CITY OF SYDNEY

Local Planning Panel

2 September 2026

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application details

address: 21-25 Codrington St, Darlington

application: D/2026/264

applicant: University of Sydney

owner: University of Sydney

architect: nettletontribe

planning consultant: Colliers Urban Planning

proposal

Alterations and additions to the existing student accommodation

reason for reporting to LPP

Crown DA - applicant objects to an affordable housing contribution condition - referral to LPP required under section 4.33 of Act

recommendation

LPP support an affordable housing contribution condition and refer the matter to the Minister for consideration

site

- area: 19,200m^2
- zoned: SP2 – Educational Establishment
- exhibition 7 April 2026 to 22 April 2026
- no submissions

Aerial site photo

subject site

Darlington Campus

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discussion

- Council officers support the proposal, subject to conditions
- proposal creates 238sqm additional residential GFA
- this exceeds 200sqm threshold under Clause 7.13 of LEP
- affordable housing contribution applies ($80,470.92 indexed)
- applicant objects to imposition of an affordable housing contribution condition
- as a Crown DA with disputed conditions, it must be considered by the LPP
- if imposition of condition is supported, matter is to be referred to the Minister

discussion – applicant's position

- no planning nexus between proposal and affordable housing demand
- no increase in student numbers or accommodation capacity
- the proposal provides public benefit through upgrades to the existing student housing
- the University already contributes to housing outcomes
- the condition is inconsistent with comparable university/Crown projects

discussion – Council's position

- proposal falls within the statutory affordable housing framework
- no exemption applies under the Affordable Housing Program
- contribution is reasonable, proportionate and calculated based on additional GFA only
- affordable housing nexus arises from cumulative development impacts within residual lands, not individual occupancy increases
- student accommodation is not a type of affordable housing
- consistent application of the Affordable Housing Program is in the public interest

recommendation

- LPP support imposition of affordable housing contribution condition and refer the matter to the Minister for consideration