
From: Fiona Gunnion [REDACTED]
Sent: Monday, 4 May 2026 5:02 PM
To: Kingborough LPS
Cc: David Rowe
Subject: Fusion Submission regarding zoning.
Attachments: Fusion Submission to Tasmanian Planning commission.pdf

Hi.

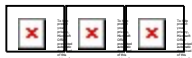
Please find attached Fusion's Response to letter sent on 2nd April.
If you have any questions please don't hesitate to contact myself or David Rowe.

Fiona Gunnion

EXECUTIVE MANAGER OF PROGRAMS



FUSION AUSTRALIA | 185 Warrigal Rd | Hughesdale VIC | [REDACTED]



[Book time with Fiona Gunnion](#)

4th May 2026

Attention: Tasmanian Planning Commission

**Proposed Re-Zoning of Fusion's *Forest Glen* Property
at [REDACTED], Summerleas**

I am writing in response to your letter of 2 April 2026 (ref DOC/26/36829) in relation to the application of the Kingborough draft Local Provisions Schedule to our *Forest Glen* property at [REDACTED], Summerleas, (Title [REDACTED]).

In the original Draft LPS, our property was to be wholly zoned as Landscape Conservation. However, in the recent report by Ireneinc, our property was recommended for split zoning – part Landscape Conservation and part Rural Living.

In response, Fusion Australia hereby submits as follows:

1. The original Draft LPS proposal, whereby our whole property was zoned as 'Landscape Conservation', was completely inappropriate and unacceptable.

- Forest Glen has been a farming property since the 1830's, and the majority of the property has been cleared of its original native vegetation over its 190-year history.
- The easternmost/lower half of the property (18 hectares) is still largely cleared, subdivided into paddocks, and actively managed for pasture, horticulture, and other purposes. It contains five residences, workshops, gardens, a greenhouse and an office. This is readily able to be verified from aerial imagery, and is no doubt the basis for its proposed rezoning by Ireneinc.
- Much of the westernmost/upper half of the property (18 hectares) was once cleared; its current overstorey of wattle and scrub species was generated by the 1967 bushfire, and is only temporary in nature. This top part of the property also contains some cleared land, two large dams, several buildings, and other infrastructure associated with management of the property and Fusion Australia's youth-support and community-building functions.

Thus, zoning the whole property as 'Landscape Conservation' would be inconsistent with its past and current usage, inconsistent with the zoning of similar adjacent properties as 'Rural Living', and unnecessarily restrictive of Fusion Australia's current and future land management.

2. The revised proposal by Ireneinc, whereby zoning of the property would be split between "Landscape Conservation" and "Rural Living", is certainly an improvement.

- The proposed zoning of the easternmost/lower half of the property (18 hectares) as 'Rural Living' is a sensible recognition of its current state: still largely cleared, subdivided into paddocks, actively managed for pasture, horticulture, etc, and containing five residences, workshops, gardens, a greenhouse and an office.
- Rezoning that part of the property as 'Rural Living' would also result in much more consistency with the treatment of surrounding properties that are similarly cleared and actively managed.
- However, keeping the zoning of the westernmost/upper half of the property (18 hectares) as "Landscape Conservation' would be inappropriate:

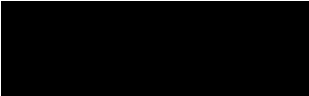
- Much of this area was once cleared; its current overstorey of wattle and scrub species was generated by the 1967 bushfire, and is only temporary in nature.
- This top part of the property also contains some cleared land, two large dams, several buildings, and other infrastructure associated with management of the property and Fusion's youth-support and community-building functions.
- The proposed straight-line boundary between the zones would be artificial and unworkable: It is unsympathetic to the steep and complex topography of the area. Its location is restrictive and illogical with respect to the assets and management of the property, arbitrarily cutting straight through dams, roads, and paddocks.

Thus, Ireneinc's proposed rezoning of the bottom half of the property as 'Rural Living' would be a much more appropriate and consistent outcome for that part of *Forest Glen*, but the proposed retention of the upper half as "Landscape Conservation" would be inconsistent with its past and current usage, and would impose an arbitrary and artificial boundary that would unnecessarily and detrimentally impact Fusion's land management.

3. Accordingly, Fusion believes that the 'Rural Living' zone should be applied to the entire *Forest Glen* property.

- 'Rural Living' is a sensible recognition of the current state of the property. A significant proportion is still largely cleared, subdivided into paddocks, and actively managed for pasture, horticulture, etc. It contains five residences, workshops, gardens, a greenhouse and an office. Even the areas that appear to be more natural were once cleared; the current overstorey of wattle and scrub species was generated by the 1967 bushfire and is only temporary in nature. And even the more vegetated areas contain some cleared land, two large dams, several buildings, and other infrastructure associated with management of the property and Fusion's youth-support and community-building functions.
- 'Rural Living' zoning would be more consistent with the treatment of surrounding properties that are similarly cleared and actively managed.
- Applying a single zone to the whole property would more clearly express planning objectives and simplify their application, and would eliminate the need for any arbitrary or artificial internal boundaries that would unnecessarily impact Fusion's land management.

If the planning Commission decide that there needs to be split zoning rather the whole property being classified as "Rural Living", Fusion requests a meeting to discuss where the boundary line is place, so that this decision takes into account where the existing structures that are used for operation and program delivery are located.


Fiona Gunnion

Executive Manager of Programs

David Rowe

Fusion South Tas Team Leader.