AS CONSTRUCTED
INFORMATION CERTIFIED BY
BMD URBAN PTY LTD

SIGNED Brendan Lam DATE 15/12/2020

WARNING

BEWARE OF SERVICES

THE LOCATIONS OF ALL EXISTING SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE BY CONTRACTOR. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

PERMISSION TO USE FOR CONSTRUCTION PURPOSES ROADWORKS AND STORMWATER DRAINAGE

SIGNED DATE

DIRECTOR OF CITY GROWTH AND OPERATIONS
CITY OF PALMERSTON

THIS PERMISSION TO USE IS GIVEN ON THE BASIS THAT THE DEVELOPER AND/OR CONSULTANT IS NOT ABSOLVED FROM FULL RESPONSIBILITY FOR THE CORRECTNESS AND ACCURACY OF THE DESIGN AND/OR DOCUMENTS ASSOCIATED. THIS PERMISSION IS VALID FOR A PERIOD OF TWO YEARS FROM THE DATE OF SIGNED APPROVAL.

LEGEND

- 26.0 — ULTIMATE SURFACE CONTOURS
- TOP OF BATTER
- TOE OF BATTER / CHANGE IN GRADE
- NOMINAL FACE OF THE KERB
- PHASE BOUNDARY
- CUT
- FILL
- + = AMOUNT OF FILL
  - = AMOUNT OF CUT
  FSL = FINISHED SURFACE LEVEL
- E.S.L EXIST — EXISTING SURFACE LEVEL. NO WORKS REQUIRED

0 15 30 45 60 75m
15 11.25 7.5 3.75

SCALE 1:750 (A1) 1:1500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

REFER INSET A BELOW

579 OPEN DRAIN HAS BEEN CONSTRUCTED.

FUTURE PHASE

FOLLINGTON STREET

NOTE:
TIE NEATLY INTO EXISTING PHASE 3.4 DEVELOPMENT

PHASE 3.5

TOVEY STREET

BOOMERANG STREET

MILIKINS STREET

TINDIL COURT

BAMBUSA STREET

GARRICK STREET

PHASE 3.4

PHASE 3.3

PHASE 3.2

INSET A
SCALE 1:200

EARTHWORKS NOTES

- ALL EARTHWORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

AS CONSTRUCTED

No.	Amendments	Drawn	Design	Design Chk	Appd	Date
1	AS CONSTRUCTED	ML	LW	WR	MKB	15/12/20
0	ISSUED FOR CONSTRUCTION	MC	LW	WR	MKB	13/08/20
B	RESPONSE TO INFORMATION REQUEST	MC	LW	WR	MKB	07/08/20
A	ORIGINAL ISSUE	MC	LW	WR	MKB	25/06/20

Registered Engineer
Date Register
ENGINEERING CERTIFICATION

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LAND DEVELOPMENT CORPORATION

urbex

Empower ENGINEERS & PROJECT MANAGERS ABN 23 010 743 632

Client URBEX AND LAND DEVELOPMENT CORP. (JV)
Project ZUCCOLI PHASE 3.5
Title EARTHWORKS MANAGEMENT PLAN

Datum AHD
PSM .
RL .
(MGA) COORD

AS CONSTRUCTED

Project No. B00200-CE001
Drawing No.
Rev 1

User: MARTY LATORRE File Name: C:\12d\Data\MANUALS\YNOT\B00200_52\4 CIVIL_DRGS\v1.4 AS CON\B00200-ASCON-35-EWK
Plot Date: 15/12/2020 9:46:16 AM

LEGEND

- LAYBACK KERB FACE
- KERB AND CHANNEL FACE
- SWD — STORMWATER DRAINAGE (Ø375 U.N.O.)
- STORMWATER CATCHMENT BOUNDARY
- OVERLAND FLOW ROUTE
- LOT FLOW DIRECTION

CATCHMENT TABLES

Catchment	Area (Ha)
1/284	0.0539ha
1/440	0.0450ha
1/441	0.0450ha
1/442	0.0450ha
1/443	0.0450ha
1/444	0.0450ha
1/445	0.0514ha
1/451	0.0463ha
1/487	0.0489ha
1/488	0.0510ha
1/489	0.0529ha
1/490	0.0566ha
1/492	0.0479ha
1/509	0.0450ha
1/510	0.0450ha
1/511	0.0450ha
1/514	0.0450ha
1/515	0.0450ha
1/516	0.0450ha
1/517	0.0450ha
1/518	0.0450ha
1/519	0.0530ha
1/525	0.0539ha
1/526	0.0539ha
1/527	0.0539ha
1/528	0.0539ha
1/435	0.0478ha
1/436	0.0451ha
1/437	0.0454ha
1/438	0.0462ha
1/439	0.0494ha
1/447	0.0474ha
1/450	0.0450ha

