



Government of **Western Australia**  
Department of **Communities**

# Department of Communities

Modifications to

## Construction Specification

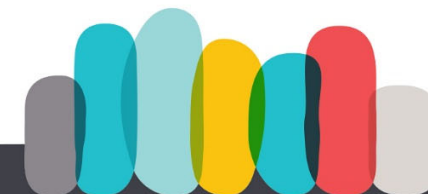
**NATSPEC | BCA Class 1a and 10 buildings**

Single and grouped dwellings.

January 2025

*The modifications contained within this document are to replace, remove or amend the relevant specification requirements.*

*This document records and supersedes those items listed in the Specification as detailed in the tables below.*



<b>Page No.</b>	<b>Relevant section</b>	<b>Modification</b>	<b>Reason</b>
18 to 21	<i>0250 Landscape - gardening</i>	<i>Remove worksection.</i>	Specification update to align with landscape design guide and brief.
18	<i>0251 Landscape - soils</i>	<i>Add worksection. Refer to appended landscape worksections document.</i>	Specification update to align with landscape design guide and brief.
18	<i>0252 Landscape - natural grass surfaces</i>	<i>Add worksection. Refer to appended landscape worksections document.</i>	Specification update to align with landscape design guide and brief.
18	<i>0253 Landscape - planting</i>	<i>Add worksection. Refer to appended landscape worksections document.</i>	Specification update to align with landscape design guide and brief.
18	<i>0254 Irrigation</i>	<i>Add worksection. Refer to appended landscape worksections document.</i>	Specification update to align with landscape design guide and brief.
18	<i>0255 Landscape - plant procurement</i>	<i>Add worksection. Refer to appended landscape worksections document.</i>	Specification update to align with landscape design guide and brief.
18	<i>0256 Landscape - establishment</i>	<i>Add worksection. Refer to appended landscape worksections document.</i>	Specification update to align with landscape design guide and brief.
18	<i>0257 Landscape - verges and street trees</i>	<i>Add worksection. Refer to appended landscape worksections document.</i>	Specification update to align with landscape design guide and brief.

<p>46</p>	<p><i>0451 Windows and glazed doors</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.2 COMPONENTS</b></p> <p><b>Insect screens</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Requirement: Provide insect mesh screens fitted to operable windows and sliding doors.</p> <p><i>With the following paragraph:</i></p> <p>Requirement: Provide insect mesh screens to all operable windows that cannot be accessed without the use of a ladder.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
<p>47</p>	<p><i>0451 Windows and glazed doors</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.2 COMPONENTS</b></p> <p><b>Security screens</b></p>	<p><i>Add the following paragraph:</i></p> <p>Requirement: Provide security barrier screens to sliding doors, and operable and accessible windows.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
<p>50</p>	<p><i>0455 Door hardware</i></p> <p><u>1 PRODUCTS</u></p> <p><b>1.1 COMPONENTS</b></p> <p><b>Door buffers and stops</b></p>	<p><i>Remove the following subclause:</i></p> <p><b>Door buffers and stops</b></p> <p>Internal doors: Floor or wall mounted door buffers or stops.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
<p>51</p>	<p><i>0455 Door hardware</i></p> <p><u>2 EXECUTION</u></p> <p><b>2.1 INSTALLATION</b></p> <p><b>Door buffers and stops</b></p>	<p><i>Replace the following subclause:</i></p> <p><b>Door buffers and stops</b></p> <p>Fixing: Fix on the floor or wall, as appropriate, to prevent the door or door furniture striking the wall or other surfaces.</p> <p><i>With the following subclause:</i></p> <p><b>Door buffers</b></p> <p>Fixing: Screw fix door buffers to the floor or skirting, as appropriate, to prevent the door or door furniture striking the wall or other surfaces.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>

