B3.5.5 Internal amenity

Solar and daylight access and natural ventilation are important for providing pleasant and healthy indoor environments for people to live. This is particularly important for designing comfortable habitable rooms and other areas that are occupied for extended periods.

Provision of natural light and ventilation reduces the reliance on artificial lighting, heating, air-conditioning and mechanical ventilation. This improves energy efficiency and residential amenity.

Note:

Habitable rooms exclude bathrooms, corridors, hallways, stairways, lobbies, and other like spaces of a specialised nature occupied neither frequently nor for extended periods.

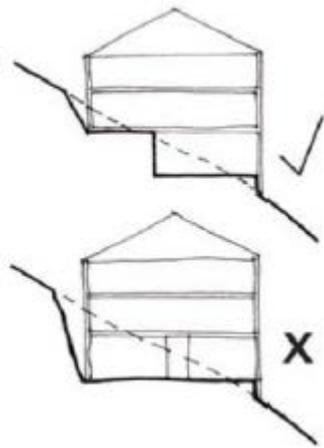| B3.5 Built form and context ▶ *3.5.5 Internal amenity*		
Objectives	**Controls**	
O1 To encourage high levels of internal amenity through the provision of direct natural light and direct natural ventilation.	C1 All habitable rooms in a dwelling must have at least one external wall primarily above the existing ground level which provides an unobstructed window opening.	
O2 To encourage buildings that are designed to maximise natural light provision in habitable rooms.	C2 All habitable rooms in a dwelling must have direct natural light and direct natural ventilation.	
	C3 The area of unobstructed window openings should be equal to at least 20% of the room floor area for habitable rooms.	
	C4 Light wells must not be the primary air source for habitable rooms.	
	C5 Any room of a dwelling either partially or fully below existing ground level (excluding basement parking and storage areas) must have a minimum width to depth ratio of 2:1 to support effective natural ground level and room circulation. NOTE: For the purposes of this provision, width is to be based on the external wall occupied by the primary window.	

FIGURE 19A
Dwellings should be designed to locate rooms primarily above existing ground level to maximise the provision of natural light from unobstructed window openings.