Catchment	Area (Ha)
1/A2	0.1043ha
1/B	0.0427ha
1/B1	0.1844ha
1/G5	0.0624ha
1/A	0.0949ha
1/A1	0.1816ha
11/A	0.0405ha
11/G	0.0830ha
12/G	0.0280ha
13/A	0.0955ha
13/P	0.1759ha
14/A	0.0499ha
14/G	0.0842ha
15/A	0.2612ha
15/G	0.1707ha
19/A	0.1259ha
2/A	0.1054ha
2/B	0.1008ha
1/G4	0.0224ha
2/G4	0.0378ha
2/G7	0.0163ha
20/A	0.0472ha
22/A	0.0345ha
4/A3	0.0971ha
4/C2	0.0137ha
5/B	0.0274ha
6/B	0.0984ha
7/B	0.1638ha

NOTE:

ROOFWATER CONNECTIONS INTO ALLOTMENTS AS PER DETAIL ON DRAWING B00200-CG006

WARNING

BEWARE OF SERVICES

THE LOCATIONS OF ALL EXISTING SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE BY CONTRACTOR. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

PERMISSION TO USE FOR CONSTRUCTION PURPOSES ROADWORKS AND STORMWATER DRAINAGE

SIGNED DATE

DIRECTOR OF TECHNICAL SERVICES
CITY OF PALMERSTON

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AS CONSTRUCTED
INFORMATION CERTIFIED BY
BMD URBAN PTY LTD

SIGNED Brendan Lam DATE 15/12/2020

0 15 30 45 60 75m
15 11.25 7.5 3.75
SCALE 1:750 (A1) 1:1500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

AS CONSTRUCTED

No.	Amendments	Drawn	Design	Design Chk	Appd	Date
1	AS CONSTRUCTED	ML	LW	WR	MKB	15/12/20
0	ISSUED FOR CONSTRUCTION	MC	LW	WR	MKB	13/08/20
B	RESPONSE TO INFORMATION REQUEST	MC	LW	WR	MKB	07/08/20
A	ORIGINAL ISSUE	MC	LW	WR	MKB	25/06/20

Registered Engineer
Date Register
ENGINEERING CERTIFICATION

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LAND DEVELOPMENT CORPORATION
urbex

Empower ENGINEERS & PROJECT MANAGERS
ABN 23 010 743 692

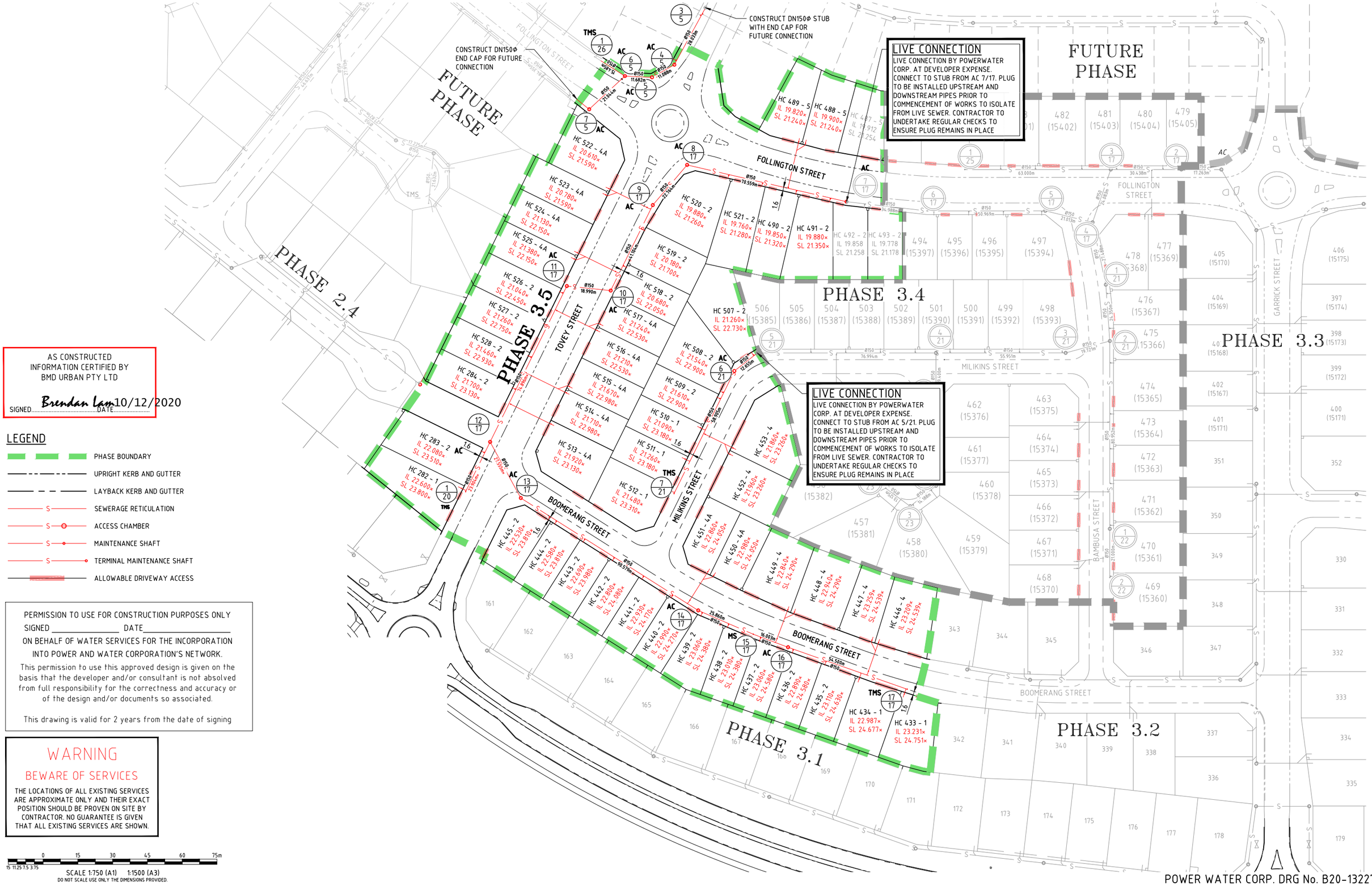
Client URBEX AND LAND DEVELOPMENT CORP. (JV)
Project ZUCCOLI PHASE 3.5
Title STORMWATER DRAINAGE CATCHMENT PLAN

