 2024	Draft for Board Consideration
2	21 August 2024	Draft for Board endorsement
3	4 September 2024	Amended references to Sydney Olympic Park Master Plan



# Acknowledgement of Country

The Sydney Olympic Park Authority acknowledges the Traditional Owners, Knowledge-holders and Custodians of the land and pays respect to Elders past, present and future.

We recognise First Nations Peoples' unique cultural and spiritual relationships to place and the rich contribution made to society.

Published by the Sydney Olympic Park Authority

[sopa.nsw.gov.au](http://sopa.nsw.gov.au)

Urban Greening Policy

First published: August 2024

Sydney Olympic Park Authority reference number: POL24/12

## Copyright and disclaimer

© State of New South Wales through Department of Planning and Environment 2024. Information contained in this publication is based on knowledge and understanding at the time of writing, August 2024, and is subject to change. For more information, please visit [dpie.nsw.gov.au/copyright](http://dpie.nsw.gov.au/copyright)

TMP-MC-R-WC-V1.2

# Contents

<b>Procedure metadata</b> .....	<b>a</b>
Version control .....	a
<b>Acknowledgement of Country</b> .....	<b>2</b>
<b>1. About the Policy</b> .....	<b>4</b>
<b>2. Policy objectives</b> .....	<b>4</b>
<b>3. Strategic context</b> .....	<b>4</b>
<b>4. Where does this Policy apply</b> .....	<b>5</b>
<b>5. To whom this policy applies</b> .....	<b>6</b>
<b>6. Applicable legislation</b> .....	<b>6</b>
<b>7. Urban Greening requirements - trees</b> .....	<b>6</b>
<b>8. Urban Greening requirements – soft landscape</b> .....	<b>7</b>
<b>9. Tree Protection Bonds</b> .....	<b>8</b>
<b>10. Payment to Tree Intensification Fund</b> .....	<b>8</b>
<b>11. Reviewing this Policy</b> .....	<b>8</b>
<b>12. Failure to comply with this Policy</b> .....	<b>8</b>
<b>13. Terms used in this Policy</b> .....	<b>9</b>
<b>Appendix 1 – Public domain soft landscape areas</b> .....	<b>11</b>
<b>Appendix 2 – Tree intensification zone</b> .....	<b>12</b>
<b>Appendix 3 – Reference List / Related Documents</b> .....	<b>13</b>

---

## 1. About the Policy

The Sydney Olympic Park Urban Greening Policy (Policy) provides the background, requirements and operational detail to support the retention, conservation and enhancement of tree canopy and soft landscape areas within Sydney Olympic Park.

This Policy was adopted by Sydney Olympic Park Authority Board on 21 August 2024 and came into effect on 21 August 2024.

---

## 2. Policy objectives

- Provide direction and targets to ensure tree canopy and soft landscape is protected and enhanced.
- Target no net loss of existing and a net positive gain by augmentation and replenishment of tree canopy and soft landscape.
- Assist to implement targets in the NSW Government Urban Greening Policy and the Greening Our City Program that aims to lift tree canopy coverage across Sydney to 40% by 2036.
- Help reduce urban heat and create a cooler, sustainable and more liveable urban centre.
- Ensure canopy targets within the Sydney Olympic Park Master Plan are achieved.
- Ensure the retention of 30% soft landscape areas in the public domain of the urban centre.
- Achieve the Vision for Sydney Olympic Park as *Sydney's Beating Green Heart*.
- Assist with increased planting in the Tree Intensification Zone with contributions paid to the Tree Intensification Fund.
- Ensure payment of tree protection bonds for development projects.

---

## 3. Strategic context

The Policy aligns with the following NSW Government policies and programs:

- Central City District Plan
- NSW Urban Greening Policy
- Framework for Valuing Green Infrastructure and Public Spaces
- Greener Places Urban Design Framework
- Transport for NSW Tree and Hollow Replacement Guidelines

## 4. Where does this Policy apply

This Policy applies to land shown in Figure 1, being Sydney Olympic Park.

