

Exhibited

This planning application is open for
public comment until
23 February 2026

Reference no	PLN-25-0207
Site	9 ZIRCON PLACE PERTH
Proposed Development	Multiple Dwellings (1 Existing 2 new)
Zone	8.0 General Residential
Use class	Residential

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



Exhibited

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE
(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Office Use Only:

The Proposal

Description of proposal: PROPOSED ADDITIONAL DWELLINGS

Driveway construction material: CONCRETE

The Land

Site address: 9 ZIRCON PLACE, PERTH, 7300

Title reference: C/T: 179919/10

Existing buildings on site: DWELLING

Existing use of site: RESIDENTIAL

**Applicant justification of any variation/discretion to the
*Tasmanian Planning Scheme – Northern Midlands***

<p>OWNER: GROWTH DEVELOPMENTS PTY LTD</p> <p>FOLIO REFERENCE: C.T.179822/100</p> <p>GRANTEE: Part of Lot 1 Section E 10a-0r-0p granted to Frederick James Houghton</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR: R.M. Peck</p> <p>LOCATION: LAND DISTRICT OF CORNWALL PARISH OF PERTH</p> <p>SCALE 1: 500 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP179919</p> <p>APPROVED EFFECTIVE FROM 10 NOV 2020</p> <p><i>R.M. Peck</i> Recorder of Titles</p>
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ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

<p><i>R.M. Peck</i> Registered Land Surveyor</p> <p><i>24/09/2020</i> Date</p>	<p><i>[Signature]</i> Council Delegate</p> <p><i>28.10.2020</i> Date</p>
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Stormwater Detention Report

Multiple dwellings

9 Zircon Place,
Perth 7300



Document Control Record

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Document Control

6ty°

Report Title:		On-Site Stormwater Detention Design Report						
Project Number:		26.026		Project Name:		9 Zircon Place		
Client:		Jason Sherriff		Client Contact:		Jason Sherriff		
Revision:	Date:		Revision details:		Prepared by:		Reviewed by:	
1	21/01/2026		1.0		Thomas Cotton			
Current revision:		1						

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1. Introduction

This report examines the stormwater network design for multiple dwellings on an existing residential lot at 9 Zircon Place, Perth, to comply with Northern Midlands Council requirements.

