

Telecommunications in new developments

The Australian Government wants fibre-to-the-premises (FTTP) infrastructure installed in new developments. This will give property buyers early access to the benefits of next-generation broadband and help avoid future retrofitting costs.

Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, you need to contract a carrier to install and operate a telecommunications network.

nbn services new developments in Moreton Bay, offering end to end installation and certification of **nbn**TM infrastructure.

Developers are asked to apply at least 3 months before civils commence to ensure a connection is ready when residents move in.

If you have a new or recently approved development application lodged with Council please visit [nbn's website](#) to register your development and ensure it is **nbn**TM ready.

It is a requirement of Moreton Bay Regional Council that developers have telecommunications infrastructure in place as part of their planning.

For further information and fact sheets on nbn, visit nbn.com.au/newdevelopments or contact the **nbn** New Developments team on Freecall: 1800 687 626 or Email: newdevelopments@nbn.com.au

The following information outlines Council's additional requirements for NBN in new developments.

Material Change of Use (MCU) developments

1. Provide internal and external conduit paths for all unit developments, not just for unit developments involving 100 units or more.

Applies to MCU applications for new buildings for residential, retail, commercial and industrial developments (including warehouses) where it is a single building or a multi dwelling or tenancy development.

The abovementioned requirement does not apply to developments that are proposed in existing buildings.

The conduits, etc. required by this condition are located on private land and therefore ownership of the conduits, etc. will be with the owner of the land or a carrier that uses the conduit to carry its cables.

Demonstrating compliance

Whoever installed the infrastructure (e.g. electrician or engineer) is required to provide certification clearly stating that the condition has been complied with. Certification is to be in the form of:

- (a) A signed letter (email is not acceptable) on letterhead with the RPEQ number where being certified by an engineer; or
- (b) A completed Council letter template for certification refer to [appendix 1](#); or
- (c) A Telstra certificate where such services are provided by Telstra, as follows:
 - i. 'Telecommunications Agreement Advice' Letter refer to [appendix 2](#) & [appendix 3](#); or
 - ii. 'Telecommunications Provisioning Advice' Letter refer to [appendix 4](#) & [appendix 5](#); orAn nbn certificate where such services are provided by nbn, as follows:
 - i. 'Post Execution of Development' Letter refer to [appendix 6](#); or
 - ii. 'Certificate of Practical Completion' Letter refer to [appendix 7](#); or

or equivalent described documentation from a carrier licensed under the *Telecommunications Act 1997* confirming that telecommunication network infrastructure has been provisioned to the stipulated development.

2. Install internal wiring within each dwelling unit / tenancy for High Speed Broadband. Fixed cabling in a home or business is the best way to get the best results from the fibre optic connection.

Applies to MCU applications for new buildings and extensions to buildings for multiple dwelling units, duplexes/dual occupancies), retail, commercial and industrial developments (including warehouses).

The abovementioned requirement does not apply to developments that are proposed in existing buildings, unless the approval involves a major refurbishment of the building with the movement of walls, etc.

Demonstrating compliance

Whoever installed the infrastructure (e.g. electrician or engineer) is required to provide certification clearly stating that the condition has been complied with. Certification is to be in the form of:

- (a) A signed letter (email is not acceptable) on letterhead with the RPEQ number where being certified by an engineer; or
- (b) A completed Council letter template for certification refer to [appendix 1](#); or
- (c) Form 16 under the Building Act refer to [appendix 8](#).

Reconfiguring a Lot (RAL) developments

Proposed new road:

1. Provide Fibre-Ready pit and pipe telecommunications infrastructure throughout the development in accordance with the Australian Government 'Telecommunications infrastructure in new developments' policy.

Applies to development where the construction of a new road or part thereof is required, and where the site is likely to be located within the Fibre footprint.

Demonstrating compliance

By satisfying one of the three below:

- (a) Certification from a RPEQ electrical engineer is required to ensure that the works specified have been installed **and** provide documentation from a carrier licensed under the *Telecommunications Act 1997* agreeing to take ownership of the provisioned telecommunications infrastructure.

OR

- (b) NBN certificate where such services are provided by nbn, as follows:
 - i. 'Post Execution of Development' Letter refer to [appendix 6](#); or
 - ii. 'Certificate of Practical Completion' Letter refer to [appendix 7](#);

OR

A Telstra certificate where such services are provided by Telstra, as follows:

- i. 'Telecommunications Agreement Advice' Letter refer to [appendix 2](#) & [appendix 3](#); or
- ii. 'Telecommunications Provisioning Advice' Letter refer to [appendix 4](#) & [appendix 5](#); or

or equivalent described documentation from a carrier licensed under the *Telecommunications Act 1997* confirming that telecommunication network infrastructure has been provisioned to the stipulated development.

