



Department of Planning,  
Lands and Heritage



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Western Australia.*

# Draft Position Statement:

## Fibre Ready Telecommunications Infrastructure

May 2019

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## 1. Policy intent

To clarify the relevant planning requirements for fibre ready facilities and telecommunications infrastructure consistent with *Model Subdivision Conditions Schedule*, particularly for subdivision and development applications where the Commonwealth *Telecommunications Act 1997* (Telecommunications Act) applies.

## 2. Telecommunications in Western Australia

The provision of fibre ready telecommunications infrastructure and access to the internet is important for increasing the connectivity and social mobility of communities, especially in a vast region such as Western Australia.

Access to the internet allows access to employment and job opportunities, access to social services, online education and health support, and social networks.

The implications of not having access to fibre ready telecommunications infrastructure could include additional delays and increased costs from retrofitting developments.

## 3. Application of this policy

This position statement applies to greenfield and infill subdivision and development applications of land for residential, commercial and industrial purposes.

The position statement does not apply where:

- the development is exempted by the Federal Minister for Communications by legislative instrument under the exemptions provisions in Part 20A of the Telecommunications Act.
- a development has met the requirements for an exemption in line with the *Telecommunications (Fibre ready facilities – Exempt Real Estate Development Projects) Instrument 2016* and published on the register maintained by the Department of Communications and the Arts.
- subdivision in a rural zone or equivalent if the Western Australian Planning Commission (WAPC) or relevant local government is satisfied that connection to fixed line telecommunications services is not warranted.
- the strata title of an existing building is already connected to telecommunications services.

- situations where there is no material 'on-the-ground' change, for example boundary realignments and amalgamations; and.
- infill residential development for single and grouped dwellings where the telecommunications infrastructure is already in place.

## 4. Policy objectives

New lots created as a result of subdivision under the *Planning and Development Act 2005* are to be provided with suitable telecommunications infrastructure in keeping with the Telecommunications Act.

Telecommunications infrastructure is to be addressed as follows:

1. Greenfields subdivisions are generally expected to be provided with fibre ready facilities to enable fixed line connections, that is, Fibre to the Premises (FTTP), Fibre to the Curb (FTTC), Fibre to the Node (FTTN).
2. Infill subdivision proposals are expected to demonstrate that telecommunication infrastructure is available to the proposed lots.
3. Multiple dwellings and apartments are generally required to be provided with fibre ready facilities.

For development approvals for multi-unit developments, it is recommended that the provision of fibre ready facilities be considered at the earliest possible stage in the planning and design process. This will prevent expensive retrofitting in the future.

In areas where fixed line services are not available or planned, telecommunication services may be possible at development stage through the use of fixed wireless or satellite services.

## 5. Policy measures

It is recommended the following conditions be applied at subdivision stage:

- Greenfields - Arrangements being made to the satisfaction of the local government and to the specification of a suitably qualified person for the provision of fibre ready facilities to enable future connection to a telecommunications service.
- Infill or rural/regional - Arrangements being made to the satisfaction of the local government and to the specification of a suitably qualified person for the provision of suitable telecommunications infrastructure.

Or alternatively, the following advice note:

- Applicants are reminded of their obligations under the Telecommunications Act 1997 to provide suitable telecommunications infrastructure to the proposed lot.

In considering development applications, no specific policy measures are identified in this Position Statement. These measures will be identified in future policy guidance with respect to the built environment and apartments.

## 6. Implementation

Carriers that install fibre have their own specifications for installing fibre ready facilities including pit and pipe, spaces and pathways. The Communications Alliance has published a guideline that may be referred to: *Fibre Ready Pit and Pipe Specification for Real Estate Development Projects Industry Guideline* (G645:2011)

Specifications may also be set on legislative instruments under the Telecommunications Act such as conditions specified under Part 20A of the Telecommunications Act, and technical specifications under Part 21 of the Telecommunications Act and/or applicable industry codes or industry standards (including those made by the Australian Communications and Media Authority).

Refer to Appendix 1 for diagrams of differing examples of subdivision.

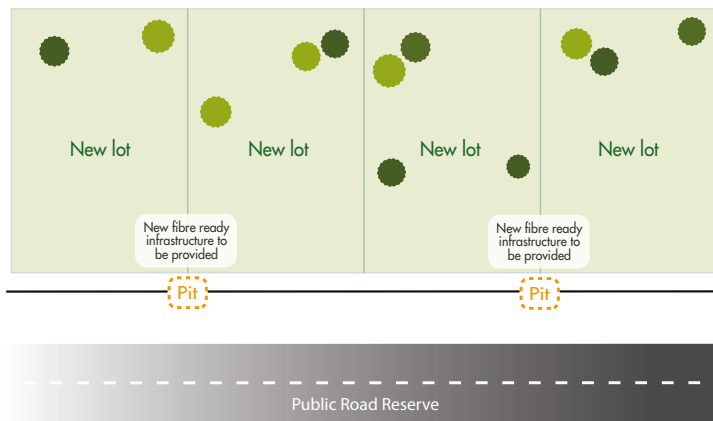
## 7. Definitions

- Fibre ready facility (for subdivision) – the provision of underground ducting or pit and pipe infrastructure or poles that are designed and installed close enough to all individual lots as to enable fibre to be ready for connection.
- Fibre ready facilities (for multiple dwellings and apartments) – the provision of pathway works to and within dwellings to enable fibre to be ready for connection.
- Telecommunications infrastructure – refers to any solution, including fibre, fixed wireless or satellite, that provides the capability to deliver a telecommunications services.
- Suitably qualified person – eligible for membership for the Institution of Engineers Australia

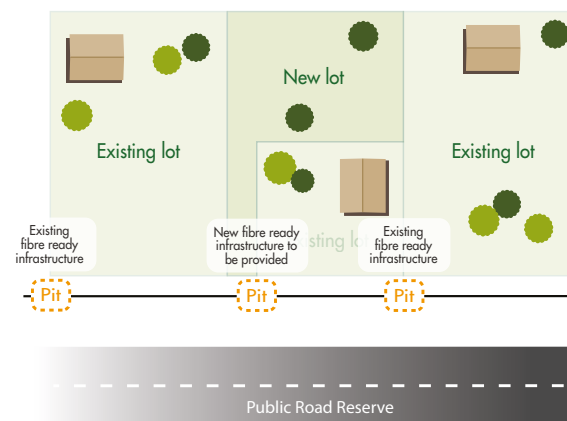
## Appendix 1

### Diagrams of differing examples of subdivision

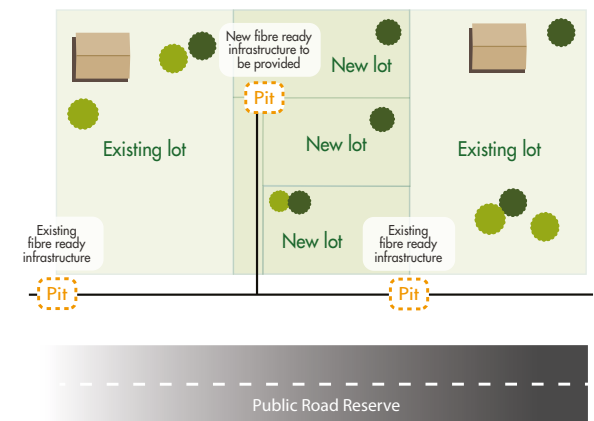
1. Example of a subdivision with no existing network that meets fibre ready requirements



2. Example of a Freehold or Survey-Strata subdivision



3. Example of a Survey-Strata subdivision with common property



For more detailed references please consult *Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects Industry Guideline (G645:2017)*