2. The site

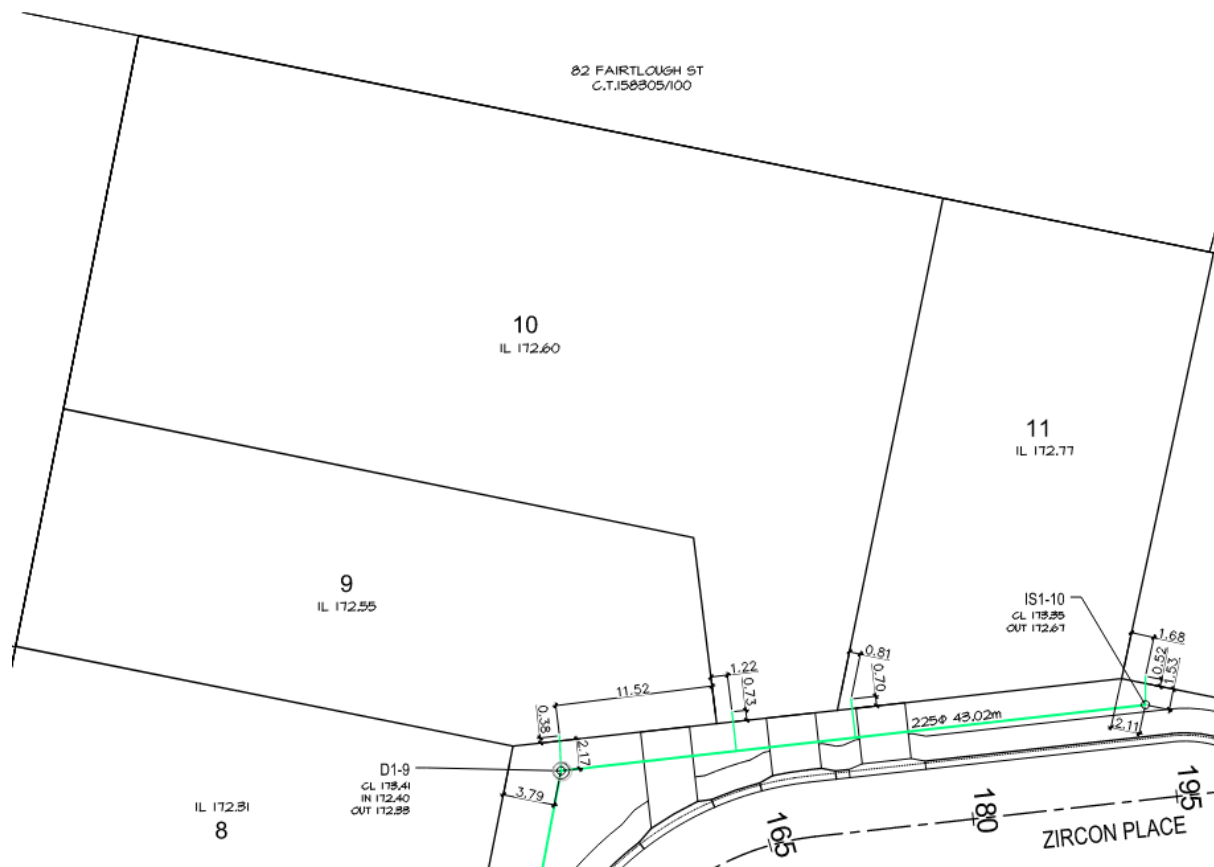
The site is located at 9 Zircon Place, Perth, as shown in Image 1 below:

Image 1 - (The LIST)



The site has an existing residence with a garage at the rear of the property.