56	<p><i>0511 Lining</i></p> <p><u>1 PRODUCTS</u></p> <p><b>1.1 MATERIALS AND COMPONENTS</b></p> <p><b>Access panels</b></p>	<p><i>Add the following subclause:</i></p> <p><b>Access panels</b></p> <p>Internal ceilings, except garages: Provide insulated access panels.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
58	<p><i>0551 Joinery</i></p> <p><u>1 PRODUCTS</u></p> <p><b>1.1 JOINERY MATERIALS AND COMPONENTS</b></p> <p><b>Splashbacks</b></p>	<p><i>Remove the following paragraph:</i></p> <p>Glass: 6 mm toughened colourback safety glass to AS/NZS 2208 (1996).</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
60	<p><i>0572 Miscellaneous fixtures and appliances</i></p> <p><u>1 PRODUCTS</u></p> <p><b>1.2 APPLIANCES</b></p> <p><b>Cooking appliances</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Cooktop: Provide one of the following:</p> <ul style="list-style-type: none"> <li>- Gas cooktop: Where reticulated gas is available, provide minimum 4 burners, stainless steel, gas cooktop.</li> <li>- Electric cooktop: Where reticulated gas is not available, provide minimum 4 zone, ceramic glass, electric cooktop.</li> </ul> <p><i>With the following paragraph:</i></p> <p>Cooktop: Minimum 4 zone electric cooktop.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
61	<p><i>0574 Window coverings</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.3 COVERING TYPES</b></p> <p><b>Holland blinds</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Requirement: Complete proprietary systems, as documented, fabricated by one manufacturer.</p> <p><i>With the following paragraph:</i></p> <p>Requirement: Vertical blinds provided as complete proprietary systems fabricated by one manufacturer. Do not provide horizontal blinds.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>

70	<p><i>0651 Resilient finishes</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.1 MATERIALS</b></p> <p><b>Vinyl planks</b></p>	<p><i>Replace the following paragraph:</i></p> <p style="padding-left: 40px;">Total thickness: Minimum 4 mm.</p> <p><i>With the following paragraph:</i></p> <p style="padding-left: 40px;">Total thickness: Minimum 2 mm.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
70	<p><i>0651 Resilient finishes</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.1 MATERIALS</b></p> <p><b>Vinyl planks</b></p>	<p><i>Add the following paragraph:</i></p> <p style="padding-left: 40px;">Warranty: Minimum 15 years.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
70	<p><i>0651 Resilient finishes</i></p> <p><u>3 EXECUTION</u></p> <p><b>3.2 INSTALLATION</b></p> <p><b>General</b></p>	<p><i>Add the following subclause:</i></p> <p><b>General</b></p> <p style="padding-left: 40px;">Requirement: Install to the manufacturer’s recommendations.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
78	<p><i>0802 Hydraulic</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.2 FIXTURES</b></p> <p><b>Towel rails</b></p>	<p><i>Add the following paragraph:</i></p> <p style="padding-left: 40px;">Hanging space: Minimum 1200 mm.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
78	<p><i>0802 Hydraulic</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.2 FIXTURES</b></p> <p><b>Laundry tub and cabinet</b></p>	<p><i>Replace the following paragraph:</i></p> <p style="padding-left: 40px;">Type: Provide one of the following:</p> <ul style="list-style-type: none"> <li>- Tub and cabinet with lockable side entry for concealed washing machine taps.</li> <li>- Tub integrated with joinery.</li> </ul> <p><i>With the following paragraph:</i></p> <p style="padding-left: 40px;">Type: Provide one of the following:</p>	<p>Specification update requested by Construction on 09.09.2024 (removal of lockable laundry cabinets)</p>

		<ul style="list-style-type: none"> <li>- 42 L tub and prefinished steel cabinet with side entry for concealed washing machine taps.</li> <li>- Tub integrated with joinery.</li> </ul>	
78	<p><i>0802 Hydraulic</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.2 FIXTURES</b></p> <p><b>Internal tap fittings</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Type: All fittings other than bath outlets and showers to be chrome plated lever handled mixer tap (hot and cold) with 150 mm swivel arm with aerator outlet.</p> <p><i>With the following paragraph:</i></p> <p>Type: Chrome-plated lever handled mixer tap (hot and cold) with 150 mm swivel arm with aerator outlet.</p>	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
78	<p><i>0802 Hydraulic</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.3 WATER HEATERS</b></p> <p><b>Types</b></p>	<p><i>Remove the following paragraph:</i></p> <p>Gas hot water heaters: To AS/NZS 5263.1.2 (2020). If a flue damper is available for the water heater supplied, provide one.</p> <ul style="list-style-type: none"> <li>- Energy performance: To AS/NZS 4552.2 (2010).</li> </ul>	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
79	<p><i>0802 Hydraulic</i></p> <p><u>3 EXECUTION</u></p> <p><b>3.3 COLD AND HEATED WATER</b></p> <p><b>Water heaters</b></p>	<p><i>Remove the following paragraph:</i></p> <p>5-star natural gas hot water units: Connect hot water service to points as documented.</p> <ul style="list-style-type: none"> <li>- Hot water system: Design and install to AS/NZS 3500.4 (2021).</li> </ul>	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
83	<p><i>0902 Electrical</i></p> <p><u>3 EXECUTION</u></p> <p><b>2.3 CEILING FANS - GENERALLY</b></p> <p><b>General</b></p>	<p><i>Add the following clause:</i></p> <p><b>2.3 CEILING FANS - GENERALLY</b></p> <p><b>General</b></p> <p>Controls: Hardwired adjustable speed control switch. Do not provide remotes.</p>	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024