Datum AHD
PSM .
RL .
(MGA) COORD

AS CONSTRUCTED

Project No. B00200-CD001
Drawing No.
Rev 1

User: MARTY LATORRE File Name: C:\12dSData\MANTIDS\YNOT\B00200_5214_CIVIL_PDRGS\4-1 AS CON\B00200-ASCON-35-SWP
Plot Date: 15/12/2020 9:49:17 AM



AS CONSTRUCTED
INFORMATION CERTIFIED BY
BMD URBAN PTY LTD

SIGNED Brendan Lam DATE 10/12/2020

LEGEND

- PHASE BOUNDARY
- UPRIGHT KERB AND GUTTER
- LAYBACK KERB AND GUTTER
- SEWERAGE RETICULATION
- ACCESS CHAMBER
- MAINTENANCE SHAFT
- TERMINAL MAINTENANCE SHAFT
- ALLOWABLE DRIVEWAY ACCESS

PERMISSION TO USE FOR CONSTRUCTION PURPOSES ONLY

SIGNED _____ DATE_____

ON BEHALF OF WATER SERVICES FOR THE INCORPORATION INTO POWER AND WATER CORPORATION'S NETWORK.

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WARNING

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0 15 30 45 60 75m
15 11.25 7.5 3.75

SCALE 1:750 (A1) 1:1500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

No.	Amendments	Drawn	Design	Design Chk	Appd	Date
1	AS CONSTRUCTED	ML	LW	WR	MKB	DD/MM/20
0	ISSUED FOR CONSTRUCTION	MC	LW	WR	MKB	19/08/20
B	RESPONSE TO PWC RFI	MC	LW	WR	MKB	07/08/20
A	ORIGINAL ISSUE	MC	LW	WR	MKB	25/06/20

Registered Engineer
Date Register
ENGINEERING CERTIFICATION

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Empower ENGINEERS & PROJECT MANAGERS ABN 23 010 743 692

