



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

# Department of Communities

## Modifications to Construction Specification

**NATSPEC | BCA Class 2 and 3 buildings**  
Multiple 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>
52 to 59	<i>0250 Landscape - gardening</i>	<i>Remove worksection.</i>	Specification update to align with landscape design guide and brief.
52	<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.
52	<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.
52	<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.
52	<i>0254 Irrigation</i>	<i>Add worksection. Refer to appended landscape worksections document.</i>	Specification update to align with landscape design guide and brief.
52	<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.
52	<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.
52	<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.

117	<p><i>0451 Windows and glazed doors</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.5 SCREENS</b></p> <p><b>Insect screens</b></p>	<p><i>Add the following subclause:</i></p> <p><b>Insect screens</b></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>
117	<p><i>0451 Windows and glazed doors</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.6 SECURITY WINDOW GRILLES</b></p> <p><b>Security screens</b></p>	<p><i>Add the following subclause:</i></p> <p><b>Security screens</b></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>
119	<p><i>0451 Windows and glazed doors</i></p> <p><u>3 EXECUTION</u></p> <p><b>3.2 INSTALLATION</b></p> <p><b>Insect screens</b></p>	<p><i>Remove the following subclause:</i></p> <p><b>Insect screens</b></p> <p>Installation: Provide insect mesh screens to all operable windows and sliding doors.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
127	<p><i>0455 Door hardware</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.5 ANCILLARIES</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>
128	<p><i>0455 Door hardware</i></p> <p><u>3 EXECUTION</u></p> <p><b>3.1 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>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</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>	
142	<p><i>0511 Lining</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.11 ACCESSORIES</b></p>	<p><i>Add the following clause:</i></p> <p><b>2.11 ACCESSORIES</b></p> <p><b>Access panels</b></p> <p>Internal ceilings, except garages: Provide insulated access panels.</p>	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
153	<p><i>0551 Joinery</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.2 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>	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
159	<p><i>0572 Miscellaneous fixtures and appliances</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.2 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>	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
160	<p><i>0574 Window coverings</i></p> <p><u>2 PRODUCTS</u></p> <p><b>2.3 COVERING TYPES</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Requirement: Complete proprietary systems, as documented, fabricated by one manufacturer.</p>	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024

	<b>Holland blinds</b>	<i>With the following paragraph:</i>  Requirement: Vertical blinds provided as complete proprietary systems fabricated by one manufacturer. Do not provide horizontal blinds.	
180	<i>0651 Resilient finishes</i> <u>2 PRODUCTS</u> <b>2.6 SHEETS AND TILES</b>  <b>Vinyl planks</b>	<i>Replace the following paragraph:</i>  Total thickness: Minimum 4 mm.  <i>With the following paragraph:</i>  Total thickness: Minimum 4.5 mm.	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
180	<i>0651 Resilient finishes</i> <u>2 PRODUCTS</u> <b>2.6 SHEETS AND TILES</b>  <b>Vinyl planks</b>	<i>Add the following paragraph:</i>  Warranty: Minimum 15 years.	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
194	<i>0802 Hydraulic</i> <u>1 HYDRAULIC SYSTEMS</u>  <b>1.1 STANDARDS</b>  <b>General</b>	<i>Remove the following paragraph:</i>  Gas: To AS/NZS 5601.1 (2013).	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
195	<i>0802 Hydraulic</i> <u>2 SANITARY FIXTURES</u>  <b>2.1 PRODUCTS</b>  <b>Towel rails</b>	<i>Add the following paragraph:</i>  Hanging space: Minimum 1200 mm.	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
195	<i>0802 Hydraulic</i> <u>2 SANITARY FIXTURES</u>  <b>2.1 PRODUCTS</b>  <b>Laundry tub and cabinet</b>	<i>Replace the following paragraph:</i>  Type: Provide one of the following: <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>	Specification update requested by Construction on 09.09.2024 (removal of lockable laundry cabinets)

