

## NT SUBDIVISION DEVELOPMENT GUIDELINES - AMENDMENT REGISTER - V2.0 (April 2023)

Part	Primary Reference	Sub-Reference	Amendment
1. Part One	1. Introduction	Figures 1 and 2	Figure 1 and Figure 2 to be updated to include Communications.
Guidelines			Telstra to provide the correct terminology for comms
			infrastructure so it can fit within the hierarchy for: Regional (i.e.
			generation); Sub-regional (i.e. transmission); and District (i.e.
			distribution).
1. Part One	1. Introduction	Glossary	Update glossary term DENR (Dpartment of Environment and
Guidelines			Natural Resourcs) to DEPWS (Department of Environment, Parks
			and Water Security). Update throughout document
1. Part One	2. Best Practice Design in	2.1	Review and update guidelines to provide additional clarity.
Guidelines	the Northern Territory	Tille 2 Period Infliction	Harton Talla 2 Barton Little and Britania and Article and
1. Part One	2.2 Design and	Table 3 Project Initiation	Update Table 3 Project Initiation: "Prior to submission, it is
Guidelines	Development Process		recommended that the Developer books a Development
			Assessment Forum (DAF) through Development Assessment
			Services (DAS), with a minimum of one weeks notice, to present
			the Subdivision proposal and receive feedback from the various
1. Part One	2.2 Design and	Table 2 Design Development	Relevant Authorities and Regulatory Authorities."  "Informal advice" changed to "advice"
Guidelines	Development Process	Table 3 Design Development - Preliminary	Informal advice changed to advice
1. Part One	2.2 Design and	Table 3 Practical Completion	"AutoCAD" changed to "CAD"
Guidelines	Development Process	Table 3 Fractical Completion	Autocho changed to cho
1. Part One	2.2 Design and	Table 3 Handover	First paragraph changed to: "Prior to completon of the Defects
Guidelines	Development Process	Table 3 Hallaover	Liability Period, including any extensions applied due to rectfcaton
Galdennes	Bevelopment Freess		works undertaken, Developer to apply to the Relevant
			Authority(s) for handover and release of security bonds".
			That is neglected and release of security boiles.
1. Part One	2.4 Detailed Design	2.4(c)	New clause 2.4 c) included:
Guidelines	Documentation		
	Requirements		"The Developer must consult with the Relevant Authority(s) to
			confirm documentation standards which may be applicable, such
			as drawing formats and numbers".
1. Part One	3.2 Environmental Risk	3.2 (b)	"Department of Environment and Natural Resources (DENR)"
Guidelines	Assessment		updated to "Department of Environment, Parks and Water
			Security (DEPWS)"
1. Part One	3.4 Heritage	3.4 (a), (b)	Update "Department of Tourism and Culture (Heritage Branch)"
Guidelines			to "Department of Territory Families, Housing and Communities
			(Heritage Branch)".
1. Part One	3.4 Heritage	3.4. (a), (b)	Update all references to "objects and places" to align with the
Guidelines			Heritage act.
1. Part One	3.4 Heritage	3.4 (d)	Grammar error in first sentence. Change "of" to "a".
Guidelines			
1. Part One	4.2 Street Network Design	4.2.1 (e) Cul-de-sac	Amend (e) to "Culs-de-sac are not preferred and must only be
Guidelines	Philosophy		used where approved"
1. Part One	4.2 Street Network Design	4.2.2 - Intersections	(New Clause) 4.2.2(e) Intersections - All intersections must be
Guidelines	Philosophy		designed to continue the grade of the through road or higher
			order road as the gradient through the intersection.
1. Part One	4.2 Street Network Design	4.2.3. Alleyways	Add to end of (a): "Alleyways are different to 'Pedestrian Linkage
Guidelines	Philosophy		Corrridors' as defined in Table 18 - Public Open Space Hierarchy".
1. Part One	4.2 Street Network Design	4.2.6 (b) - Staged Works	Replace "Construction must extend to the tangent points of the
Guidelines	Philosophy		terminating stub" with "Construction must extend to the end of
			the gazetted road reserve and incorporate appropriate signage
			and safe turn-around areas where required by the Relevant
			Authority".
