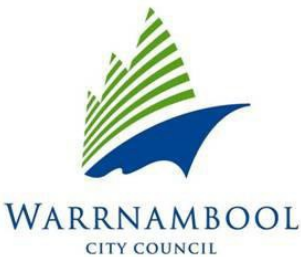


**REGULATION 85**  
**Building Regulations 2018**  
**APPLICATION FOR 'REPORT & CONSENT'**  
**ASSESSMENT CRITERIA – SECTION B**  
**DAYLIGHT TO HABITABLE ROOM WINDOWS**



**DESCRIPTION OF PROPOSAL AND REASONS FOR APPLICATION**

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The Minister for Planning in his Minister’s Guideline MG/12 has set out the Objectives and Decision Guidelines in respect to **Regulation 85** that Council must have regard to when considering varying a design and siting standard.

**Note:** If any matter set out in the guidelines is not met, then Council **must refuse** consent.

**OBJECTIVE**

To allow adequate daylight into new habitable room windows of a principal single dwelling or a small second dwelling.

**DECISION GUIDELINES**

The reporting authority may give its consent to an application for a building permit for a principal single dwelling or a small second dwelling (as applicable) that does not comply with regulation 85 (Daylight to habitable room windows) of the Regulations of the area of the habitable room window is larger than 10% if the floor area of the habitable room.

**Comment:**

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