OR

- (c) For work which is yet to be completed, security and relevant documentation is required in accordance with Council Policy [13-2150-069 Approval of Subdivision Plan Prior to Completion of all Subdivision Works](#) (available on Council's website). The required documents must be part of, or an attachment to a Deed in accordance with Council's proforma or some other undertaking acceptable in accordance with the Council Policy; AND

A Letter of Undertaking signed by the developer that the 'Telecommunications Agreement Advice' Letter or 'Telecommunications Provisioning Advice' Letter where such services are provided by Telstra OR a 'Post Execution of Development' Letter or 'Certificate of Practical Completion' Letter where such services are provided by nbn OR equivalent, will be provided to Council prior to successful 'On Maintenance' acceptance;

OR, if any of the following documentation is available

An NBN certificate where such services are provided by nbn, as follows (if available):

- i. 'Post Execution of Development' Letter refer to [appendix 6](#); or
- ii. 'Certificate of Practical Completion' Letter refer to [appendix 7](#);

OR

A Telstra certificate where such services are provided by Telstra, as follows (if available):

- i. 'Telecommunications Agreement Advice' Letter refer to [appendix 2](#) & [appendix 3](#); or
- ii. 'Telecommunications Provisioning Advice' Letter refer to [appendix 4](#) & [appendix 5](#); or

or equivalent described documentation from a carrier licensed under the *Telecommunications Act 1997* confirming that telecommunication network infrastructure has been provisioned to the stipulated development.

No new road:

2. Provide documentation confirming that a telecommunications carrier has been engaged to install telecommunications infrastructure within the proposed development.

Applies to all RAL applications (for one or more additional lots) where no new road is required and where the site is likely to be located within the Fibre footprint.

Demonstrating compliance

Confirmation that the telecommunications carrier has been engaged to install telecommunications infrastructure within the proposed development is required by:

- (a) NBN certificate where such services are provided by nbn, as follows:

- i. 'Post Execution of Development' Letter refer to [appendix 6](#); or
- ii. 'Certificate of Practical Completion' Letter refer to [appendix 7](#);

OR

A Telstra certificate where such services are provided by Telstra, as follows:

- i. 'Telecommunications Agreement Advice' Letter refer to [appendix 2](#) & [appendix 3](#); or
- ii. 'Telecommunications Provisioning Advice' Letter refer to [appendix 4](#) & [appendix 5](#); or

or equivalent described documentation from a carrier licensed under the *Telecommunications Act 1997* confirming that telecommunication network infrastructure has been provisioned to the stipulated development.


Communications Alliance Ltd - Fibre Ready Pit and Pipe Specifications

On 12 December 2011 the Communications Alliance released its Fibre Ready Pit and Pipe Specification for Real Estate Development Projects (G645:2011).

These are voluntary industry guidelines which set out recommended industry practices for:

- telecommunications pit and pipe installation for it to be considered a fibre-ready facility;
- the design and installation of pit and pipe facilities for use in deployment of optical fibre lines.

The document is available on the Communications Alliance website:

 <http://commsalliance.com.au/Documents/all/guidelines/g645>

Individual carriers, including Telstra and NBN Co, may have other requirements additional to the minimum industry specifications set out in the guidelines. It is important to have regard to these when using these carriers.

Appendix 1

Please ensure both pages of this letter is on a company letter head

<Date>

Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Attention: <Officer Name>

RE: TELECOMMUNICATIONS CERTIFICATION

DEVELOPMENT: <Council Application Number eg DA/12345/20000/DA>

PROPERTY LOCATION: <eg 1 Smith Street, Smith Valley>

PROPERTY DESCRIPTION: <eg Lot 1 SP111111 and Lot 2 SP111111>

ESTATE & STAGE NO. (if applicable): <eg Smith Valley Estate, Stage 1>

Dear Manager Development Services

I, <name> <(RPEQ Number, if applicable)> of <company name> hereby certify the abovementioned development has been installed with:

MCU Development Options – Choose relevant option(s)

(a) *Infrastructure to the Site – MCU – **Single***

Fibre-Ready telecommunications pit and pipe infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline *New Developments* or *NBN Co. Preparation and Installation Guide for SDUs and MDUs*, as amended, that:

- (i) Extends the service drop conduit from the property boundary to the external Premises Connection Device (PCD) or the likely location of the PCD; and
- (ii) Extends a communications conduit with drawstring from the external PCD or the likely location of the PCD to the internal Fibre Wall Outlet (FWO) or the likely location of the FWO.

