

**Broadacre SDU
Developments**

Opticomm External Headworks Guidelines

**OPT-OPS-GDE-ExternalHeadworks
Guide-V1.0-Sep-2026**

Disclaimer

The information in this document is provided for general information purposes only. Recipients must make their own inquiries as to the accuracy and completeness of information contained in this document. Opticomm may update this document from time to time.

This document is the current published version of Opticomm's External Headworks Guidelines for broadacre (Single Dwelling Unit) developments and is maintained on the Opticomm website. Where a Telecommunications Agreement or other project document refers to Opticomm's External Headworks requirements, that reference is to the version of this document published on the Opticomm website at the relevant time, which will govern in place of any restated version of these requirements elsewhere.

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Please consider the environment before printing this document.

Change History

Version	Description	Effective Date
1.0	Published version	1 September 2026

Changes in this Revision

Section / Sub Section	Detailed Changes

1. Introduction

This document is intended to provide developers of broadacre (Single Dwelling Unit) estates, along with their consulting engineers and contractors, with detailed information on the requirements for Opticomm's Headworks Equipment. This document applies to broadacre SDU developments only; requirements for Multi Dwelling Unit (MDU) developments are set out in a separate Opticomm document.

Opticomm's External Headworks Location within the new broadacre development will permanently house Opticomm's telecommunications headworks equipment which delivers network functionality within the development. This External Headworks location must be provided by the developer for Opticomm's exclusive use and in accordance with these guidelines, unless otherwise approved in writing by Opticomm.

Please contact your Opticomm Account Manager or Project Manager for further information on any aspect of these requirements.

2. Definitions

- **External Headworks Location** – the area within the development provided by the Developer for Opticomm's exclusive use, that will permanently house Opticomm's headworks equipment.
- **Headworks Equipment**– the telecommunications equipment installed by Opticomm within the External Headworks location, including the BAN cabinet and associated fittings described in Section 5.
- **BAN (Broadband Access Node) cabinet** – the powered, active electronic cabinet housed within the External Headworks Location which provides Telecommunication services to the development.
- **Developer** – the entity responsible for the broadacre development within which the External Headworks Location is situated.
- **SDU (Single Dwelling Unit) development** – a broadacre development comprising individual, single-dwelling residential lots. This document applies to SDU developments only.
- **MDU (Multi Dwelling Unit) development** – a development comprising buildings with multiple dwellings (e.g. apartments or units). MDU developments are not within the scope of this document and are subject to separate Opticomm requirements.
- **MATV (Master Antenna Television)** – a centralised system that distributes Free-to-air TV signals

3. External Headworks Location Requirements

The table below outlines the Developer's responsibility re External Headworks Location:

Requirement	Requirement Detail
Size	4m x 3m – Internet services Only. 4m x 4m – Internet and MATV services. - Location to be surveyed and pegged before handover to Opticomm.
Level Ground	- Finished surface must be level. - If ground is not level, a concrete retaining wall should be considered
Vehicle Access	24/7 unrestricted vehicle access for installation, maintenance, emergency response and future upgrades.
Electrical	- Active utility supply capable of supporting a dedicated single-phase 240V 20A circuit within 10m of the location. - Supply must be active at least six months before first resident occupancy.
Location	- Typically located within the road reserve (extension) or park area - Be above applicable flood levels. - Minimise risk of vehicle impact. - Provide unrestricted maintenance access. - Avoid future conflict with adjoining land uses. - Maintain at least 15m separation from pad-mounted transformers (per AS/CA S009:2020) unless distributor requirements differ. - At least 15m from residential property boundaries. Where this cannot be achieved, consider installing noise reducing fencing materials to minimise acoustic impact (See Fencing below).
Fencing (to be installed after concrete is installed – see Section 4)	Fencing is only necessary if Opticomm is providing MATV services or if the nominated location is less than 15m from residential property boundaries. - Fence height must be at least 1.8m tall with a double entry gate - The lockable double entry gate must have a minimum width of 1.8m, be outward opening and face towards the vehicle access roadway. - The fencing material must be robust and low maintenance (i.e. Colorbond steel or chain link). Timber and brush-type fencing must not be used. - Steel posts (100mm x 100mm) must be attached to the concrete slab of the Headend Location using 75mm dynabolts and set back at least 50mm inside the edge of the slab.