1. Part One	4.5 Street Hierarchy		Add footnote to Tables 6, 7, 9, 10 and 12:
Guidelines		Criteria - Category A - Set 1	Address of Computer 18 11 and 18 11
			Add to end of Formalised Parking Table Note: "Formalised parking
			requirements to be confirmed with the Relevant Authority for
			Secondary and Primary Collector Roads"
			Add new or expand on existing Table Notes: "Road Reserve
			widths are 'minimum'. Appropriate road pavement widening, with
			line marking, must be included at all intersections and horizontal
			curves to enable turning of design vehicles. Verge widths must
			not be compromised."

Part	Primary Reference	Sub-Reference	Amendment
1. Part One	4.5 Street Hierarchy		Table 9 and 10 - Minimum Verge Widths adjusted to Min 4.5m for
Guidelines	4.5 Street Hierarchy	Design Criteria - Category B and C	Cat B and C streets. Minimum reserve widths updated accordngly.
			Addition to Table Note" "Road Reserves Widths and Verge Widths will often be larger than the values indicated, to fit table drains.  These minimums provides flexibility for on-road drainage
			alternatives and situations where table drains are provided on one-side only."
1. Part One Guidelines	4.6 Street Design	4.6.7 Lot Access / Driveways	Add clause 4.6.7(d): "The Developer must submit an access management plan, illustrating the availability for safe and clear access/crossover locations and extents for all allotments."
1. Part One Guidelines	4.8 Street Pavement Design	4.8.2 Subgrade Evaluation	Major Updates
1. Part One Guidelines	4.8 Street Pavement Design	4.8.3 Pavement Composition	Major Updates
1. Part One Guidelines	4.10 Shared Paths and Footpath Design	Footpath	Clause 4.10.1 (b) (ii) reworded to "provide access throughout the subdivision and to connect with the regional path network, unless
1. Part Ora	4.40 Chanad Batharand	- )	otherwise agreed with the Relevant Authority;"
1. Part One Guidelines	4.10 Shared Paths and Footpath Design	a)	Added: "designs must incorporate a system of footpaths and shared paths as outlined in Table 2 - Typical Infrastructure Expectations, unless otherwise agreed with the Relevant Authority."
1. Part One Guidelines	4.10 Shared Paths and Footpath Design	4.10.3 (a) Access for persons with disability	Add to end of (a): "Refer to Australian Human Rights Commission Advisory Note on Streetscape, Public Outdoor Areas, Fixtures, Fittings and Furniture for guidance (Part 2)".
1. Part One Guidelines	4.10 Shared Paths and Footpath Design	4.10.3 (c) - Access for Persons with a Disability	Change guidelines to say "The requirements of AS1428.4.1 must be considered"
1. Part One Guidelines	4.10 Shared Paths and Footpath Design	4.10.3 (c) - Access for Persons with a Disability	Update Clause 4.10.3(c) to include "Where TGSI's are required, they are to be of high-contrast in colour to the surface being installed on, and are not to be singular 'button' style."
Part One Guidelines	5.7 Accessibility and Movement	5.7.2 (d)	Update NTSDG as follows:
			Add to end of Clause 2.4.1(e)(x) - 'Detailed Design Documentation Requirements - Documents to be Submitted - Saftey in Design': "The Safety in Design assessment must identify hazards and provide a risk assessment including mitigation measures adopted. It must address all risks including, but not limited to, those associated with roads, drains, safety fencing and other potential issues."
			Delete Clause 5.9.3 and add clause 5.9.2(g): "Park name signage and other informative signage must be provided to assist wayfinding and commemorate historical, social or natural cultural elements and place making."
1. Part One Guidelines	5.9 Structure and Hard Landscaping	5.9.2 (a) (ii)	Update 5.9.2(f)(i) - Replace "Provide a range of play opportunities and equipment or features for users of a variety of ages." with: "Provide a range of play opportunities and equipment or features for users of a variety of ages and abilities, including a portion of accessible play elements for persons with disabilities".
1. Part One Guidelines	5.9 Structure and Hard Landscaping	5.9.2 (a) (iv)	Add to end of 5.7.2(f) - "Circulation spaces around seats and tables must provide fair and equitable access for persons with disabilities."
			Add to end of 5.9.1(a)(i) - "Table and seating must provide fair and equitable access opportunities for persons with disabilities, such as inclusion of table settings for wheelchair users."