Image 2 - Existing Stormwater Network

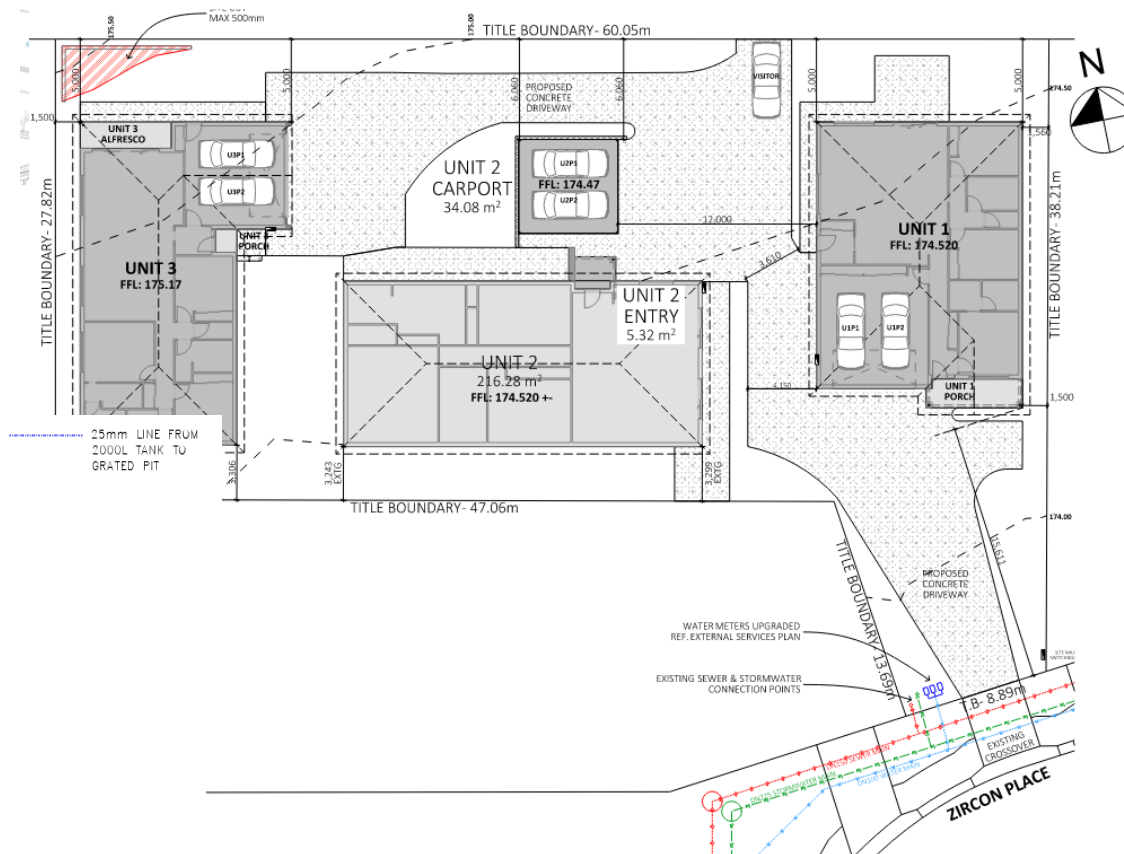


There is an existing DN100 stormwater connection with a DN225 in the roadway. The stormwater from the house and overland flows are discharged into the existing connection or run overland towards the roadway.

3. The approved development

Northern Midlands Council has granted a Planning Permit for the development at 9 Zircon Place, Perth, subject to conditions, under DA number PLN-25-0207.

Image 3 - Proposed dwellings layout



4. Stormwater management requirements

The Northern Midlands Council On-Site Stormwater Detention Policy outlines the requirements for new developments to ensure that the stormwater runoff does not adversely impact downstream and surrounding properties during all storm events, including 1% AEP event.

- The on-site detention systems must restrict the stormwater discharge to the permissible rate (Image 3).
- The system must provide sufficient storage to ensure peak flow rates at any point within the downstream drainage system do not increase because of the development.
- The system must drain within 72 hours to ensure storage volume is available for the next possible storm event.

Refer excerpt from the Planning Permit below

Image 4 - Excerpt from Planning Permit

3. To determine compliance with Council's [Water Quality Management](#) policy, please show water treatment provisions within the site or nominate if you would like council consider accepting a contribution per Councils fees and charges.
4. To determine compliance with Council's [On-site Stormwater Detention](#) policy, please provide details of the proposed on-site stormwater detention system including sizing.
5. To determine compliance with Council's Landscaping policy, please provide details of the proposed landscaping including species types, height at maturity, location etc.

Image 5 - Permissible site discharge and minimum 1:20 ARI detention volume from Northern Midlands Council On-Site Detention Stormwater Policy

TABLE 1: PERMISSIBLE SITE DISCHARGE (L/s) AND MINIMUM 1:20 ARI (5% AEP) DETENTION VOLUME (M3)