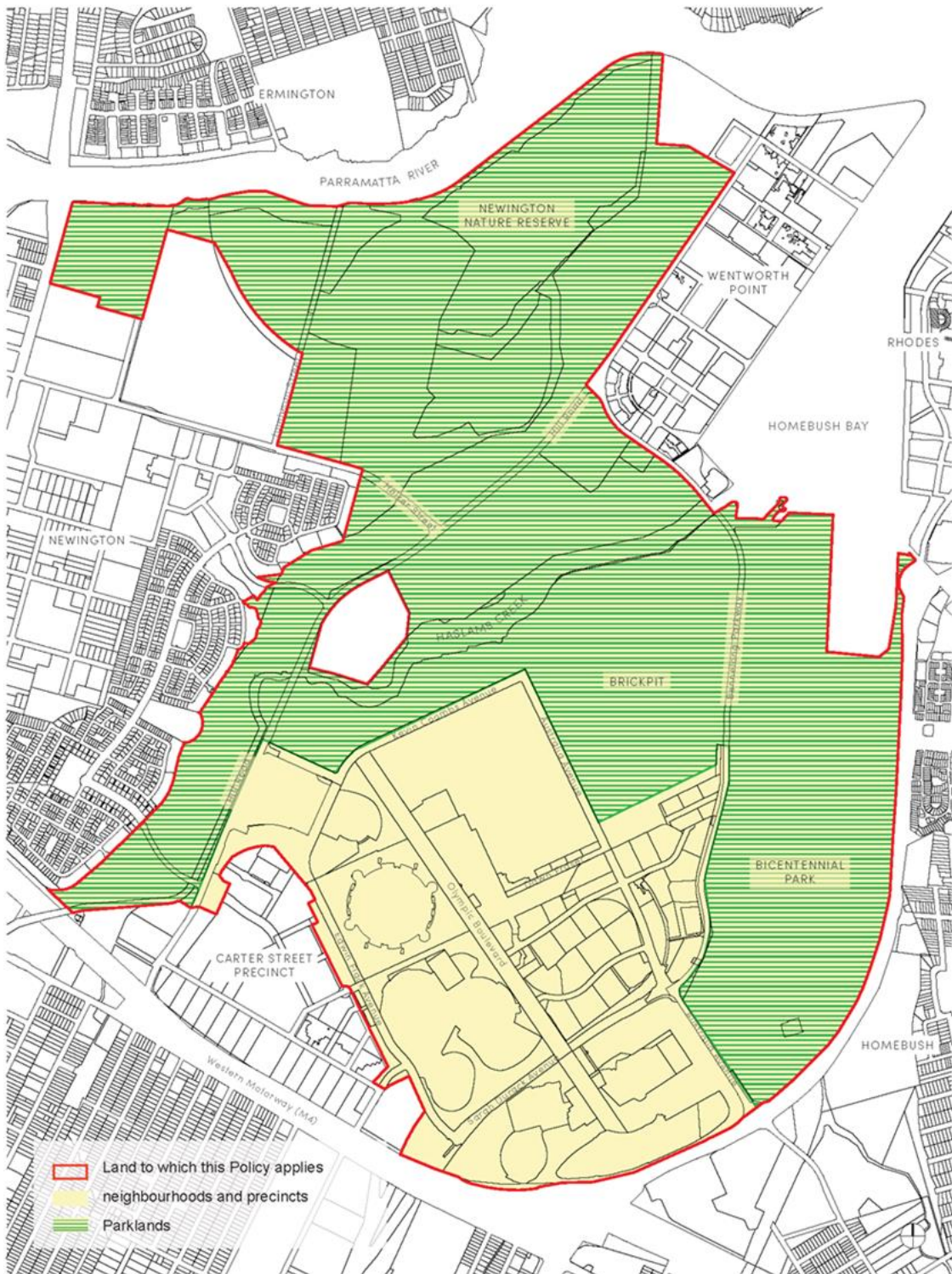


Figure 1 Land to which this Policy applies

---

## 5. To whom this policy applies

All development that proposes to impact existing tree canopy or soft landscape areas across Sydney Olympic Park.

*Note – The Authority’s works are exempt from this policy but will comply with principles and objectives of this policy, where appropriate.*

---

## 6. Applicable legislation

*Sydney Olympic Park Authority Act 2001 (SOPA Act 2001)*

Section 13 states that the function of the Authority is to protect and enhance the natural and cultural heritage of Sydney Olympic Park, particularly the Millennium Parklands.

*Sydney Olympic Park Authority Regulation 2018 (Regulation)*

Clause 32 of the Regulation provides the Authority with the power to charge and recover fees for any authorisation it gives or any service it provides under the SOPA Act 2001 or the Regulation.

Clause 33 outlines the process for determining the amount of a fee.