1. Part One Guidelines	5.9 Structure and Hard Landscaping	5.9.2 (f) (iii)	Add to end of 5.9.2(f)(iii): "Unless otherwise approved by the Relevant Authority, impact absorbing surrounds must be made of durable rubber suited to the climate and meet fall from height requirements at and around all play/exercise equipment, to the satisfaction of the Relevant Authority."
1. Part One Guidelines	5.9 Structure and Hard Landscaping	5.9.2 (f) (iv)	Add to end of 5.9.2(f)(iv): "Constructed shade structures must be designed to prevent access to roofs/shade material from the ground and other infrastructure, with min 4.5m clearance from the ground and min 2.5m clearance from all other equipment and structures, which may be reduced to 2m where there is restricted ability to climb structures, to the satisfaction of the Relevant Authority".
<ol> <li>Part One Guidelines</li> </ol>	7. Stormwater Drainage	7.0 b)	Replace "must be mitigated as far as practicable." to "must be mitigated."

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1. Part One 7.1 Stormwater 7.1.2 (b) (vi) Replace "programme" with "program"	
dulacinics [management strategy ]	
1. Part One 7.2 Stormwater Design 7.2.2 Add to end of 7.2.2(a)(ii):	
Guidelines Philosophy "Overland flow paths via Public Infrastruct	ture must be provided
to all major drainage paths. Trapped sag p	•
catchments will not be accepted, unless of	
	therwise approved by
the Relevant Authority".	
1. Part One 7.9 Drainage Infrastructure 7.9.1 – Table 23 7.9.1 - Table 23 - Add Table Note:	
Guidelines Pipe Design Criteria	/DL 2 OF AUD
"All drainage systems subject to tidal influ	
lower) shall be marine grade. Concrete str	uctures shall conform
to AS3600."	
Add similar requirement to 7.9.2(j) as new	
1. Part One 7.9 Drainage Infrastructure 7.9.3 (b) Update 7.4.2(a): Replace "except for grate	
Guidelines   locations" to "except for pits in sag location	
1. Part One 7.9 Drainage Infrastructure 7.9.10(a) and 7.9.11(b) Change wording "Unlined drains may be a	
Guidelines are cut in rock or within water stressed co	mmunities, subject to
approval by the Relevant Authority"	
1. Part One 7.9 Drainage Infrastructure 7.9.15(d) Replace last sentence in 7.9.15(d) to: "Sub	surface drainage must
Guidelines also be incorporated into walkways, draina	age easements/reserves
and public open space as required to prov	ide adequate protection
to buildings, structures and public ameniti	les from groundwater;
preclude the creation of boggy saturated a	
maintenance access throughout the year".	
1. Part One 7.10 Stormwater Quality 3 Erosion and Sediment Control (h) Add DEPWS ESC Framework to Part 2 Refe	rence Documents
Guidelines Management	
1. Part One 7.10 Stormwater Quality 7.10.3 (a) Replace "best practice management" with	"best practice erosion,
Guidelines Management drainage and sediment control".	,
1. Part One 7.10 Stormwater Quality 7.10.3 (b) (I) Replace Department of Environment and I	Natural Resources with
Guidelines Management Department of Environment, Parks and W	
Replace "in" with "for information in"	., ( .,
1. Part One 7.10 Stormwater Quality 7.10.3 (b) (ii) Include "and DEPWS (dependent on Devel	lopment Permit
Guidelines Management requirements)" after the word Logistics	•
1. Part One 7.10 Stormwater Quality 7.10.3 (c) (ii) Replace "DENR" with "DEPWS"	
Guidelines Management	
1. Part One 7.10 Stormwater Quality 7.10.3 (d) Change "unnecessary delays and disputes"	" to "unnecessary
Guidelines Management delays, disputes and regulatory action"	
1. Part One 7.10 Stormwater Quality 7.10.3 (f) Change "detail supplied in the ESCP" to "d	etail supplied in an
Guidelines Management ESCP"	
1. Part One 7.10 Stormwater Quality 7.10.3 (g) Add "in erosion and sediment control" after	er "a suitably qualified
Guidelines Management and experienced professional".	