Client URBEX AND LAND DEVELOPMENT CORP. (JV)
Project ZUCCOLI PHASE 3.5
Title SEWER RETICULATION LAYOUT PLAN

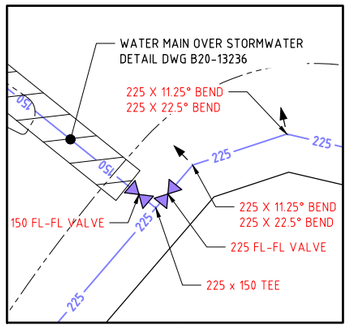
Datum AHD PSM . RL . (MGA) COORD

AS CONSTRUCTED

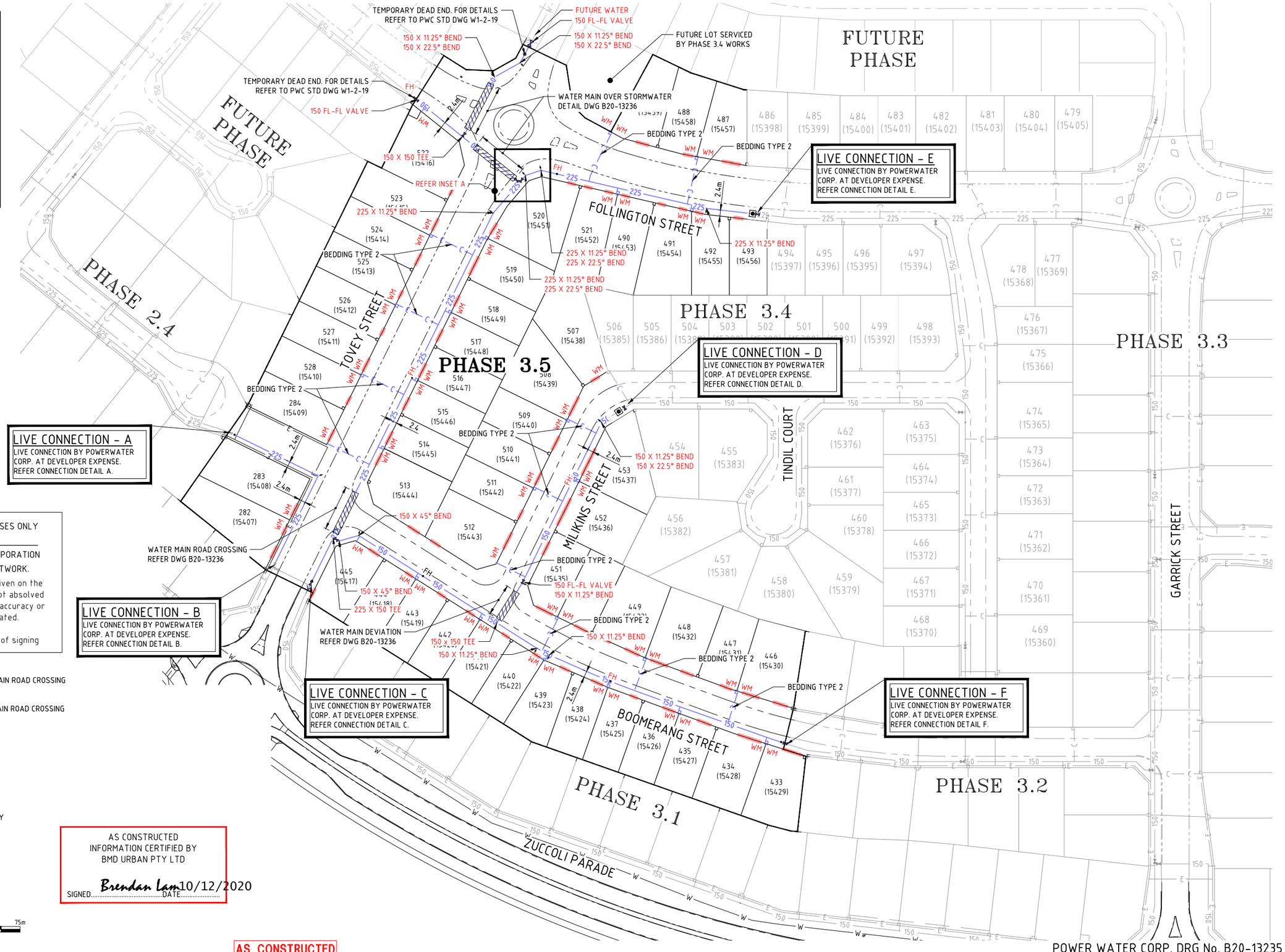
Project No.	Drawing No.	Rev
B00200	CS002	1

POWER WATER CORP. DRG No. B20-13227

File Name: C:\12d\Data\MANI20SYN01\B00200_S2\4 CIVIL_DRGS\V4.4 AS CON\B00200-ASCON-3.5-SEW
User: MARK CARILLO
Plot Date: 7/12/2020 9:15:00 AM



INSET A
SCALE 1:200



WARNING

BEWARE OF SERVICES

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PERMISSION TO USE FOR CONSTRUCTION PURPOSES ONLY

SIGNED _____ DATE_____

ON BEHALF OF WATER SERVICES FOR THE INCORPORATION INTO POWER AND WATER CORPORATION'S NETWORK.