---

## 7. Urban Greening requirements - trees

The Policy requires prioritising the retention of existing tree canopy, first and foremost. Priorities for consideration on development sites are listed in order below.

a. **Retention of existing Urban Tree Canopy and Soft Landscape Areas.**

The priority of all new works is to retain existing trees on site. This is particularly critical for large established trees and heritage significant trees.

b. **Relocation of trees on development sites**

Where retention of existing trees is not feasible in their existing location, the relocation to an alternate position within the development site must be explored.

c. **Relocation of trees off-site, within Sydney Olympic Park**

Where retention or relocation of existing trees within the development site is not feasible, and if the tree species is suitable for transplanting, then the tree is to be relocated to an alternate location within Sydney Olympic Park, as nominated by the Authority.

d. **Offset planting on development sites**

Where retention or relocation of existing trees is not feasible, trees are to be replaced on the development site in accordance with requirements listed in Table 1 (replacement trees are to be a minimum 400 litre pot size), or as approved by the Authority.

e. **Payment to Tree Intensification Fund**

If all the above priorities are not feasible, third parties are to make payment of fees to the Authority’s Tree Intensification Fund. Costs will be calculated in accordance with market rates at

the time of the development consent. Fees will be based on the replacement requirements in Table 1 and the works associated with planting trees into the Tree Intensification Zone Refer Appendix 2.

Tree size	Tree replacement requirement
Very large tree (DBH* greater than 100cm)	Plant minimum 16 trees
Large tree (DBH between 50cm and 100cm)	Plant minimum 8 trees
Medium tree (DBH greater than 20 cm, but less than 50cm)	Plant minimum 4 trees
Small tree (DBH greater than 5cm, but less than 20cm)	Plant minimum 2 trees

*\*Note: DBH – diameter measured at breast height*

Table 1 – Tree replacement requirement

The tree replacement costs will include following works associated with tree planting in the Tree Intensification Zone:

- Selected species in 400 litre pot sizes
- Tree pit excavation costs
- Strata vaults (or equal) for tree growing media at a volume of 25m<sup>3</sup> of per tree.
- Subsurface drainage and aeration
- Soil and fertiliser
- Tree grates
- Irrigation
- All installation costs
- 24-month establishment and maintenance

## 8. Urban Greening requirements – soft landscape

### Public domain

The objective of this policy is to retain a minimum of 30% soft landscape areas throughout the urban centre.

Projects are to retain soft landscape areas equal to existing, or greater, unless agreed otherwise with the Authority. The Authority will consider each public domain project on merit. Public domain areas for the purpose of this requirement are indicated in Appendix 1.



Where existing areas of soft landscape cannot be retained, replacement of soft landscape areas must be as instructed by the Authority. Plant selection should preference a mix of native species to enhance biodiversity.

### **Development sites**

For development sites, the soft landscape areas are to be delivered in accordance with the Sydney Olympic Park Master Plan.

---

## 9. Tree Protection Bonds

All existing trees within and eight (8) metres beyond the development site boundary are to be retained and protected, unless approved for removal or transplanting by the Authority.

The Authority and third parties will negotiate Tree Protection Bonds before construction works commence. Tree Protection Bonds for trees to be retained will be based on the Authority's Fees and Charges at the time of the Development Application, or as agreed with the Authority.

---

## 10. Payment to Tree Intensification Fund

Where consent conditions apply, payments to the Tree Intensification Fund will be required. The payments will be in accordance with the Policy.

---

## 11. Reviewing this Policy

The Authority will review this policy no later than three (3) years from the date the document is approved. Amendment to this Policy relating to priorities and payment calculations will generally require approval from the Board or the Chief Executive Officer of the Authority.