1. Part One 7.10 Stormwater Quality 7.10.3 (h) Change to: "Based on the size, complexity	and locaton of the
Guidelines Management Subdivision, a Certfed Professional in Erosi	ion and Sediment
Control (CPESC), or approved equivalent, r	may be required to
develop and certify the ESCP, and in some	
to oversee implementaton to ensure efect	
extreme risk Subdivisions, a CPESC, or app	_
party auditor may be required to review a	
to submission to the Relevant Authority fo	·
Requirements are included in Developmen	• •
Requirements are included in Developmen	it remit conditons.
1. Part One 7.10 Stormwater Quality 7.10.3 (i) New sub-section (i): "Development Permit	
Guidelines Management "Type". DEPWS has developed the Land M	•
Erosion and Sediment Control (ESCP) Proce	
which identifies the different ESCP types a	nd procedural
requirements for each type".	
1. Part One 7.10 Stormwater Quality 7.10.3 (k) Update last sentence: "The ESCP must det	•
Guidelines Management methods of erosion, drainage and sedimer	nt controls for
mitigating"	
1. Part One 8. Water 8.0 (b) (ii) Replace DENR with DEWPS	
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1. Part One 8.2 Bores 8.2 (b) Replace DENR with DEWPS	
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1. Part One 8.2 Bores 8.2 (d) Replace DENR with DEWPS	
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1. Part One 8.2 Bores 8.2.1 (b) - Site Selection Criteria "Replace second sentence with: "The follo	
Guidelines  8.2 Bores  8.2.1 (b) - Site Selection Criteria  Separation distances in the NT Code of Pra  Management and DEPWS Bore Construction	an Cuit-laite "

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1. Fart Time		0.2 50103		Change 0.2.2(8)(i) to 0.2.(c)
Guidelines  Decertifical  Dece		9 Wastewater	ΔΙΙ	Major changes to Section 9
1. Part One 2. Descritical Solidelines 1. Part One 1. Communications 1. Extra One 1			7	major changes to section s
Suidelines			10(d)	Add new after 10(d): "Flectrical switchboards and cabinets are to
Suddelines   1. Part One   12. Lighting   12.1   12.1   12.1   12.1   12.2   12.1   12.2		10. Electrical	10(u)	be fitted with double hasp and staple locking systems, with key
1. Part One   12. Lighting   12.2 - Street L		11. Communications	11 (b)	Major changes to Section 11
Suddelines Liberton Suddelines Suddelines Liberton Suddelines Sudd		12 Lighting	12(a)	Replace text in 12(a) "to be vested in" to "to be handed over to"
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12.2.5 - Requirements for Indeground Electrical Retolation   Power and Water Overhead Line, Reference   Decuments   Decument		12. Lighting	12.2 - Street Lighting	Update clause 12.2.5(c) to "refer to PWC standard drawings for
Power and Water Overhead Line, Reference   Electrical   Power and Water Overhead Line, Reference   Update URL on S05 website.			12.2.5 - Requirements for	
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Standard Drawings Category B and C - nominated with slopes of 1:6 (typ). Batter slopes may be				
		·	Note 3.2	
Residential, Mixed Use and steepened to 1:4 (abs max) where site constraints govern".	Standard Drawings	• ,		
Industrial Sections amended to reflect 1:6 (typ)		Industrial		Sections amended to reflect 1:6 (typ)

Part	Primary Reference	Sub-Reference	Amendment
3. Part Three	SS1004 - Street Hierarchy -	200mm Thick Stabilised Shoulder	SS1004 - Stablised gravel shoulder changed to min 100mm thick.
Standard Drawings	Category B and C -	20011111 THICK Stabilised Shoulder	Compaction requiremetns noted. Details of stabilised fill batter on
Starraura Brawings	Residential, Mixed Use and		Kerb Gap Plan View also clarified.
	Industrial		incre dap rian view also darmed.
3. Part Three		Cat B On-street drainage detail	Update crossfall to 3% for Cat B drawing S10004.
Standard Drawings	Category B and C -		operate discolari to 6/6 for sat 2 di anning 52555 in
	Residential, Mixed Use and		
	Industrial		
3. Part Three	SS1004 - Street Hierarchy -	Verge Crossfall limited to 2% Max	Add a new note to drawing SS10004 - Crossfall in road verges to
Standard Drawings	Category B and C -		be 2-6% generally, 1-2% within footpath corridors, and max 1:4 on
	Residential, Mixed Use and		road/table drain batters. Flatter crossfalls may be provided where
	Industrial		minimum 1% longitudinal fall occurs in the road reserve."