		<p><i>With the following paragraph:</i></p> <p>Type: Provide one of the following:</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>	
195	<p><i>0802 Hydraulic</i></p> <p><u>2 SANITARY FIXTURES</u></p> <p><b>2.1 PRODUCTS</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
196	<p><i>0802 Hydraulic</i></p> <p><u>3 WATER HEATERS</u></p> <p><b>3.3 GAS STORAGE WATER HEATERS</b></p>	<p><i>Remove clause.</i></p>	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
196	<p><i>0802 Hydraulic</i></p> <p><u>3 WATER HEATERS</u></p> <p><b>3.6 INSTANTANEOUS WATER HEATERS</b></p> <p><b>Gas instantaneous heaters</b></p>	<p><i>Remove the following subclause:</i></p> <p><b>Gas instantaneous heaters</b></p> <p>Standard: To AS/NZS 5601.1 (2013).</p> <p>Energy rating: Minimum 6 stars.</p> <p>Power supply: Provide gas and electrical supply with isolation at the heater.</p> <p>Free air flow: Make sure air flow around and above the heater is not obstructed and discharge air does not short-circuit to the air intake.</p>	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024

<p>196</p>	<p><i>0802 Hydraulic</i>  <u>3 WATER HEATERS</u>  <b>3.7 INSTALLATION</b>  <b>Gas water heaters</b></p>	<p><i>Remove the following subclause:</i></p> <p><b>Gas water heaters</b></p> <p>Standard: Install to AS/NZS 5601.1 (2013).</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
<p>207</p>	<p><i>0902 Electrical</i>  <u>2 LOW VOLTAGE POWER SYSTEMS</u>  <b>2.9 CEILING FANS - GENERALLY</b>  <b>General</b></p>	<p><i>Add the following clause:</i></p> <p><b>2.9 CEILING FANS - GENERALLY</b></p> <p><b>General</b></p> <p>Controls: Hardwired adjustable speed control switch. Do not provide remotes.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
<p>210</p>	<p><i>0902 Electrical</i>  <u>6 LIGHTING</u>  <b>6.2 PROPRIETARY LUMINAIRES</b>  <b>Luminaires</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>

210	<p><i>0902 Electrical</i></p> <p><u>6 LIGHTING</u></p> <p><b>6.2 PROPRIETARY LUMINAIRES</b></p> <p><b>Luminaires</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>
210 to 211	<p><i>0902 Electrical</i></p> <p><u>6 LIGHTING</u></p> <p><b>6.3 FLUORESCENT LAMPS</b></p>	<p><i>Remove clause.</i></p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
211	<p><i>0902 Electrical</i></p> <p><u>6 LIGHTING</u></p> <p><b>6.4 FLUORESCENT LAMP BALLASTS</b></p>	<p><i>Remove clause.</i></p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
212	<p><i>0902 Electrical</i></p> <p><u>6 LIGHTING</u></p> <p><b>6.11 SUPPORTS</b></p> <p><b>Surface mounted luminaires</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Fixing: Conform to the following:</p> <ul style="list-style-type: none"> <li>- Generally: Provide 2 fixings at each end of fluorescent luminaires</li> <li>- Luminaires less than 150 mm: A single fixing at each end in conjunction with 1.6 mm backing plates may be used.</li> <li>- Provide battens and support for the fitting.</li> <li>- Do not direct fix into plasterboard.</li> </ul>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>



		<p><i>With the following paragraph:</i></p> <p>Fixing: Fix to manufacturer’s recommendations and as follows:</p> <ul style="list-style-type: none"> <li>- Luminaires less than 150 mm: A single fixing at each end in conjunction with 1.6 mm backing plates may be used.</li> <li>- Provide battens and support for the fitting.</li> <li>- Do not direct fix into plasterboard.</li> </ul>	
212	<p><i>0902 Electrical</i></p> <p><u>7 INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT) SYSTEMS</u></p> <p><b>7.3 NETWORK CONNECTION</b></p> <p><b>NBN installation</b></p>	<p><i>Remove the following subclause:</i></p> <p><b>NBN installation</b></p> <p>Requirement: To the <i>NBN Guideline (2021)</i>.</p> <p>New buildings: To the <i>NBN Guideline (2021)</i> clause 3.6.</p> <p>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>
214	<p><i>0902 Electrical</i></p> <p><u>7 INFORMATION AND COMMUNICATIONS TECHNOLOGY (ICT) SYSTEMS</u></p> <p><b>7.12 CABLE INSTALLATION</b></p> <p><b>Installation</b></p>	<p><i>Add the following paragraph:</i></p> <p>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>