Zone UC — 4 green space precedents

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File	Year	Driveway surface	Counted as green space?	Decision
PC-2020-0114	2020	Stabilised gravel	**No**	Granted after amendment
PC-2021-0203	2021	Stabilised gravel	**No**	Granted
PC-2022-0078	2022	**Unstabilised gravel**	**Yes**	Granted
PC-2024-0156	2024	Stabilised gravel	**No**	Refused, then granted after amendment

> **The only file where the driveway was counted had unstabilised gravel.** That is not an exception to the practice: it is a different case, and distinguishing it avoids citing a precedent that does not say what you think.

What clause UC 13 says, word for word

"At least 30% of the plot shall be laid out as open-ground green space."

The regulations do not define what counts as open ground in relation to a permeable surface. That absence of definition is what makes both readings possible — and it is a subject for amending the plan, not for case assessment.

What is supplied to the case officer

Element	Supplied?
The 4 files, with their decisions	**Yes**
The driveway surface in each	**Yes**
The text of clause UC 13	**Yes**
A recommendation	**No**

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