



# Schedule of Inclusions - Class 1 and 2 Developments

CLAUSE #	CATEGORY	REQUIREMENT
<b>1 ENTRY &amp; PASSAGEWAYS</b>		
1.1	Floor	Vinyl plank floor covering. minimum thickness of 2mm and fixed with pressure sensitive adhesive. Product to be installed as per manufacturers installation instructions and come with a minimum 15-year manufacturer warranty
1.2	Electrical	Provision of one DGPO.
1.3	Electrical	LED recessed down light fittings at 3 metre spacing's (or oyster lights where necessary).
<b>2 BEDROOMS</b>		
2.1	Floor	Vinyl plank floor covering. minimum thickness of 2mm and fixed with pressure sensitive adhesive. Product to be installed as per manufacturers installation instructions and come with a minimum 15-year manufacturer warranty.
2.2	Robe	Mirrored Sliding doors, shelf and rail to built-in wardrobes. For tri-sliding doors they must fully stack
2.3	Electrical	Master bedroom to have a minimum of 2 DGPOs to accommodate other bedroom furnishings. In secondary bedrooms a minimum 2 DGPO's positioned to accommodate 2 bedside lamps. Location of the DGPO's to allow for flexibility and alternative options to reconfigure the furnishing of the room.
2.4	Electrical	A minimum of 2 LED recessed down light fittings which must be of the position and size appropriate for the size of the room
2.5	Electrical	Provision of one ceiling fan per bedroom. Fan to have hardwired adjustable speed control switch (no remote).
<b>3 LIVING AREAS</b>		
3.1	Floor	Vinyl plank floor covering. minimum thickness of 2mm and fixed with pressure sensitive adhesive. Product to be installed as per manufacturers installation instructions and come with a minimum 15-year manufacturer warranty.
3.2	Electrical	Dedicated capacity within switchboard for future installation of split system air conditioning to master bedroom and living areas.
3.3	Electrical	Minimum of 1 x data and telephone point adjacent to DGPO and TV location.
3.4	Electrical	1 x TV aerial outlet – individual aerial or MATV system provided adjacent to DGPO.
3.5	Electrical	Provide electrical and dedicated spatial provisions for wall and ceiling mounted split systems reverse cycle air conditioning with condenser units and associated conduits/ductwork screened from public view. Provision for Condenser units on the roof or in the garage rather than on balconies or courtyards. Condenser units must not be in front of doors or windows
3.6	Electrical	Minimum 4 DGPO's. Location of the DGPO's to allow for flexibility and alternative options to reconfigure the furnishing of the room.
3.7	Electrical	LED recessed down light fittings at 2 metre spacing's. (Or oyster lights where necessary)
3.8	Electrical	Provision of one ceiling fan per living area. Fan to have hardwired adjustable speed control switch (no remote).
<b>4 KITCHEN</b>		
4.1	Floor	Vinyl plank floor covering. minimum thickness of 2mm and fixed with pressure sensitive adhesive. Product to be installed as per manufacturers installation instructions and come with a minimum 15-year manufacturer warranty.
4.2	Fittings	All tapware and fittings to be chrome plated level handled mixer tap (hot and cold).
4.3	Electrical	At least 2 above bench DGPOs in appropriate locations such as preparation areas and

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		corners to be provided.
4.4	Electrical	Light fittings typically recessed LED down lights evenly spaced. Located above bench tops to achieve optimum light. Minimum lighting requirements: <ul style="list-style-type: none"> <li>• 1 and 2 bedroom dwellings – Typically two recessed LED down lights;</li> <li>• 3 bedroom dwellings – Typically three recessed LED downlights</li> </ul>
4.5	Cabinetry	Durable work surfaces to kitchen benchtops (i.e. composite stone or high-pressure laminate) with plastic laminate to kitchen cabinetry front panels, cupboards and drawers and other vertical locations. ABS edging to all cupboards and 4 drawer columns.
4.6	General	Kitchen cabinetry accommodates the following requirements where possible:

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom +
Contiguous Benchtop*	600mm		800mm	1500mm
Total Benchtop*	1500mm		1800mm	3600mm
Pantry	<ul style="list-style-type: none"> <li>• 300-450mm full height pull out pantry.</li> <li>• 451-600mm full height with 3 drawers and 3 shelves.</li> <li>• 601mm+ wide full height with 6 shelves</li> </ul>		Dedicated 6 shelf pantry 900mm wide	Dedicated 6 shelf pantry 1200mm wide
Fridge Recess	Dedicated 900mm wide		Dedicated 900mm wide	Dedicated 1100mm wide
Sink	1 Bowl & drainer	1 ½ Bowl & drainer	Double bowl and drainer	
Microwave Recess	Dedicated ventilated microwave recess above bench height/900mm FFL or open shelf with minimum dimension of 600(w) x 500(d) x 450(h)mm. Microwave recess or shelf must have a single GPO.			
Pot Drawer	Dedicated pot drawer for storage of pots and pans, min. 600mm wide x 400mm high.			
Baking Tray Drawer	A shallow baking tray drawer should be provided below the integrated oven.			
Dishwasher recess	600mm wide Dishwasher recess co-located with sink, GPO and cold tap set. Tap set and single GPO to located in the under-sink cabinetry and accessed via a 60mm (dia.) circular hole. Provision for dishwashing machine waste outlet connection to be provided on the kitchen waste trap			
Bins & Cleaning Equipment	Dedicated space for small bins (min. 12 litres) and cleaning products should be provided under the kitchen sink. Ensure adequate clearance from sink waste trap is achieved for the small bin.			

\*Excludes the corners of kitchens in calculation

4.7	Splashback	Splashback (minimum height 400mm above benchtops) to be glazed ceramic tiles.
4.8	Oven	Minimum 600mm stainless steel, electric fan forced, under bench or wall mounted multi-functional oven.
4.9	Stove	Minimum 4-zone electric cooktop. Gas and Induction cooktops not to be provided.
4.10	Rangehood	Fixed rangehood are to be provided above cook top with removable filters and flued externally or Retractable rangehood to be integrated into overhead cupboards above cooktop

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		with removable filters and flued externally. Minimise the reduction in storage space of overhead cupboards.
<b>5</b>	<b>BATHROOMS</b>	
5.1	Wall	Wall tiles to 2000mm in shower recess, and provision of separate floor waste (chrome plated, 80mm minimum).
5.2	Floor	Ceramic tile floor finish (slip resistant).
5.3	Cabinet	Vanity cabinet with durable benchtop (i.e. composite stone or high-pressure laminate), vitreous china basin and mirror and light above vanity.
5.4	Edging	HMR board to all cabinetwork, ABS edging to all cupboard doors.
5.5	Fixtures	All tapware and fittings (basin, shower and bathtub) to be chrome plated level handles mixer tap (hot and cold). Towel rail, toilet roll holder and exhaust fan. Exhaust fan operated with wall switch and flued to outside air with self-closing mechanism. Provide minimum 1200mm hanging space.
5.6	Fixtures	Bath (Minimum Size 1675 mm) within the main/family bathroom of dwellings with 3 or more bedrooms.
5.7	Fixtures	WHERE COMBINED LAUNDRY PROVIDED: <ul style="list-style-type: none"> <li>• Laundry space is concealed with the use of stacking tri sliders or hinge pocket doors;</li> <li>• Incorporate a dedicated floor waste and 250mm exhaust fan;</li> <li>• Include a 42-litre laundry trough with cabinet and adjacent space and taps for automatic washing machine and space for dryer; and</li> <li>• Provide DGPOs to accommodate dryer and washing machine.</li> </ul>
5.8	Electrical	Supply a minimum of 2x LED recessed down light fittings.
<b>6</b>	<b>UTILITIES</b>	
6.1	Floor	Ceramic tile floor finish (slip resistant).
6.2	Fittings	Minimum 42 litre stainless steel laundry trough with steel cabinet under or inset laundry trough in benchtop with cabinets under benchtop.
<b>7</b>	<b>EXTERNAL AREAS – UNENCLOSED COVERED AREAS (UCA)</b>	
7.1	Carports	<ul style="list-style-type: none"> <li>• Lined ceilings if under the main roof where appropriate</li> <li>• Light Switch to dwelling entry</li> <li>• Single Carport: centrally located single bar LED batten light fitting and waterproof GPO; or</li> <li>• Double Carport: centrally located double bar LED light fitting; and Wall mounted waterproof GPO</li> </ul>
7.2	Garages	<ul style="list-style-type: none"> <li>• Lined ceilings;</li> <li>• Remote panel or section door to garage opening; and</li> <li>• Single Garage: centrally located single bar LED light fitting and GPO; or Double Carport/Garage: centrally located double bar LED light fitting</li> </ul>
7.3	Storeroom	Storerooms have adequate permanent ventilation, central light fitting and where external access is provided, an 870mm external solid core door with door weather seal and concrete slab floor.
7.4	Security	Where a security management system is required, it will need to enable residents to enter main foyer and use of the lifts, and make provision for visitors to the site, obtain access only when permitted by a resident. I.e. intercom system or other. Adequate external lighting including sensor lighting to entry door.
7.5	Outdoor Living Area	Adequate external LED lighting with waterproof DGPO.