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LEGEND

- PROPOSED Φ225 DICL WATER MAIN ROAD CROSSING
- PROPOSED Φ225 WATER MAIN
- PROPOSED Φ150 DICL WATER MAIN ROAD CROSSING
- PROPOSED Φ150 WATER MAIN
- FUTURE WATER MAIN
- EXISTING TRUNK WATER MAIN
- WATER CONDUIT CROSSINGS
- LAYBACK KERB AND CHANNEL FACE
- UPRIGHT KERB FACE
- WM — WATER SERVICE POINT OF ENTRY (INDICATIVE ONLY)
- SLUICE VALVE
- FIRE HYDRANT
- PHASE BOUNDARIES
- ALLOWABLE DRIVEWAY ACCESS

0 15 30 45 60 75m
15 11.25 7.5 3.75
SCALE 1:750 (A1) 1:1500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

AS CONSTRUCTED
INFORMATION CERTIFIED BY
BMD URBAN PTY LTD
SIGNED Brendan Lam DATE 10/12/2020

POWER WATER CORP. DRG No. B20-13235

AS CONSTRUCTED

No.	Amendments	Drawn	Design	Design Chk	Appd	Date
2	AS CONSTRUCTED	ML	LW	WR	MKB	DD/MM/20
1	INCLUSION OF DN225 WATER MAIN CONNECTION	MC	LW	WR	MKB	15/09/20
0	ISSUED FOR CONSTRUCTION	MC	LW	WR	MKB	19/08/20
B	RESPONSE TO PWC RFI	MC	LW	WR	MKB	07/08/20
A	ORIGINAL ISSUE	MC	LW	WR	MKB	25/06/20

Registered Engineer
Date Register
ENGINEERING CERTIFICATION

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LAND DEVELOPMENT CORPORATION
urbex

Empower ENGINEERS & PROJECT MANAGERS
ABN 23 010 743 692

Client: URBEX AND LAND DEVELOPMENT CORP. (JV)
Project: ZUCCOLI PHASE 3.5
Title: WATER RETICULATION LAYOUT PLAN

Datum AHD
PSM .
RL .
(MGA) COORD

AS CONSTRUCTED

Project No. B00200-CW002
Drawing No.
Rev 2

File Name: C:\125\data\MAN\205\YNR\1\B00200_S214 CIVIL_DRGS\V4.4 AS CON\B00200-ASCON-35-WAT
User: MARK CARILLO
Plot Date: 7/12/2020 9:16:01 AM

NORTH

WARNING

BEWARE OF EXISTING UNDERGROUND SERVICES.
CONTRACTOR SHALL CONFIRM LOCATIONS OF SERVICES PRIOR TO EXCAVATION. COORDINATE WITH ALL RELEVANT AUTHORITIES.

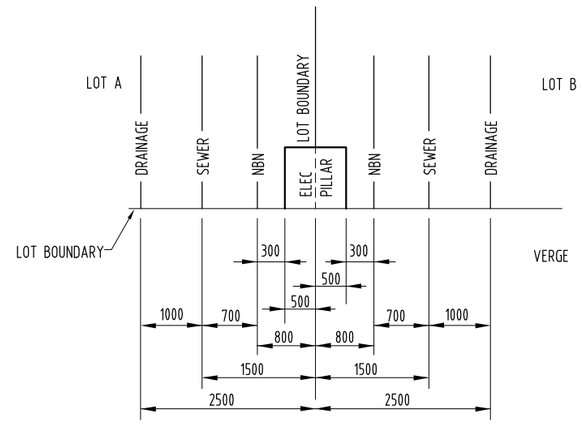
GIFTED ASSETS

NOTES

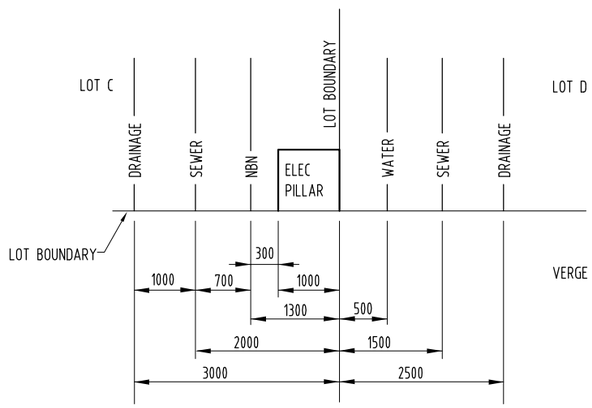
1 - REFER DWG No. B20-11757 FOR DETAILS OF ITEMS LISTED IN LEGEND (EXCLUDING WATER/SEWER/DRAINAGE CONNECTION).