<p>84</p>	<p><i>0902 Electrical</i>  <u>3 EXECUTION</u>  <b>3.4 LIGHTING</b>  <b>Luminaire</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Luminaire type: Provide the following, as documented:</p> <ul style="list-style-type: none"> <li>- Oyster light fittings: 32W, 350 mm diameter (nominal) fluorescent fittings and acrylic diffuser.</li> <li>- LED recessed downlights: Insulation contact (IC) rated 15W fittings spaced at maximum 1.5 m spacing.</li> <li>- Fluorescent tube fittings: Twin 18W T8 fluorescent tube, battens and clear prismatic diffuser or vandal resistant cover.</li> </ul> <p><i>With the following paragraph:</i></p> <p>Luminaire type: Provide the following, as documented:</p> <ul style="list-style-type: none"> <li>- Oyster light fittings: 32W, 350 mm diameter (nominal) LED fittings and acrylic diffuser.</li> <li>- LED recessed downlights: Insulation contact (IC) rated 15W fittings spaced at maximum 1.5 m spacing.</li> <li>- LED tube fittings: Twin 18W T8 LED tube, battens and clear prismatic diffuser or vandal resistant cover.</li> </ul>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
<p>84</p>	<p><i>0902 Electrical</i>  <u>3 EXECUTION</u>  <b>3.4 LIGHTING</b>  <b>Luminaire</b></p>	<p><i>Add the following paragraph:</i></p> <p>Communal areas: Provide LED lighting as follows:</p> <ul style="list-style-type: none"> <li>- Type: One of the following:             <ul style="list-style-type: none"> <li>- Wall mounted.</li> <li>- Ceiling mounted.</li> <li>- In-ground fixed bollard.</li> <li>- Light pole style.</li> </ul> </li> <li>- Solar powered.</li> <li>- Vandal resistant with tamper proof fixings.</li> <li>- Minimum IP rating: IP68.</li> <li>- 360-degree lighting output.</li> <li>- Warranty: Minimum 10 years.</li> </ul>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>

85	<p><i>0902 Electrical</i></p> <p><u>3 EXECUTION</u></p> <p><b>3.5 TELECOMMUNICATIONS</b></p> <p><b>Services and cabling</b></p>	<p><i>Replace the following paragraph:</i></p> <p style="padding-left: 40px;">Data cabling: Conform to the requirements of the NBN company.</p> <p><i>With the following paragraph:</i></p> <p style="padding-left: 40px;">Data cabling: Conform to the requirements of the utility service provider.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
85	<p><i>0902 Electrical</i></p> <p><u>3 EXECUTION</u></p> <p><b>3.5 TELECOMMUNICATIONS</b></p> <p><b>Services and cabling</b></p>	<p><i>Add the following paragraph:</i></p> <p style="padding-left: 40px;">NBN installation: Conform to the <i>NBN Guideline (2024)</i>, including the following:</p> <ul style="list-style-type: none"> <li>- New buildings: To the <i>NBN Guideline (2024)</i> Section 3.</li> <li>- Location type: Open enclosures to the <i>NBN Guideline (2024)</i> clause 7.2.</li> </ul>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
85	<p><i>0902 Electrical</i></p> <p><u>3 EXECUTION</u></p> <p><b>3.5 TELECOMMUNICATIONS</b></p> <p><b>NBN installation</b></p>	<p><i>Remove the following subclause:</i></p> <p><b>NBN installation</b></p> <p style="padding-left: 40px;">Requirement: To the <i>NBN Guideline (2021)</i>.</p> <p style="padding-left: 40px;">New buildings: To the <i>NBN Guideline (2021)</i> clause 3.6.</p> <p style="padding-left: 40px;">Location type: Open enclosures to the <i>NBN Guideline (2021)</i> clause 4.4.3.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>