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<b>8 APPLICABLE TO ALL INTERNAL ROOMS</b>		
8.1	Walls	Full painting to ceiling, internal walls, doors and door frames and wooden surfaces.
8.2	Walls	Protective metal corner beading strips to all corners.
8.3	Ceiling	Supply insulated manhole cover when located inside the dwelling, securely fixed to the opening portion (and not the carport/garage).
8.4	Skirting	Skirting installed throughout dwelling with paint finish.
8.5	Doors	All internal doors with a minimum clear open width of 820mm.
8.6	Doors	Supply screw fixed door buffers to all internal hinged doors. Door buffers to be fixed to floor or skirting only.
8.7	Windows	Window treatments to all windows and sliding doors (including laundry) except wet areas and WC. Only vertical Treatments Covering Doors. Horizontal venetian blinds are not to be installed.
8.8	Walls	In timber or steel framed houses, wall paneling in all areas of high pedestrian traffic i.e. front entry, hallways, dining/living and kitchen areas, a high-strength 13mm thick plasterboard with a reinforced core shall be used.
<b>9 EXTERNAL FINISHES AND MATERIALS</b>		
9.1	Floor	<ul style="list-style-type: none"> <li>• Appropriately screeded walkways for run off and non-slip treatment if exposed to weather.</li> <li>• Haunched brick paving to driveway, verandah, alfresco, laundry access area and in- situ concrete paving to carport/garage.</li> <li>• Provide pedestrian access (path) from garage to dwelling front entry and around perimeter of dwelling where a side gate is provided where appropriate.</li> </ul>
9.2	Painting	External painting to include but not limited to eaves, fascia, gutters, downpipes, meter box and timber surfaces.
9.3	Gutters	Storm proof slotted gutters.
9.4	Downpipes	Downpipes to be pre-finished or painted zincalume.
9.5	Timber Framing	Timber framing, where used, shall be resistant to borers and termites in accordance with either the AS5604 (for Natural Timbers) or AS1604 (for Treated Timbers).
9.6	Doors / Windows	Security barrier screens to be installed to all sliding doors in addition to operable and accessible windows. Insect screens to be installed to all operable windows that cannot be reached without use of a ladder (i.e., not accessible).
9.7	Doors	Doors that facilitate entry from outside the lot to the dwelling (such as front door, door into dwelling from garage, or door nominated as the Livable Housing Compliant entry) should achieve a minimum of 820mm clear opening width. The primary entry to the dwelling should have double rebated door frames to allow retrofitted security doors. All external doors are to include weather seals
9.8	Doors	Single cylinder with release snib dead locks to all external doors. Sliding doors are to be fitted with standard secure door lock
9.9	Doors	Security screens to all external doors of dwelling. Lock to be a 3-point locking system. Visually permeable mesh screens should be used. Grille screens should not be used.
<b>10 SPECIFIC FIT OUT AND EQUIPMENT</b>		
10.1	General	Development achieves a satisfactory level of finish and that appropriate fixtures, finishes and equipment are incorporated to minimise maintenance.
10.2	Hot Water	Instantaneous electric, electric boosted solar or heat pump hot water system and must accommodate low flow fittings.
10.3	Electrical	External LED light fittings, including sensor lights to front entry doors.
10.4	Electrical	Double power points (DGPO) throughout, if not specified otherwise.
10.5	Electrical	Provide antennae to each dwelling or. MATV system to be provided where multiple

