

From: [Hanna Brettschneider](#) on behalf of [PP HPC Enquiry Mailbox](#)
To: [Simon Manoski](#)
Cc: [Michelle Niles](#); [Poonam Chauhan](#); [Greg Colbran](#); [Scott Courtney](#)
Subject: RE: SSD-73228210: Request for Staged Payment of Housing and Productivity Contributions
Date: Tuesday, 8 July 2025 11:18:19 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Simon,

Thank you for your email. I can confirm that you are able to stage HPC payments for SSD-73228210.

To do this, you will need to peruse a modification to your consent, in particular Condition A8 which relates to the Housing Productivity Contribution.

Please reach out to Michelle Niles, to confirm more information relating to each of the construction stages, in order to accurately breakdown the HPC amount for each of the 3 stages.

Once the conditions of consent have been modified/approved, we can then issue you with the first HPC payment advice.

Kind regards,
Hanna

From: Simon Manoski <SManoski@deicorp.com.au>
Sent: Thursday, 3 July 2025 5:20 PM
To: Scott Courtney <Scott.Courtney@planning.nsw.gov.au>; PP HPC Enquiry Mailbox <hpc.enquiry@planning.nsw.gov.au>
Cc: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>; Poonam Chauhan <PChauhan@deicorp.com.au>; Greg Colbran <GColbran@deicorp.com.au>
Subject: SSD-73228210: Request for Staged Payment of Housing and Productivity Contributions

Good afternoon Scott

It was great to talk to you earlier this week.

As mentioned, Deicorp has recently received approval for SSD-73228210 which relates to a mixed-use development with affordable housing at Five Dock.

For information, please find attached the Development Consent as issued by the Department of Planning dated 30 June 2025. Condition A8 of this Consent relates to the Housing Productivity Contribution.

This development will be delivered in three stages, and given the significant quantum of the contribution payable, we are seeking for the Housing and Productivity Contribution to be staged accordingly and reflecting the development 's delivery.

We are proposing to deliver and therefore align the payment of the Housing and Productivity

Contribution on the following basis:

Stage	Residential Apartments	Affordable Apartments	Net HPC Residential Development	Commercial Area (sqm)	Estimated Timing
1	397	60	337	14,700	Q3 2025
2	422	158	264	0	Q3 2026
3	366	0	366	0	Q1 2028
Total	1,185	218	967	14,700	

Each payment will be required to be made prior to the release of the relevant Construction Certificate for each stage.

To assist, please also find attached a depiction of the construction stages that formed part of the submission that was approved by the Department of Planning, Housing and Infrastructure.

As with our other applications we are looking to secure a pathway for payment of the HPC and would therefore appreciate your early consideration.

We would welcome the opportunity to discuss this request if needed, in the meantime, please let me know if you have any further questions or require any further information.

Kind Regards,

Simon Manoski

Planning Executive

✉ SManoski@deicorp.com.au

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