The area is identified as ‘Potential Urban Land’. The area is identified as having potential to be rezoned from a rural zone to a residential zone to allow for residential development in the area.

### Fact Sheet: Area 20 – Gregadoo

The subject area is identified as having environmental significance, is bushfire prone, subject to a property vegetation plan and has a significant ridgeline. The land has the ability to support residential demand in the longer term but will only be considered for rezoning after a residential study of the Local Government Area has been undertaken and land within the urban containment line is exhausted to less than 15 years supply.

The subject area contains biodiversity values and endangered ecological communities which are to be protected through appropriate zonings of E2 Environmental Conservation and E4 Environmental Living.

### What does this mean for land owners:
This means that prior to any development of the area studies will be undertaken to ensure there is adequate demand for additional residential land in the area and ensure areas with constraints are avoided. It is anticipated that progress will occur between 15 and 30 years time.