			270 10 18:000 10 10 10 10 10 10 10 10 10 10 10 10
			Similar changes apply to drawing SS1005.
3. Part Three	SS1006 - Vehicle Access -	Residential and Non-residential	Add content from Sec 4.6.7(c) to drawings SS1006 & SS1008.
Standard Drawings	Category A - Typical Details	layouts	Refer to the below.
		,	
			Note nominating the various required clearances added to the
			drawing:
			"Driveways must be located with the following minimum
			setbacks/clearances and provide adequate sight distances in
			accordance with Austroads Guidelines, etc"
3. Part Three	SS1006 - Vehicle Access -	Non-Residential Driveway	SS1006 - clarified min 50mm cover to dowel from underside of
Standard Drawings	Category A - Typical Details	,	slab.
3. Part Three	SS1007 - Vehicle Access -	Driveway details	Batter Slopes adjusted to reflect changes on SS1004.
Standard Drawings	Category B - Typical Details		
			Table Drain Base Width adjusted to "Min" 2m.
			Driveway Offset from Property Boundary changed to 4m UNO,
			with updates to Note 2.
			1.0m offset from edge of driveway to headwalls clarified in Table
			1 to reflect standard culvert lengths.
3. Part Three	SS1007 - Vehicle Access -	Note 8	Note 8 expanded to include minimum setback/clearances as per
Standard Drawings	Category B - Typical Details		Part 1 Clause 4.6.7
3. Part Three	SS1007 - Vehicle Access -	Typical Standard Vehicle Access with	SS1007 and SS1008 - Concrete invert detail changed to SL82 mesh.
Standard Drawings	Category B - Typical Details	Concrete Invert	Non-residential access pavements maintained as SL92 mesh. Note
			added on N12 bar in edge thickening to permit bent mesh.
3. Part Three	SS1007 - Vehicle Access -	Seal overlap details	SS1007 and SS1008 - All seal overlaps to change to "Min 100mm"
Standard Drawings	Category B - Typical Details		
3. Part Three	SS1007 - Vehicle Access -	Typical Standard Vehicle Access with	SS1007 and SS1008 - Table 1 updated : Residential (Multi-
Standard Drawings	Category B - Typical Details	Culvert	Dwelling), W is 6.0m, A is 0.472m, Culvert Config is 3 x Full Length,
2. 5. 4.71	664007 1/41/14	N	Pavement is same as Resdiential (single).
3. Part Three		Note 10	SS1007 and SS1008 - AS3600 minimum cover table added, with
Standard Drawings	Category B - Typical Details		options for concrete strength based on exposure class.
3. Part Three	SS1008 - Vehicle Access -	Inc SS1007 Driveway details	SS1007 and SS1008 - Drawings updated to reflect 2.465m full
		Inc SS1007 Driveway details	length and 1.22m half length RCBCs. Dim A updated in Tables, and
Standard Drawings	Category C to E - Typical		
3. Part Three	Details SS1008 - Vehicle Access -	Inc SS1007 Access with Concrete	culvert configuration column added. SS1007/SS1008 - Max grades for concrete invert driveways
Standard Drawings		Invert	amended to 1:10
Standard Drawings	Details	invert .	amenaca to 1.10
3. Part Three	SS1009 - Footpaths, Shared	Notes 6 and 7	SS1009 - Note 7 softened regarding timing for sawcut joints, as it
Standard Drawings	Paths And Kerb Ramps -		is a Develoepr Responsibility to prevent early age shrnkage
Juliania Diamiligo	Typical Details		cracking (defects). Spelling error amended.
3. Part Three	SS1009 - Footpaths, Shared	Typical Shared Path Section	Add cross-reference to Note 12 on Shared Path detail.
Standard Drawings	Paths And Kerb Ramps -	Typical Silarca Fath Section	nad cross reference to Note 12 on Shared Fath detail.