---

## 12. Failure to comply with this Policy

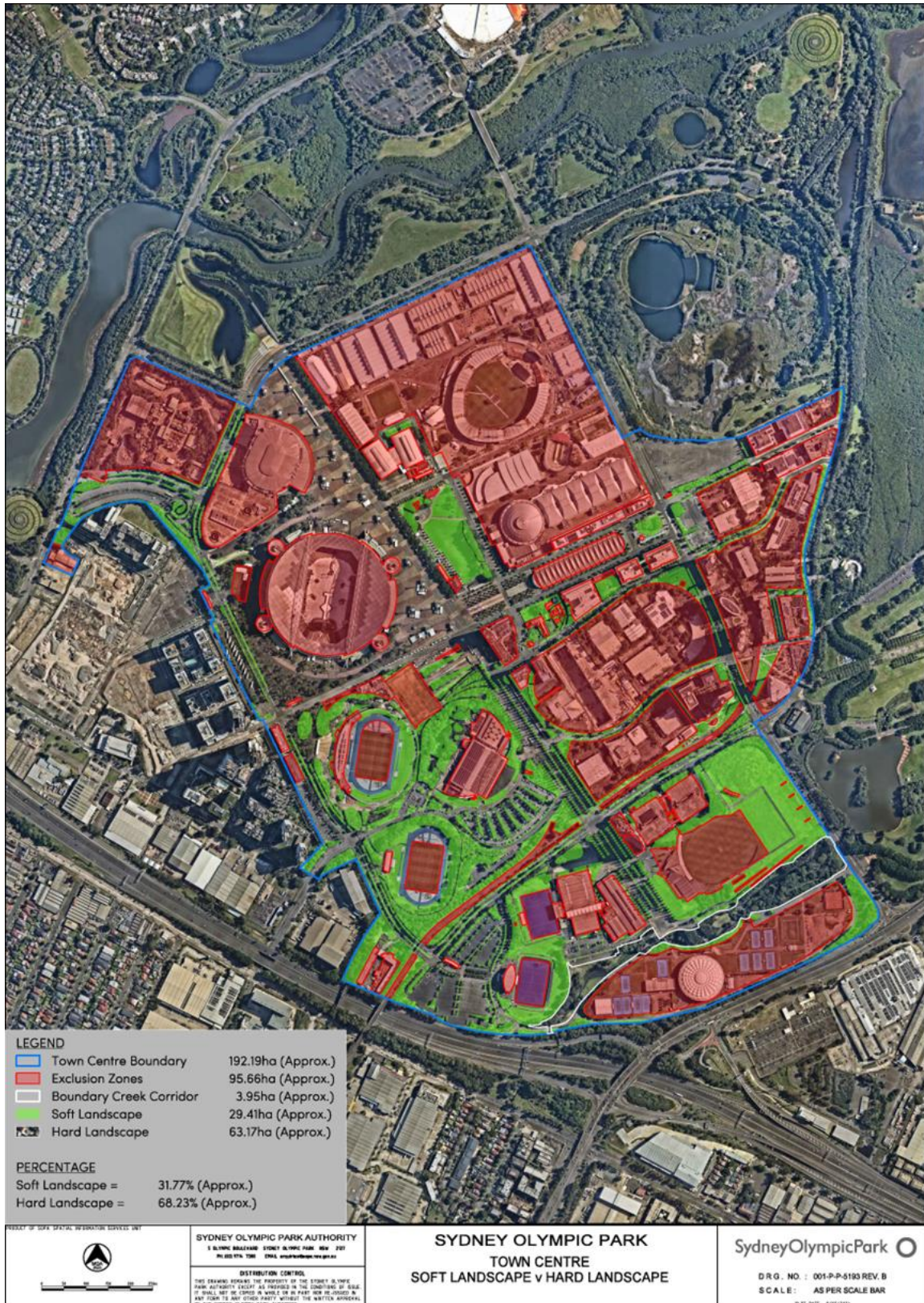
Penalties apply as per the *Environmental Planning and Assessment Act 1979* for non-compliance with Conditions of Consent and Development Agreements.

## 13. Terms used in this Policy

Term	Meaning
The Authority	Sydney Olympic Park Authority
Development sites	Parcels of land where new works are proposed by either private or public entities, including building, infrastructure and public domain works, as set out in Sydney Olympic Park Master Plan.
Development application	References to development applications in this Policy refer to both development applications and any application for the modification of a development consent.
Development consent	Consent granted under Part 4 of the <i>Environmental Planning and Assessment Act 1979</i> to carry out development and includes, unless expressly excluded, a complying development certificate.
Green cover	Green cover includes a combination of the following: <ol style="list-style-type: none"> <li>a. deep soil;</li> <li>b. landscaped area;</li> <li>c. layered planting on structure (including small and medium trees, as per Apartment Design Guide (ADG));</li> <li>d. green roofs;</li> <li>e. permanent plants on balconies / podiums; and</li> <li>f. green awnings.</li> </ol>
Net gain	Increase in urban green cover within a defined period after a development project is complete
No net loss	Return to the original urban green cover within a defined period after a development project is complete.
Soft landscape areas	Landscaped areas used for growing natural vegetation such as grasses, shrubs, trees or other vegetation. This does not include any hard landscape areas. Landscaped areas may be on the ground, building roofs or balconies, street plantings, bioswales, raingardens, parks or plazas.
Tree	<p>A tree is defined as a long-lived woody perennial plant greater than (or usually greater than) three (3) metres in height with one or relatively few main stems and trunks. (Source: Transport for NSW, 2023)</p> <p>Urban Trees at Sydney Olympic Park do not include weed species identified in Sydney Olympic Park Authority’s <i>Invasive Environmental Weeds Procedure</i>.</p>

