



This fact sheet is to be used as a guide only and provides general information about the servicing of subdivisions specifically for telecommunication services.

Your subdivision approval known as the 'Notice of Determination' will provide conditions of consent. One of the conditions will be for you to provide proof **prior to the release of the subdivision certificate** that phone services are available to each allotment.

Background

The Australian Government wants fibre-to-the-premises (FTTP) infrastructure installed in all new developments.

At the subdivision stage, pit and pipe infrastructure is required to be provided to all new lots, typically within trenches located in the footpath verge. One of the key changes resulting from recent legislative change is that the developer is now responsible for the design and installation of this pit and pipe infrastructure. Telstra no longer provides pit and pipe infrastructure for free.

Developer Infrastructure Obligations

The developer is responsible for providing fibre-ready pit and pipe to service new allotments. You can choose to install your own fibre-ready pit and pipe, and Telstra would expect to acquire the installed network as part of a commercial agreement. Alternatively, Telstra may include the pit and pipe quote for consideration as part of a commercial offer to provide infrastructure for your development. Note that it is Telstra's policy to use its own network cabling when reticulating a development. Refer to [Telstra New Developments Policy](#) for further information.

Registering your development with Telstra

A developer can engage Telstra by registering an Application for Reticulation (AFR) on the Telstra Smart Community website:

<https://www.telstra.com.au/smart-community#telstra-policy>

When registering your development, Telstra requests that you provide all relevant information on the AFR registration form regarding your development so an assessment can be made. This is to determine if Telstra can offer service to your development, or if NBN™ or another provider has the responsibility to service your development. In some instances, Telstra may not be able to provide infrastructure for your development.

You may only complete an AFR if you are the developer or are authorised to enter into the AFR Terms and Conditions on behalf of the developer. Telstra may require you to provide written evidence that you are authorised to act on the developer's behalf. Where you fail to comply with any of these requirements you are in breach of the AFR Terms and Conditions and Telstra reserves the right to reject your application without further consideration.

When to register?

If you are seeking Telstra to consider quoting on pit and pipe installation, you need to lodge an AFR **for each stage** of your development at least 3 months prior to the commencement of any subdivision road works or building civil works associated with the development.

Contact Council

Civic Place (PO Box 270)

Deniliquin NSW 2710

T: 03 5898 3000 | F: 03 5898 3029

E: council@edwardriver.nsw.gov.au

www.edwardriver.nsw.gov.au



If you are making alternative arrangements for the provision of pit and pipe, an AFR should be lodged 6 months prior to your expected subdivision completion date.

If sufficient notice is not provided and Telstra offers to provide infrastructure, the developer can be financially responsible for costs Telstra incurs to provide interim wireless services to end users due to the late AFR lodgement.

Note: In cases where an AFR is submitted with greater than 6 months lead time to your estimated project completion, Telstra may defer any offer to act as the Infrastructure Provider until approximately 6 months before the expected completion date. This is due to the uncertainty of the NBN™ rollout and ownership of the communications network at the time of your development completion. Any required transfer of Telstra's network (or part of Telstra's network) prior to, or part way through Telstra's provision of infrastructure, would create complexities for all parties involved.

What do I need to do?

- Lodge your development by registering a new Application for Reticulation (AFR) by selecting 'Register'.
- Populate the information requested in the AFR forms regarding your development.
- Attach required electrical/communications plans to scale.
- Submit your application and record the AFR number provided for your reference. An email will also be sent to your nominated email address.
- Your registration will be assessed and Telstra will determine if we can offer to be the Infrastructure Provider under agreed terms.
- A Telstra Representative will contact you to discuss your registration and answer any queries.

What notification does Telstra provide?

There will be three main forms of written confirmation provided by Telstra during the 'Application For Reticulation' process.

1. **AFR Submission Confirmation Email** – an email will be automatically issued to the Applicant of an AFR, once the application has been completed and submitted to Telstra. This advises only that an application has been made.
2. **Agreement Advice** – this letter will be issued upon receipt of payment by Telstra, confirming the commercial agreement (conditional) for Telecommunications infrastructure deployment to the development.
3. **Telstra Network Infrastructure Letter** -the letter will be issued upon completion of infrastructure deployment undertaken during the AFR process.

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Subdivision Certificate Requirements

The following is required to be provided when a Subdivision Certificate is applied for:

- Infrastructure Provisioning Agreement (Commercial Agreement) – signed by Telstra and the developer, and
- Confirmation or receipt of payment in relation to the commercial agreement (this will usually be in the form of an email or letter issued from the 'New Development Invoicing Team':
NewDevelopmentinvoicing@team.telstra.com

Who can I get assistance from?

For Developer Assistance and Network Letters:

- Phone: 1800 226 543
- Email: greenfieldregistrations@team.telstra.com
- Website: www.telstra.com.au/smart-community

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