OR

(b) *Infrastructure to the Site – MCU – **Multi***

Fibre-Ready telecommunications pit and pipe infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline *MDU Building Design Guide*, as amended, that:

- (i) includes a suitable building entrance facility (lead-in) from the property boundary to the building entrance; and
- (ii) has suitable space and access for the installation, maintenance and repair of all elements up to and including the Network Termination Device (NTD) and Power Supply Unit (PSU) or the likely location of a NTD and PSU for each <dwelling unit / tenancy>; and
- (iii) a conduit with drawstring, from either the telecommunication room or riser/closet location to each NTD or the likely location of each NTD.

fact sheet




- (c) Internal wiring Category *<insert Category number from DA condition>* or better from the expected location of all future Network Termination Device(s) for High Speed Broadband (based on the recommended locational criteria in the NBN Co Guideline *<Choose one> <for multi-unit/tenancy developments – MCU Building Design Guide, as amended> OR <for single developments - New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs, as amended>* to the same connection points in the *<dwelling unit / tenancy>* that would have been or have been installed for telephone and television connections; including but not limited to bedrooms, family/living rooms, and study/office.

Signed: _____ Dated: _____

Name: _____

Appendix 2

Example of Telstra TNI Application Letter (NTP) - Telecommunications Agreement Advice letter

IT'S HOW
WE CONNECT 

Attention: John Smith
Smith & Sons Pty Ltd

Phone: 07 1234 5678

Email: john.smith@example.com

Phone: 1800 226 543

Facsimile: 02 4924 9212

E-mail: GreenfieldsRegistrations@team.telstra.com

Reference: AFR173123456

Issue Date: 14th Feb 2017

TELECOMMUNICATIONS AGREEMENT ADVICE LETTER

Telstra Corporation Limited (Telstra) confirms that it has entered into a commercial agreement with the persons/company listed above, with the intent to provision telecommunications network infrastructure at the proposed development.

As part of the agreement, Telstra has termination and cessation rights that may be exercised should the developer not meet certain conditions, or if as a result of the ongoing nbn™ rollout and associated agreements with nbn co, it is no longer appropriate for Telstra to install network.

LOT/UNIT NUMBERS REQUESTED FOR NETWORK Lots 1-4 & 7	EXISTING LOT & PLAN IDENTIFIER Lot 5 & 6 on RP123456
NAME OF DEVELOPMENT & LOCATION Stage 1 of Example Estate 123 Sample Road, Brisbane QLD 4000	

This confirmation is issued only for the lot(s)/unit(s) as listed above. Telstra notes that additional works are still required in order for telecommunications service(s) to be provided within this development. Upon completion of these works, Telstra can provide a Network Infrastructure Provisioning letter.

This letter is not a confirmation that telecommunications services can or will be provided at the development over the provisioned infrastructure or that the infrastructure meets necessary legal requirements or industry guidelines imposed under the Telecommunications Legislation Amendment (Fibre Deployment) Act 2011. Where nbn co announces a roll out, it may be appropriate for Telstra to provide services (in the interim) over technology other than fixed line.

It is noted that Telstra may issue a Withdrawal of Agreement Advice Letter where the agreement is terminated or Telstra ceases deployment of infrastructure as a result of the nbn™ rollout. Telstra will continue to meet its universal service obligation in ensuring that eligible customers have access to a standard telephone service.

Telstra is not responsible to any recipient of this notification or anyone else who relies upon this notification for any loss or damage suffered in connection with this notification and excludes, to the maximum extent permitted by law, any liability which may arise as a result of the issue of this notification or its content.

If you have any enquiries or require any further information, please contact us at the above address.

Yours sincerely,

Joe Bloggs
Compliance Officer
On behalf of Telstra Corporation Limited

TNI Application Letter (NTP)
v3.03 - 06/12/2016

Appendix 3

Example of Telstra TNI Application Letter (NTD) - Telecommunications Agreement Advice letter (MDF & NTD)



Attention: John Smith
Smith & Sons Pty Ltd
Phone: 03 1234 5678
Email: john.smith@example.com
Phone: 1800 226 543
Facsimile: 02 4924 9212
E-mail: GreenfieldRegistrations@team.telstra.com
Reference: AFR173123456
Issue Date: 14th Feb 2017

TELECOMMUNICATIONS AGREEMENT ADVICE LETTER

Telstra Corporation Limited (Telstra) confirms that it has entered into a commercial agreement with the persons/company listed above, with the intent to provision telecommunications network infrastructure to a Main Distribution Frame (MDF) or Network Termination Device (NTD) provided at the Network Boundary Point of the proposed development.

