

# TELECOMMUNICATION FIBRE-READY INFRASTRUCTURE WITH NEW DEVELOPMENT



*Dedicated to a better Brisbane*

BRISBANE CITY PLAN 2014 | DEVELOPMENT ASSESSMENT GUIDELINE

*Brisbane City Plan 2014 (City Plan)* has been developed by Brisbane City Council in consultation with the community and guides how land in Brisbane can be used and developed. This guideline has been developed to provide insight into the developer's obligations to provide telecommunication facilities and services with new development.

Provision of telecommunication infrastructure is an Australian Government requirement for all development. Understanding the requirements for delivery of telecommunications infrastructure and the need for early engagement of a contracted carrier to install the required infrastructure will ensure your projects delivery to final sale can occur without undue delay.

To avoid unnecessary delays in the sale or lease for your development project, it is recommended that early engagement of a telecommunication contract carrier be undertaken at least three months prior to the anticipated project completion date.

## **Commonwealth Telecommunications Act 1997**

Under the *Commonwealth Telecommunications Act 1997* (the Act), the Australian Government requires that all new development be telecommunication connection ready at the time of sale.

In simple terms, the Act states that the developer must not sell or lease a building lot or building unit unless a fibre-ready facility is installed in proximity to the lot or unit if the developer is a constitutional corporation.

To ensure that developments are telecommunication connection ready, developers are required to employ a contracted carrier to install and operate the telecommunications network. These works are to be undertaken and completed prior to sale.

## **Telecommunications in new developments – a guide for industry**

To assist with interpretation of the Act, Australian Government has provided a guidance document *Telecommunications in new developments – a guide for industry*.

The guide identifies that developers are responsible for providing telecommunications infrastructure with their development by engaging a contracted carrier of their choice, to install and operate a telecommunications network.

The guide further identifies that it is the developer's responsibility to have a fibre-ready facility installed in line with the chosen carrier's technical specifications.

## **Brisbane City Plan 2014**

City Plan supports the Act by acknowledging the importance of embracing high-speed, bi-directional broadband networks and having high-speed internet access within the city.

City Plan further specifies the importance of new development being serviced adequately with telecommunication services within the provisions contained in the [Infrastructure design code](#) and the [Infrastructure design planning scheme policy](#).

## **Development conditioning**

Where appropriate, Council will include development conditions that require the submission of evidence that an agreement has been entered into with a contracted carrier to provide:

- telecommunication services prior to the sealing of the survey plan associated with subdivision of land
- Or prior to Certificate of Classification/final inspection or commencement of the use where associated with a Material Change of Use and/or building work.

These conditions will assist in providing early identification of the need for developers to commence engagement of a contracted carrier of choice, to provide the necessary telecommunication infrastructure with the development.

## **Early engagement of the contract carrier**

To avoid delays and possible non-compliance with the Act provisions, [NBN Co](#) recommends that a developer undertake early engagement of a contracted carrier of their choice to ensure service delivery.

The recommended timeframe to have an agreement in place with this contracted carrier is no less than three months prior to the estimated completion and sale of land or unit.

## What work is required to be provided?

In general, before a carrier can install telecommunications infrastructure, fibre-ready pits and pipe should be installed to the chosen carrier's technical specifications. To understand the detail of what is required, contact your contracted carrier of choice.

## How do I find a contracted carrier?

Australian Government's Department of Communication has mapped all new developments and the carriers that undertook the provision of services for that development.

A search of this mapping can be used to identify carriers who may be able to undertake the provision of these services.

Search for 'telecommunications in new developments map' at [www.communications.gov.au](http://www.communications.gov.au)

Alternatively, you may contact [NBN Co](http://www.nbnco.com.au) directly.

## More information

For more information about telecommunication requirements, visit the Australian Government website [www.communications.gov.au](http://www.communications.gov.au) and search for 'telecommunications in new developments - a short guide for industry'.

For more information about the City Plan, visit [brisbane.qld.gov.au](http://brisbane.qld.gov.au) and search for 'Brisbane City Plan 2014' or phone Council on 3403 8888.



**Disclaimer:** The content of this document is a summary and has been developed to provide general advice and information on *Commonwealth Telecommunications Act 1997* requirements for the delivery of telecommunication ready development. Brisbane City Council expressly disclaims all liability for errors and omissions of any kind whatsoever whether negligent or otherwise for any loss, damage, injury or other consequences that may arise from reliance on this publication.

