

SDU, MDU or super lot?

Which NBN rules apply to your development

NBN applies different pit and pipe rules depending on what each premises is. Here are the common development types and what gets designed for each.

Swipe →

WHY IT MATTERS

Get the type wrong and the design starts again

- **Where the network sits:** pits in the road verge, or across private common property
- **Which conduits:** one P20 per premises, a P50 network, or a P100 lead-in
- **What you hand over:** works transferred to NBN, or a licence granted for exclusive use
- **Your stage application:** the premises count and type must match the design

01 • SUBDIVISIONS AND ESTATES

Each dwelling on its own lot, **fronting a road**

NBN type: SDU

- **Pits in the road verge**, with P100 and P50 conduit along and across the streets
- **One P20 service drop** from a pit to every lot
- The service drop is **no longer than 25 m** from pit to property boundary entry
- Lots grouped to a pit: **typically four, up to eight**

02 · DUPLEXES AND TRIPLEXES

Two dwellings means **two conduits**

NBN type: SDU

- NBN requires **one P20 service drop per premises**, and that includes each dwelling in a duplex or triplex
- A single shared conduit is the most common mistake, and **NBN will not accept it**
- Small sites often have only one workable pit position, so **mark driveways and poles first**

03 • TOWNHOUSES AND VILLAS

Shared driveway and common property

NBN type: Horizontal MDU

- The pit and pipe runs across **private common property** that a body corporate will own
- Internal pits and conduit connect **each dwelling**
- At practical completion the developer **grants NBN a licence** for exclusive use of the works, rather than transferring them
- Townhouses on **separate titles fronting a road** are designed like SDUs instead

04 • SUPER LOTS

A large lot that will later hold several premises

≤3 premises

Three individual P20 lead-in conduits in common property

4–24

Internal P50 pit and conduit network, with P50 lateral crossings

25+

P100 local network, with P50 lateral crossings

The planned premises count decides which network goes in, so confirm it before design starts.

05 · APARTMENTS AND MIXED USE

Dwellings **above and beside** each other

NBN type: Vertical MDU**2–60**

premises: **one P50 lead-in** from the street pit to the building

60+

premises: **one P100, or two P50 lead-ins**

1×1_m

Minimum space for NBN in the main comms room

500_{×500}

mm riser or telecoms cupboard footprint per floor (minimum)

06 • MIXED SITES

One development, **more than one rulebook**

- A subdivision with a townhouse lot, or a building with **ground floor shops**, mixes types
- **Each part follows its own rules:** SDU lots, MDU common property, super lots
- Commercial premises have their own conduit sizes. Small strip shops get **one P20 per premises**
- Work out how NBN will treat each part **before** the lot layout is fixed

THE QUICK TEST

Three questions **settle it**

- **Own lot, fronting a road?** SDU: one P20 per premises from a verge pit
- **Several dwellings on one lot, with common property?** Horizontal MDU or super lot
- **Dwellings stacked in a building?** Vertical MDU: lead-in, comms room, risers

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