4. Opticomm Works

Concrete Slab & Headworks Equipment

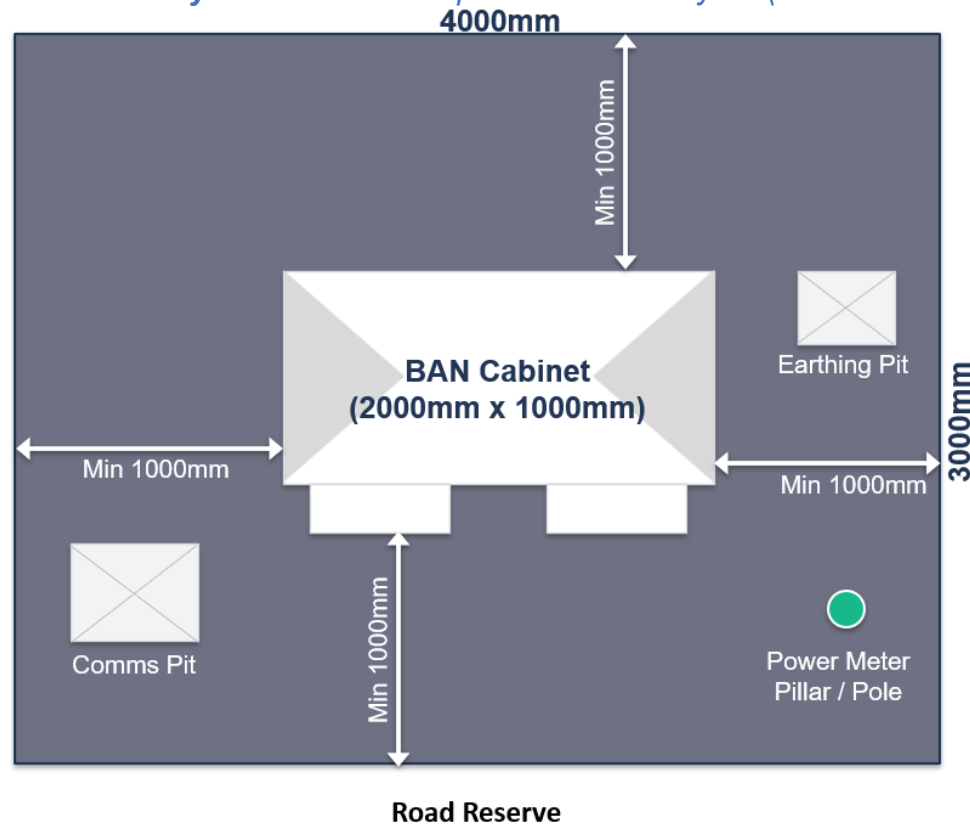
For information purposes, Opticomm will install a 25MPa concrete slab to 150mm depth with square reinforcing mesh steel F72 within the External Headworks Location.

Fittings within will vary but typically include:

- a BAN cabinet of typical dimensions 2000mm long x 1000mm wide x 1667mm high.
- a 16mm² protective earth from the BAN cabinet to earthing pit where it will be staked into the ground.
- either a power pillar or a galvanised pole (up to 3m x 100mm x 100mm) for the electrical meter board (P32 conduit to be installed internally within pole).
- in-ground electrical and telecommunication conduits and pit/s.
- **MATV sites only** - a 3m x 42mm diameter free-to-air TV antenna pole (P20 conduit installed internally within pole). Pole height/type may vary subject to TV signal reception in the area.