LEGEND

- RMU — NEW RING MAIN UNIT (RM6 NE-IIII).
- (P) — NEW PACKAGE SUBSTATION (RATING AS SHOWN). 'E' INDICATES EXISTING.
- D/F LL — NEW DISTRIBUTION DOUBLE LINK PILLAR - FUSED TYPE. 'E' INDICATES EXISTING.
- D/F L — NEW DISTRIBUTION LINK PILLAR - FUSED TYPE. 'E' INDICATES EXISTING.
- D/F — NEW DISTRIBUTION PILLAR - FUSED TYPE. 'E' INDICATES EXISTING.
- RP — NEW ROAD OWNER DIST. PILLAR (AS PART OF STREET LIGHTING WORKS).
- E — EXISTING LV SERVICE CABLE/CONNECTION.
- E/4 — EXISTING PARALLEL LV SERVICE CABLE/CONNECTION.
- (W) — NEW WATER CONNECTION. 'E' INDICATES EXISTING.
- (S) — NEW SEWER CONNECTION. 'E' INDICATES EXISTING.
- (D) — NEW DRAINAGE CONNECTION. 'E' INDICATES EXISTING.



DETAIL E - TYPICAL OFFSETS FOR ELEC/NBN/SEWER/DRAINAGE/WATER LOT CONNECTIONS - ELEC PILLAR IN 2 LOTS (N.T.S.)



DETAIL F - TYPICAL OFFSETS FOR ELEC/NBN/SEWER/DRAINAGE/WATER LOT CONNECTIONS - ELEC PILLAR IN 1 LOT (N.T.S.)

SITE PLAN (1:1000 AT A1)

CONTRACTOR:
M.E.C. NT

PO BOX 1057
PALMERSTON NT 0831

MOBILE : 0427 055165

DEVELOPER:
URBEX PTY LTD
GPO Box 2289
DARWIN NT 0801

PHONE: 8930 4412
FACSIMILE: 8930 9063
EMAIL: tim.bycroft@urbex.com.au
CONTACT: TIM BYCROFT

AGA CONSULTING ENGINEERS PTY LTD
ELECTRICAL & MECHANICAL
ACN 070 242 296

GPO BOX 3097
DARWIN NT 0801

TELEPHONE: 08 89416582
FACSIMILE : 08 89421400
EMAIL: alekg@agaeng.com.au

NO	DESCRIPTION	DRN	DATE	APPD
2	AS CONSTRUCTED	K.T.	27-11-20	A.G.
1	LAYOUT AMENDED	K.T.	1-10-20	A.G.
0	CONTRACT DRAWING	K.T.	12-8-20	A.G.

AMENDMENTS

DRG NO	TITLE
B20-11760	HV SCHEMATICS
B20-11759	SINGLE LINE DIAGRAM (SHEET 2 OF 2)
B20-11758	SINGLE LINE DIAGRAM (SHEET 1 OF 2) & LEGEND
B20-11757	NOTES & ASSET SCHEDULES
B20-11755	CONDUIT/DUCT LAYOUT
B20-11754	LV ELECTRICAL RETICULATION
B20-11753	HV ELECTRICAL RETICULATION

ASSOCIATED DRAWINGS

DRAWING STATUS		APPD	DATE
P	PRELIMINARY/PROPOSED		
T	TENDERING PURPOSES ONLY		
AC	APP. FOR CONSTRUCTION		
AI	AS INSTALLED		
C	CANCELLED/SUPERSEDED		
	AGA377-18A		

PowerWater
NORTHERN TERRITORY

DES	A.GANGUR
DRN	K.TAVENER
CKD	A.GANGUR
APPD	
SCALE	1:1000 AT A1
ISSUED	27-11-20
ALL DIM. IN	mm
DRAFTING STANDARD TO	A.S.1100