Term	Meaning
Tree Canopy Cover	The collective coverage of the leaves, branches and stems of a tree that provide coverage of the ground when viewed from above. It includes trees on public and private land within urban areas and comprises a variety of tree types. The urban tree canopy is a form of green infrastructure providing shade, which reduces ambient temperatures and mitigates the heat island effect.
Tree Intensification Zone	Additional planting areas within the urban core as identified by the Sydney Olympic Park Authority, referred to as the Tree Canopy and Urban Biodiversity Intensification Zone. Refer Appendix 2.
Urban Heat Island Effect	The Urban Heat Island Effect is ‘localised warming due to the increase in the large amounts of paved and dark coloured surfaces like roads, roofs and car parks as a result of urban development. The sun’s heat is absorbed, not reflected, and causes the surface and ambient temperatures to rise. Anthropogenic heat production, such as the heat produced through car engines and air conditioners also contribute to the Urban Heat Island Effect’. (Greening Australia, undated).
Sydney Olympic Park Authority	References to Sydney Olympic Park Authority are references to the Authority

# Appendix 1 – Public domain soft landscape areas



This plan demonstrates all soft landscape surfaces in the public domain areas (publicly accessible) of the Sydney Olympic Park urban centre.

## Appendix 2 – Tree intensification zone

Contact Sydney Olympic Park Authority – Director Urban Renewal and Environment for information on the Tree Intensification Zone.

---

## Appendix 3 – Reference List / Related Documents

Australian Standard AS4970-2009: Protection of trees on development sites  
[AS 4970-2009 Protection of trees on development sites | Standards Australia Store](#)

Australian Standard AS 5334-2013: Climate change adaptation for settlements and infrastructure - A risk based approach (2013)  
[AS 5334-2013 Climate change adaptation for settlements and infrastructure – A risk based approach | Standards Australia Store](#)

Framework for valuing green infrastructure and public spaces, NSW Department of Planning and Environment  
[Valuing green infrastructure and public spaces | Planning \(nsw.gov.au\)](#)

Greater Sydney Region Plan – Greater Sydney Commission 2018  
[Greater Sydney Region Plan, March 2018 \(updated June 2018\) \(nsw.gov.au\)](#)

Greener Places: Establishing an Urban Green Infrastructure Policy for New South Wales, Government Architect NSW (2018)  
[Greener Places \(nsw.gov.au\)](#)

Greater Sydney Region Tree Canopy 2022, NSW Department of Planning, Housing and Infrastructure  
[Greater Sydney Region Tree Canopy 2022 | Dataset | SEED \(nsw.gov.au\)](#)

Greater Sydney Regional Strategic Weed Management Plan 2023-2027 (nsw.gov.au)  
[Greater Sydney Regional Strategic Weed Management Plan 2023-2027 \(nsw.gov.au\)](#)

Standards Australia: Urban Green Infrastructure - Planning and decision framework SA HB214:2023 (2023)  
[SA HB 214:2023 Urban Green Infrastructure – Planning and decision framework | Standards Australia Store](#)

Sydney Olympic Park Invasive Environmental Weeds 2024  
[NSW Department of Industry publication](#)

Sydney Olympic Park Vision and Strategy 2050  
[Sydney Olympic Park Vision and Strategy 2050 | #mySOP Engage \(nsw.gov.au\)](#)

Transport for NSW – Tree and Hollow replacement guidelines – EMF-BD-GD-0129  
[Tree and hollow replacement guidelines \(nsw.gov.au\)](#)

Urban Forest Strategy, Making a great city greener 2012-2032, City of Melbourne  
[Urban Forest Strategy - City of Melbourne](#)

Urban Green Cover in NSW - Technical Guidelines, Office of Environment and Heritage (2015)  
[Urban Green Cover Technical Guidelines.pdf \(nsw.gov.au\)](#)

Urban Street Tree Strategy, Sydney Olympic Park Town Centre (*Urban Syntax*, 2019)