As part of the agreement, Telstra has termination and cessation rights that may be exercised should the developer not meet certain conditions, or if as a result of the ongoing nbn™ rollout and associated agreements with nbn co, it is no longer appropriate for Telstra to install network.

EXISTING LOT & PLAN IDENTIFIER Lot 1 on RP123456
NAME OF DEVELOPMENT & LOCATION 123 Sample Road, Brisbane QLD 4000

As this development is provided by an MDF or NTD, it is important to note that Telstra's responsibility and visibility of telecommunications infrastructure to this development terminates at this location - the Network Boundary Point.

This confirmation is issued only for the lot(s) as listed above. Telstra notes that additional works are still required in order for telecommunications service(s) to be provided to this development. Upon completion of these works and provided it is Telstra that completes these works, Telstra can provide a Network Infrastructure Provisioning letter.

The advice is not confirmation that telecommunications services can or will be provided at the development over the provisioned infrastructure by Telstra or that the infrastructure will meet necessary legal requirements or industry guidelines imposed under the Telecommunications Legislation Amendment (Fibre Deployment) Act 2011. Where nbn co announces a roll out, it may be appropriate for Telstra to provide services (in the interim) over technology other than fixed line.

It is noted that Telstra may issue a Withdrawal of Agreement Advice Letter where the agreement is terminated or Telstra ceases deployment of infrastructure as a result of the nbn™ rollout. Telstra will continue to meet its universal service obligation in ensuring that eligible customers have access to a standard telephone service if required.

Telstra is not responsible to any recipient of this notification or anyone else who relies upon this notification for any loss or damage suffered in connection with this notification and excludes, to the maximum extent permitted by law, any liability which may arise as a result of the issue of this notification or its content.

If you have any enquiries or require any further information, please contact us at the above email address.


Yours sincerely,

Joe Bloggs
Compliance Officer
On behalf of Telstra Corporation Limited

TNI Application Letter (NTD)
v3.05 - 06/12/2016

Appendix 4

Example of Telstra Provisioning Advice - Telecommunications Infrastructure Provisioning Advice for fixed-line network



IT'S HOW
WE CONNECT

Attention: John Smith
Smith & Sons Pty Ltd
Phone: 07 1234 5678
Email: john.smith@example.com

Phone: 1800 226 543
Facsimile: 02 4924 9212
E-mail: GreenfieldRegistrations@team.telstra.com
Reference: AFR173123456
Issue Date: 14th Feb 2017

**TELECOMMUNICATIONS INFRASTRUCTURE PROVISIONING ADVICE
FOR FIXED-LINE NETWORK**

This notice is issued for the following lots in the below listed development only ("Lots"):

LOT/UNIT NUMBERS REQUESTED FOR NETWORK Lots 1-4 & 6	EXISTING LOT & PLAN NUMBER Lots 1 & 4 on RP123456
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NAME OF DEVELOPMENT & LOCATION Stage 1 of Example Estate 123 Sample Road, Brisbane QLD 4000

This confirmation is issued only for the lot(s) as listed above. Telstra notes that additional works may still be required in order for telecommunications service(s) to be provided to this development.

Telstra Corporation Limited (Telstra) confirms that it has provisioned telecommunications network infrastructure to the proposed development. This is as per the works nominated and agreed upon under the commercial agreement established between Telstra and the person(s)/company listed above.

This letter confirms that telecommunications infrastructure has been provisioned to the proposed development in accordance with the Telecommunications Legislation Amendment (Fibre Deployment) Act 2011.

Telstra is not responsible to any recipient of this notification or anyone else who relies upon this notification for any loss or damage suffered in connection with this notification and excludes, to the maximum extent permitted by law, any liability which may arise as a result of the issue of this notification or its content.

If you have any enquiries or require any further information, please contact us at the above email address.


Yours sincerely,

Joe Bloggs
Compliance Officer
On behalf of Telstra Corporation Limited

Telstra Provisioning Advice
V2.03 - 28/07/2016

Appendix 5

Example of Telstra Provisioning Advice (MDF) - Telecommunications Infrastructure Provisioning Advice for fixed-line network to MDF

IT'S HOW
WE CONNECT 

Attention: John Smith
Smith & Sons Pty Ltd
Phone: 03 1234 5678
Email: john.smith@example.com

Phone: 1800 226 543
Facsimile: 02 4924 9212
E-mail: GreenfieldRegistrations@team.telstra.com
Reference: AFR173123456
Issue Date: 14th Feb 2017

TELECOMMUNICATIONS INFRASTRUCTURE PROVISIONING ADVICE FOR FIXED-LINE NETWORK TO MDF

EXISTING LOT & PLAN IDENTIFIER Lot 3 on RP123456
NAME OF DEVELOPMENT & LOCATION 123 Sample Road, Brisbane QLD 4000

This confirmation is issued only for the lot(s) as listed above. Telstra notes that additional works may still be required in order for telecommunications service(s) to be provided to this development.