Juliania Diamiligo	Typical Details		
3. Part Three	• • • • • • • • • • • • • • • • • • • •	Pathway details in plan view	Note added:
Standard Drawings	Paths And Kerb Ramps -	. aanway actans in plan view	
Standard Drawings	Typical Details		"Where footpath is provided with block-outs for service pit lids (or
	. ypicai Details		similar). Provide isolation joints (IJ) around service pit lid and N12
			trimmer bars at all service pit lid corners."
			di miner sars de un service più nu corners.
			Isolation Joint detail added.
	1		

Part	Primary Reference	Sub-Reference	Amendment
3. Part Three	•	Joint Detail	Note added to DEJ Detail:
Standard Drawings	Paths And Kerb Ramps -		
O .	Typical Details		"When joining with existing concrete, drill in epoxy dowels. Min.
	, · ·		150mm embedment."
3. Part Three	SS1009 - Footpaths, Shared	Typical footpath sections	SS1009 - Note 18 added to Path Sections: "18. All paths must be
Standard Drawings	Paths And Kerb Ramps -	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	free draining and not concentrate flows on or along the edge of
	Typical Details		path. Finish paths 0 - 20mm lower than adjacent ground on
	, , p. ca. D ccac		upslope side and 0 - 20mm higher than adjacent ground on
			downslope side"
3. Part Three	SS1009 - Footpaths, Shared	Note 5 and details	AS3600 minimum cover table added, with options for concrete
Standard Drawings	Paths And Kerb Ramps -	Trote 5 and details	strength based on exposure class.
Staridard Drawings	Typical Details		Strength based on exposare class.
L 3. Part Three	SS3000 - Subsoil Drainage -	Subsoil Outlet	SS3000 - Subsoil drainage outlet to batter/table drain included as
Standard Drawings	Typical Details	Subson Gutiet	per CS3122
3. Part Three	SS3000 - Subsoil Drainage -	Subsoil Flushing Points	Subsoil details amended to reflect 600x600mm flushing point slab
Standard Drawings	Typical Details	Subsoli Flushing Foliits	Subsoil details afficilited to reflect bookbooliffit flushling point slab
3. Part Three	SS3001 - Stormwater Pipes -	Dual Pipe Trench	Trench width parameters table updated to nominate min. spacing
	Typical Trench Details		·
Standard Drawings  3. Part Three	+ ' '	Karb adaptara	for multiple pipes.
	SS3002 - Stormwater Pipes -	Kerb adaptors	Add the following notes to Drawing SS3002:
Standard Drawings	Typical Lot Connection		
	Details		"RHS to extend to the face of the kerb and to be trimmed flush to
			the kerb face. Use steel angle or proprietary kerb adatptor to
			maintain shape of kerb profile (Note 13 and 14).
			"14. Kerb adaptors and ancillary components within the verge are
			to be designed to cater for residential vehicle loadings and be
			approved by the Relevant Authority."
3. Part Three	SS3003 - Standard Side	Section B	SS3003 - Dimensions on Section B updated to correct error.
Standard Drawings	Entry Pit - Type A Details -		
	Sheet 1 of 2		
3. Part Three	SS3003 - Standard Side	Notes	Add Note 20. "Where pipe entry angle(s) warrants an increase in
Standard Drawings	Entry Pit - Type A Details -		pit width, refer to SS3004 for larger pit details".
	Sheet 1 of 2		
3. Part Three	SS3008 - Access Culvert -	Plan	Major amendments to SS3008: clarifying extent of GSP, clarifying
Standard Drawings	Typical Endwall Details		extent of seal behind endwalls, refining concrete/reinforcing
			notes, adding new section view for culvert, addressing potential
			drainage issues behind endwalls, addressing clear zone
			considerations, etc.
	Specification - Preamble	DIPL Standard Spec	Major revision to Specification to align with DIPL Standard
Specification			Specification for Roadworks V5.1 (Aug 2022)
4. Part Four Standard	Specification - Preamble	DIPL Standard Spec	Major revision to Specification to align with DIPL Standard
Specification			Specification for Roadworks V5.1 (Aug 2022)
4. Part Four Standard	Specification - 4.	DIPL Standard Spec	Table 5-14 Dry Density Ratios for Conformance updated to make
Specification	Earthworks		all Allotment Fill 95% MMDD.
4. Part Four Standard	Specification - 10. Non-	10.7.1 - Expansion Joints	Remove the requirement for expansion joints in kerbs.
Specification	structural Concrete Works		