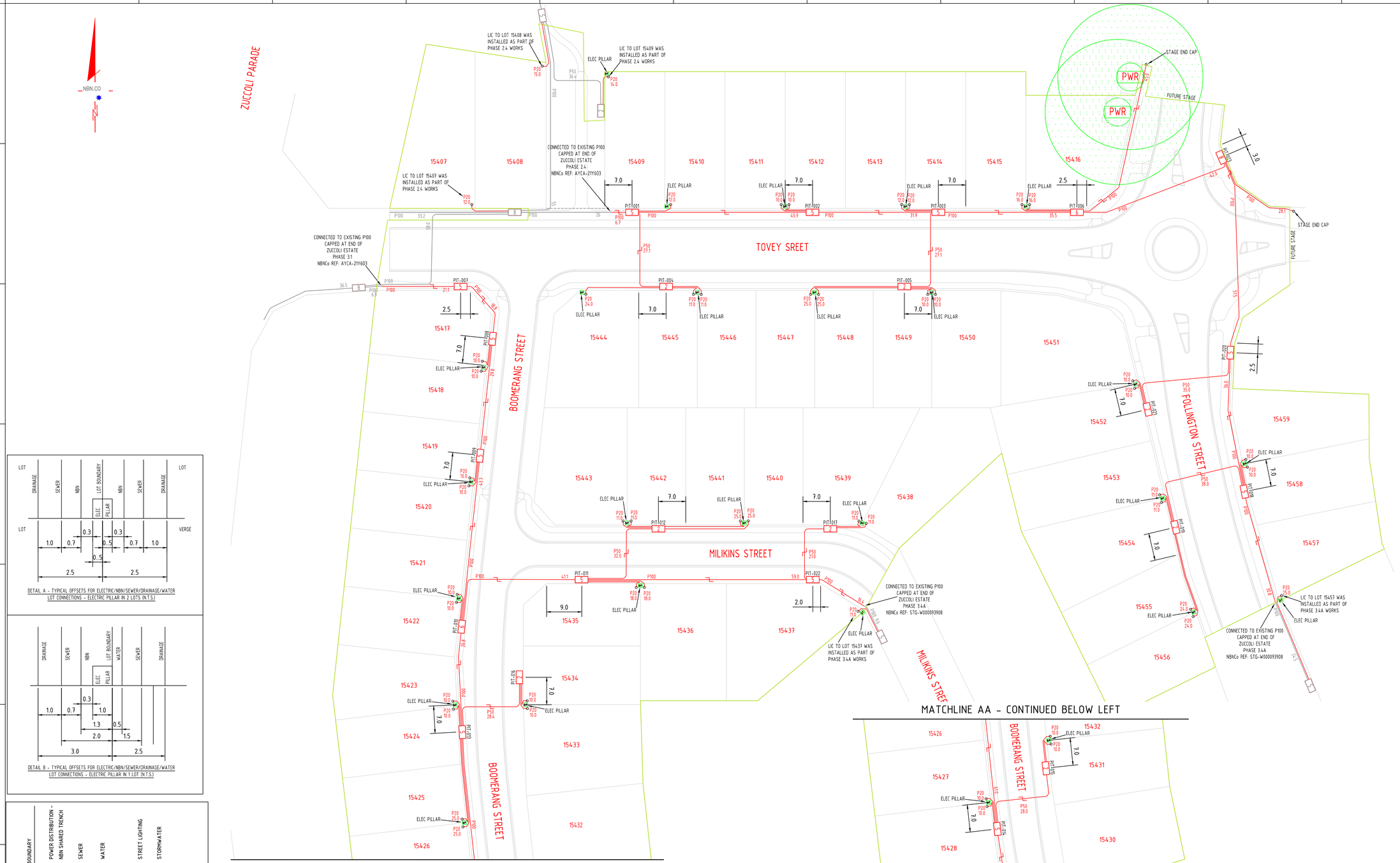
POWER SERVICES - PALMERSTON DISTRIBUTION
SUBDIVISION OF LOT 11022
ZUCCOLI STAGE 1 - PHASE 3.5
MASTER SERVICES PLAN

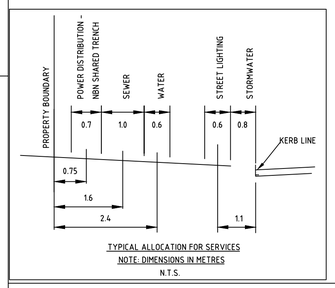
A1

DRAWING NUMBER B20-11756

FILE No: NE590/14824

2 AMDT





PIT LEGEND

Shared Trench Symbol

PIT-ID 2	Service Drop Access Pit 650mm(L) x 280mm(W) x 565mm(D)
PIT-ID 5	Network Boundary/Local Network Pit 700mm(L) x 450mm(W) x 650mm(D)
PIT-ID 6	Distribution/Local Network Connection Pit 1360mm(L) x 555mm(W) x 650mm(D)
PIT-ID 8	Distribution/Local Network Connection Pit 1360mm(L) x 555mm(W) x 860mm(D)
PIT-ID 9	Fibre Distribution Hub Pit 2000mm(L) x 555mm(W) x 900mm(D)

PIT LIDS TO BE LABELLED "NBN".