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		and grouped dwellings are serviced from the mains common services meter.
10.6	Electrical	Separate metering to be provided for common services i.e. power, security lighting and reticulation of common areas.
10.7	Lighting	LED lighting to communal areas: <ul style="list-style-type: none"> <li>• Solar powered</li> <li>• Wall or ceiling mount, inground fixed bollard or lighting pole style</li> <li>• Vandal resistant with tamper proof fixings</li> <li>• Minimum IP rating of IP68</li> <li>• 360-degree lighting output</li> <li>• Minimum 10-year warranty</li> </ul> Compliant with Australian Standards
10.8	Electrical	NBN or equivalent Network Systems: Provisions for NBN Network Systems and Telecommunications. For all developments, the Contractor is required to: <ul style="list-style-type: none"> <li>• Register the development with infrastructure provider;</li> <li>• Ensure that ‘Fibre Ready’ facilities are provided (Pipes and Pathways infrastructure) as per the Telecommunications Act 1997 (this is interpreted as enabling the dwellings to receive a fibre connection from the incumbent Infrastructure Provider of Last Resort (IPOLR); and</li> <li>• Ensure that relevant cabling (coiled) is provided to service pit and draw wire protected by conduit is provided to dwelling to allow for service activation.</li> </ul> Where infrastructure provider is NBN and NTD pre-install is available, the Contractor shall request a NTD pre-installation anytime during the construction phase prior to handover, ideally at Plate Height stage.
10.9	Electrical	Photoelectric smoke alarms that are mains powered with a non-removable rechargeable battery, and that have an anti-tamper device requiring a tool to remove from the ceiling. Hardwired smoke alarms in accordance with the relevant Department of Communities Construction Specifications.  Alternatives: If alternatives are proposed, conform to SUBSTITUTIONS in 0171 General requirements of the Department of Communities Part C: Construction Specification.
10.10	Letterbox	Letterbox/es which suitably match style and size of development.
10.11	Clothesline	Standard clothesline (or provision for dryer) to each dwelling
10.12	Hoses	Front and rear external hose cocks.
10.13	Fencing	New boundary fencing (preferred option Woodland grey) for the full perimeter of the site required, unless communicated otherwise by Project Manager. Fencing to the public realm is to feature a range of materials and finishes that compliment and match the development.
10.14	Landscaping	LANDSCAPING WORKS: Where landscaping is to be undertaken by the Building Contractor, the Landscaping Brief is required to be completed. Where Landscaping is not undertaken by the Building Contractor the following is required: <ul style="list-style-type: none"> <li>• Reticulation sleeves to extent of all landscape areas;</li> <li>• Provision of GPO for reticulation controllers located in a suitable position; and</li> <li>• Landscaping areas are to be levelled and clean and tidy (clear all rubbish, rubble, stones, roots etc.).</li> </ul>

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10.15	Landscaping	Retic connections are required to meet statutory requirements for backflow prevention.
10.16	Services	<ul style="list-style-type: none"> <li>• Meters to be in accordance with the relevant Department of Communities Construction Specifications.</li> <li>• Construction specification - BCA classes 2 and 3: 0171 General requirements, 7.1 Services Connections.</li> <li>• Construction Specification - BCA classes 1a and 10 for single and grouped dwellings: 0171 General requirements, 4.4 Service Connections.</li> </ul>
10.17	Electrical	All necessary sub-circuits are protected by a Safety Switch in accordance with the relevant Department of Communities Construction Specifications.
<b>11</b>	<b>ADDITIONAL REQUIREMENTS FOR MULTIPLE DWELLING DEVELOPMENTS (CLASS 2)</b>	
11.1	Electrical	Wall mounted reverse-cycle split system air-conditioning installed in Living Areas. Min 3.5 Kw.
11.2	Electrical	Condensers are integrated into the development and must have minimal any impact on the outdoor living areas by reduction of the useable space or the expelled air from the unit being driven into this space. Condensers must be safely accessible from the dwelling they serve or from common property for maintenance.
11.3	Services	Main switchboard cabinet is to be steel, (painted to complement building materials) on concrete plinth or built into fence, with SGPO connected to common services meter. The common services meter is to be a “SMARTPOWER” meter where security lighting, reticulation controller, television amplifier, pumps and any other common equipment collectively totals 200 watts or more. Reticulation cabinet positioned above the MATV cabinet with SGPO inside cabinet. Each service cabinet to have two separate keys for access.
11.4	Services	Provide water supply and connection in accordance with WA Water Corporation sub-meter requirements: <ul style="list-style-type: none"> <li>• Individually registered water meter for each dwelling.</li> <li>• Water meters to be located away from vehicle traffic areas wherever possible or contained within trafficable box grates.</li> </ul>
11.5	Clothesline	Common Drying areas and/or provision for dryer
11.6	Carport	Waterproof DGPO not required
11.7	Security	In projects exceeding 10 dwellings access gates and pedestrian entry points are required.
11.8	Flooring	All non-wet areas must have Vinyl plank floor covering. minimum thickness of 4.5mm and fixed with pressure sensitive adhesive. Product to be installed as per manufacturers installation instructions and to come with a minimum 15-year manufacturer warranty.
<b>12</b>	<b>ADDITIONAL REQUIREMENTS FOR SENIOR HOUSING</b>	
12.1	Electrical	Wall mounted reverse-cycle split system air-conditioning installed in living areas.
12.2	Kitchen	Oven to be side opening

**Notes:**

All standards above to be read in conjunction with Department of Communities Construction Specifications and Design standards.

Document in effect from 1<sup>st</sup> of January 2025.

## Non-Compliance Justifications

List areas of non-compliance, including the Clause Number:

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## Development Address

Lot Number:

Street:

Street Number:

Suburb &  
Postcode:

## Acknowledgement

The signatory on behalf of the submitting proponent, hereby acknowledges and agrees that their submission / proposal for the development address complies with this schedule of inclusions unless otherwise justified in the listed areas of non-compliance noted above.

## Submitting Proponent

Name &  
Position:

Signature:

Date: / /