



21 June 2023

Tasmanian Planning Commission  
GPO Box 1691  
Hobart TAS 7001.  
Via email [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

Dear Tasmanian Planning Commission

**Consultation: Draft Tasmanian Planning Policies**

Thank you for the opportunity to comment on the Draft Tasmanian Planning Policies (TPPs).

As previously highlighted, NBN Co (**nbn**) is the Federal Government-owned broadband network and wholesale service provider, with a purpose of lifting the digital capability of Australia. Our data shows that more than one in seven newly developed properties in Tasmania are already occupied by the time they are made “ready to connect” to the **nbn**® network. This results in delays in the benefits derived from digital connectivity for people and businesses, increased cost to deploy network infrastructure and visually unappealing retrofitting of infrastructure. Amending planning policy is a positive way to help ensure developers organise for broadband connectivity during the development process, not as an afterthought.

**nbn** welcome’s the TPPs recognition of telecommunications in the update policies, specifically:

- Section 1.2.3: Recognising telecommunications as a strategy to support liveability of existing settlements and new areas of growth; and
- Section 5.1: Promotion of efficient, effective, sustainable and safe delivery of services including telecommunication. Strategies to do so include:
  - Encourage the connection of new lots, or provide for potential future connection to, telecommunication services at the time of subdivision, where the land is in a serviceable area and there is a reasonable expectation that the future use of the lot will require telecommunications services.
  - Encourage the protection of significant existing and future water, gas, electricity, sewerage, stormwater and telecommunications infrastructure assets and waste disposal and resource recovery facilities, sites and infrastructure corridors from sensitive and incompatible use and development encroaching those assets, facilities, sites or corridors.
  - Support the provision of contemporary telecommunications and information technology that are widely accessible and meet the needs of business, industry, public infrastructure and domestic users.

To provide further security and certainty for new property owners and businesses, we recommend incorporating conditions in Tasmanian Planning System that require a developer to confirm:

- a carrier had been engaged for the provision of broadband services to all lots, and
- fibre-ready facilities have been built to the relevant carrier’s technical specifications, and



- broadband services are or will be ready for connection to all lots that form part of the development on or before occupancy.

It would also bring Tasmania's planning laws, policies and processes into alignment with best practice nationally. Specifically, the fibre-ready facilities requirements under the part 20A of the *Telecommunications Act 1997* and those in Telecommunications in New Developments policy. To achieve this, we believe that changes would need to be made to the Tasmanian Planning Policies and potentially the *Land Use Planning and Approvals Act (1993)* and/or its regulations.

At **nbn** we are committed to providing world class digital connectivity across the country and are committed to providing value to property developers, prospective residents and business owners. When it comes to newly developed properties, it is critically important that broadband network infrastructure and services are arranged by the property developer as part of the property development process. When these arrangements are not made, people and businesses may move into newly developed properties and find themselves without access to applicable broadband services, in effect they may end up being "digitally stranded" for months while network deployment is arranged. We believe the recognition of telecommunications is a positive step towards address the digital connectivity challenges faced by Tasmanians moving into newly developed properties.

Thank you again for the opportunity to comment.

Your sincerely,

A handwritten signature in black ink, appearing to read 'AW', followed by a horizontal line.

Andrew Walsh  
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NBN Co Limited