CONSTRUCTOR IS TO ENSURE PITS ARE INSTALLED IN NON-TRAFFICABLE AREAS, AT LEAST 15m AWAY FROM EPR ZONES AND CLEAR OF OTHER AUTHORITY EASEMENTS.

SERVICES CLEARANCES

SERVICES ITEM	MINIMUM RADIAL CLEARANCES
GAS - LARGE MAIN (OVER 110mm DIA.) SMALL MAIN (110mm DIA. OR LESS)	300mm 150mm
ELECTRICAL - HIGH VOLTAGE LOW VOLTAGE	300mm 100mm *2
WATER - HIGH CAPACITY MAIN LOCAL RETICULATION	300mm 150mm
SEWER - MAIN CONNECTION PIPE	300mm 150mm
OTHER TELECOMMUNICATIONS	100mm *1
DRAINAGE - MAIN CONNECTION PIPE	300mm 150mm

* 1 - REDUCED SEPARATION IS POSSIBLE WHERE ALL PARTIES ARE CONSULTED AND AGREEMENT IS REACHED
* 2 - ONLY WHERE PROTECTION BARRIERS ARE USED, FOR EXAMPLE, CONDUIT, BEDDING, MARKER TAPE & COVER BATTEN

PCD / NTD LOCATIONS

P20 LEAD-IN LOCATIONS ARE INDICATIVE ONLY, AND ARE TO BE CONFIRMED AT TIME OF CONSTRUCTION.

FOR LOCATION REQUIREMENTS REFER TO NBN DOCUMENT: NBN-DES-STD-0011

RESIDENTIAL PREPARATION AND INSTALLATION: SINGLE DWELLING UNITS (SDUs) AND MULTI DWELLING UNITS (MDUs)

ISSUE DATE: 12 DEC 2016 REVISION NO. 11.0

DESIGN & INSTALLATION SPECIFICATIONS

THIS DESIGN IS TO BE READ IN CONJUNCTION WITH NBN DOCUMENT: NBN-TE-CTO-194

"NEW DEVELOPMENTS: DEPLOYMENT OF THE NBN PIT AND CONDUIT NETWORK"

ISSUE DATE: 08/12/2017, REVISION: 8

ALL DEPLOYMENT WORKS TO BE COMPLETED TO NBN SPECIFICATIONS AS OUTLINED IN THE ABOVE DOCUMENT

SDU Development Information

Development Name:
ZUCCOLI ESTATE
Developer Company:
URBEX NO. 106 PTY LTD
Development Address:
TOVEY SREET, DARWIN, NT
Authorised Rep:
TIM BYCROFT
Phone: 0417 759 890
E-Mail: Tim.Bycroft@urbex.com.au

nbn Reference Number: STG-M000042517
Stage Number: 3.5
Design Revision: C

BILL OF MATERIAL

NO OF LOTS: 53

PITS SIZE	PITS QTY	DUCTS SIZE	DUCTS QTY	DUCTS MTRS
2	8	P100	20	706.5
5	12	P50	8	236.6
6	2	P20	53	732.0
8	1			
9	0			

TOTAL NUMBER OF PITS: 23
TOTAL NUMBER OF MANHOLES: 0
TOTAL NUMBER OF CONDUITS: 81
TOTAL LENGTH OF CONDUITS: 1675.1

AS-BUILT

DIAL BEFORE YOU DIG www.1100.com.au

REV	DATE	DRAFTER	DESCRIPTION	APPROVED
-				
-				
-				
-				
-				
C	27.11.2020	SM (G3NS)	AS-BUILT DETAILS ADDED	GJ (G3NS)
B	25.08.2020	SM (G3NS)	DESIGN REVIEW COMPLETED BY NBN, DRAWING ISSUED FOR CONSTRUCTION	GJ (G3NS)
A	17.07.2020	KT (G3NS)	INITIAL DESIGN OF INTENT	SM (G3NS)

STRICTLY CONFIDENTIAL

NBNCO APPROVAL RECORD:

	SIGNATURE	DATE
DD		
WD		
AB		

QUALITY RECORD :

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Australia's broadband network

G3 NETWORK SERVICES PTY LTD
ABN 19 141 073 047
PO BOX 95 CHELSEA VIC 3196
EMAIL: info@g3networkservices.com.au
WEB: www.g3networkservices.com.au

N KEY PLAN

DRAWING TITLE:
NBN PIT & PIPE AS-BUILT
ZUCCOLI ESTATE PHASE 3.5
DARWIN
53 LOTS

ENABLE#: 277108
STATE: NT
REGION:
FSA:
SAM:
ADA:
PROJECT No: STG-M000042517
CADREF No: G3NS3387
SCALE: N/A
SHEET No.: 1 OF 1
REV.: C