Telstra Corporation Limited (Telstra) confirms that it has provisioned telecommunications network infrastructure to a Main Distribution Frame (MDF) located at the Network Boundary Point of the proposed development. This is as per the works nominated and agreed upon under the commercial agreement established between Telstra and the person(s)/company listed above.

As this development is serviced by an MDF, it is important to note that Telstra's responsibility and visibility of telecommunications infrastructure to this development terminates at this location – the Network Boundary Point.

This letter confirms that telecommunications infrastructure has been provisioned to the MDF in accordance with the Telecommunications Legislation Amendment (Fibre Deployment) Act 2011.

Telstra is not responsible to any recipient of this notification or anyone else who relies upon this notification for any loss or damage suffered in connection with this notification and excludes, to the maximum extent permitted by law, any liability which may arise as a result of the issue of this notification or its content.

If you have any enquiries or require any further information, please contact us at the above email address.

Yours sincerely,

Joe Bloggs
Compliance Letter
On behalf of Telstra Corporation Limited

Telstra Provisioning Advice(MDF)
V2.05 - 05/08/2016

Appendix 6

Example of NBN Post Execution Letter - Post execution of development...



Date

*Applicants Name
*Applicants Account name & email

Dear Developer,

Post Execution of Development ID: AYCA- ##### Development Name

NBN Co and *Applicants Account name have entered into an agreement in relation to the installation of fibre infrastructure at;

Development ID: **AYCA- ##### Development Name** and stage(s) **AYCA-##### Development Name – Stage number**.

Provided that *Applicants Account name complies with the terms and conditions of that agreement (including in relation to the construction of pit and pipe infrastructure at the development site), NBN Co will agree to procure the installation of fibre infrastructure at the development.

Regards,

Signed by:

Customer Delivery Specialist
Build Partnerships QLD – New Developments

Level 11, 100 Arthur Street, North Sydney NSW 2060
© 2015 nbn co limited | ABN 86 136 533 741

Phone (02) 9926 1900
Email info@nbn.com.au

Fax (02) 9926 1901
Web nbn.com.au

Appendix 7

Example of NBN Certificate of Practical Completion - Certificate of Practical Completion of nbn network infrastructure



Monday, 12 December 2016

CCTest CCTest
Non DeemedTo account2
cctesters@plantesting.com

Dear Developer,

Certificate of Practical Completion of nbn™ network infrastructure

Developer Agreement AYSA-2DRCQZ - between NBN Co Limited and Non DeemedTo account2 (Developer Agreement)

This is a certificate of Practical Completion for the purposes of the Developer Agreement.

Developer Agreement Number	AYSA-2DRCQZ
Application Address	Xx Cvv SA 2233
Real Property Description	2233
Total number of premises requested for service	58

NBN Co certifies that Practical Completion was achieved for **AYSA-2DRCQZ Test-PSUP-manua-1 Stage 12X** on 12 December 2016.

For the avoidance of doubt, the issue of this certificate does not affect any of NBN Co Limited's rights under the Developer Agreement, including with respect to Defects.

Unless the contrary intention appears, capitalised terms in this certificate have the meaning given in the Developer Agreement.

Regards,



Julian Nachmias
General Manager Build Partnerships

Level 11, 100 Arthur Street, North Sydney NSW 2060
© 2015 nbn co limited | ABN 86 136 533 744

Phone 1800 687 626
Email developer@nbnco.com.au

Web nbn.com.au/newdevelopments

Example of Form 16 –
(Refer to State Government for blank form)

Form 16—Inspection Certificate/Aspect Certificate/QBCC Licensee Aspect Certificate



fact sheet

4. Description of component/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

5. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

6. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

7. Building certifier reference number and development approval number

Building certifier reference number

Development approval number

8. Building certifier, competent person or QBCC licensee details

A competent person must be assessed as competent before carrying out the inspection.

The builder for the work cannot give a stage certificate of inspection.

A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect.

If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.

If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

Name (in full)

Company name if applicable

Contact person

Phone no. business hours

Mobile no.

Fax no.

Email address

Postal address

Postcode

Licence class

Licence number

Date approval to inspect received from building certifier

9. Signature of building certifier, competent person or QBCC licensee

Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.

Signature

Date