5. Illustrative Layout of a Typical Headworks Equipment – Internet Only

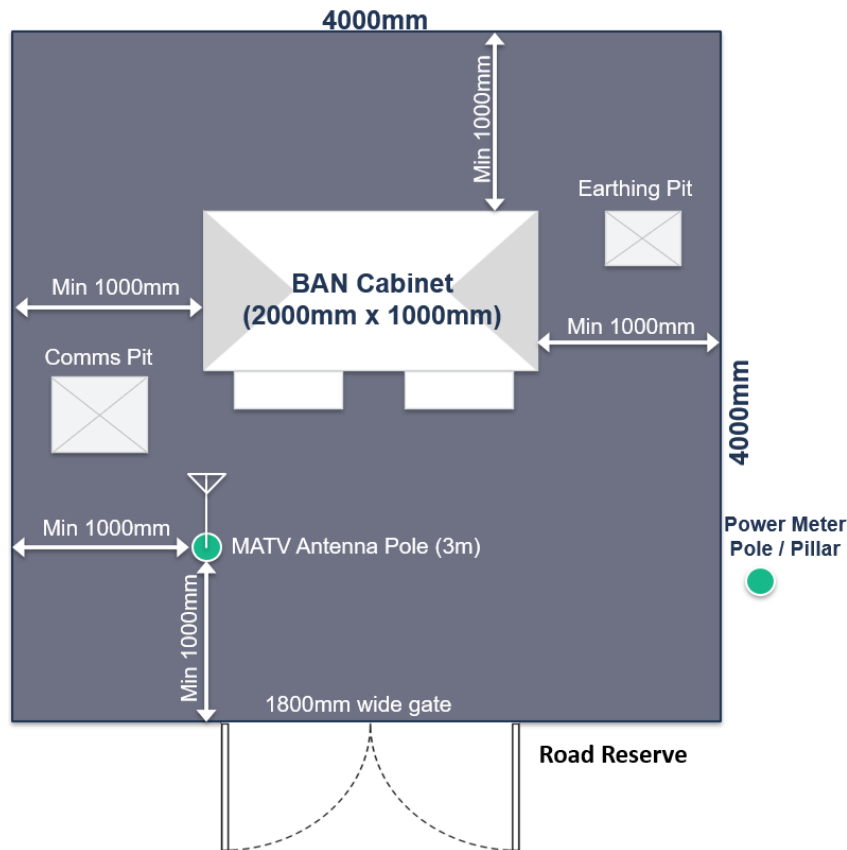
Internet Only – 4m x 3m Example Illustrative Layout (No Fence / no TV Antenna)



Note: Minimum clearances notated in layout above are considered as exclusions zones to allow for equipment maintenance

6. Illustrative Layout of a Typical Headworks Equipment – Internet and MATV

Internet and MATV – 4m x 4m Example Illustrative Layout (Fence and TV antenna required)



Note: Minimum clearances notated in layout above are considered as exclusions zones to allow for equipment maintenance

7. Frequently Asked Questions for Developers

Q: Can the External Headworks Location be located within public open space?

A: Yes, provided all External Headworks Location requirements are met, including unrestricted vehicle access, electrical supply and protection from damage.

Q: Do I need to register an easement for the External Headworks Location?

A: No - an easement is not required for the External Headworks Location. Opticomm is a licensed telecommunications carrier with statutory powers and immunities under Schedule 3 of the Telecommunications Act 1997. The telecommunications facilities Opticomm installs within this location are low-impact facilities under the Telecommunications (Low-impact Facilities) Determination 2018. This means Opticomm can rely on its statutory rights to install and maintain these facilities, without the need for a separate easement.

Q: Why is a setback from residential boundaries required?

A: The External Headworks Location contains active telecommunications equipment that operate continuously 24/7. Providing an appropriate separation from residential properties helps minimise potential noise impacts and allows safe access for maintenance activities as and when required.

Q: What if the proposed location won't be available until after occupancy?

A: Speak to your Opticomm Project Manager. They can work with you to see if a temporary location is needed whilst the future proposed location is made available. Additional costs apply for the relocation of equipment.

Q: What happens if electrical power is not available 6 months before first occupancy?

A: Delays to the electrical supply may impact Opticomm's construction program and the delivery of telecommunications services to the development. Please speak to your Opticomm Project Manager to see if alternate arrangements can be made.

Q: Who is responsible for maintaining the External Headworks Location after handover?

A: Opticomm is responsible for maintaining its telecommunications infrastructure. Developers and third parties must not modify or access Opticomm infrastructure without prior approval.



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