Lot size (m ²)	Permissible Site Discharge (PSD) (L/s)	Fraction Impervious					
		50%	60%	70%	80%	90%	100%
100	0.88	0.2	0.3	0.4	0.5	0.6	0.7
200	1.76	0.4	0.6	0.8	1.0	1.2	1.4
300	2.64	0.6	0.9	1.1	1.4	1.8	2.1
400	3.52	0.8	1.1	1.5	1.9	2.3	2.8
500	4.39	1.0	1.4	1.9	2.4	2.9	3.5
600	5.27	1.2	1.7	2.3	2.9	3.5	4.2
700	6.15	1.4	2.0	2.7	3.3	4.1	4.9
800	7.03	1.6	2.3	3.0	3.8	4.7	5.6
900	7.91	1.8	2.6	3.4	4.3	5.3	6.3
1000	8.79	2.0	2.9	3.8	4.8	5.8	7.0
1100	9.67	2.2	3.2	4.2	5.3	6.4	7.7
1200	10.55	2.4	3.4	4.5	5.7	7.0	8.4
1300	11.42	2.6	3.7	4.9	6.2	7.6	9.1
1400	12.30	2.8	4.0	5.3	6.7	8.2	9.8
1500	13.18	3.1	4.3	5.7	7.2	8.8	10.5
2000	17.58	4.1	5.7	7.6	9.6	11.7	13.9
2500	21.97	5.1	7.2	9.5	11.9	14.6	17.4
3000	26.36	6.1	8.6	11.4	14.3	17.5	20.9
3500	30.76	7.1	10.0	13.2	16.7	20.4	24.4
4000	35.15	8.1	11.5	15.1	19.1	23.4	27.9
4500	39.55	9.1	12.9	17.0	21.5	26.3	31.3
5000	43.94	10.2	14.3	18.9	23.9	29.2	34.8
5500	48.33	11.2	15.7	20.8	26.3	32.1	38.3
6000	52.73	12.2	17.2	22.7	28.7	35.0	41.8

Examination of the proposed plan for the development shows that the site area is 1800 m², with 1282.9 m² of impervious surfaces, equivalent to 71% of the total site area. Based on the guidelines, the peak permissible flow rate is 15.82 l/s, and the minimum required detention volume is 6.84 m³.

5. Design procedures

Hydrological modelling was conducted using the Watercom DRAINS software program. The analysis aimed to achieve a reduction in peak discharge from the property to 15.82 l/s under post-development conditions and to determine the approximate size of the detention basin. The assessment considered both 1% AEP major and 5% AEP minor storm events, with storm duration from 5 minutes to 2 hours.

The Initial Loss – Continuous Loss model was used to compute discharge for the existing and post-development catchments. For pervious and impervious surfaces, the IL/CL parameters were adopted as recommended in the Australian Rainfall and Runoff (ARR) Data Hub using current data with no climate change modifiers. (<https://data.arr-software.org>).

Impervious Area Initial Loss (mm)	1
Impervious Area Continuing Loss(mm/hr.)	0
Pervious Area Initial Loss(mm)	19
Pervious Area Continuing Loss(mm/hr.)	5.2

For the pre-development scenario, the site was calculated to be 82% pervious, and for the post-development scenario, the proposed dwellings and pavement were calculated to be 73% impervious and 27% pervious. Examination of The LIST mapping for both the soil permeability and the waterlogging hazard of the soils found on the site indicate that the soil class for the site is best described as Type 3 soil, having slowly permeable clays with a high risk of waterlogging.

The developed site has separate catchments formed by the roof areas and the pavement areas; these have been calculated following AS/NZS 3500. The impervious areas of the developed site are primarily the roof areas, parking and vehicle manoeuvring areas extending up to the Zircon Place crossover.

The proposed method of stormwater management for the site is a underground storage within the driveway. The proposed design has 2x 750 DIA pipe 12m long with an 80mm orifice plate on the outlet.

Site Data:

- Total Site Area = 1800 m².
- Total Roof Area (2 New and 1 Existing Dwelling) = 749m².
- Pavement Areas (not roofed) = 568 m².
- Total developed impervious area = 1317 m² = 73% impervious of site.

Design Data:

- Roofed and paved areas to underground storage pipes
 - 1x 600 DIA 15m long pipe.
 - 85mm outlet orifice.
 - Total available detention storage of 3.4 m³

5.1 Model results

The model was run with the detention tanks and orifice sizes iteratively adjusted until the design objectives were achieved for the 5% AEP event.

Storm Event	Discharge (l/s)
5% AEP 5 Min Storm 1	11 L/s
5% AEP 10 Min Storm 10	12 L/s
5% AEP 15 Min Storm 1	13 L/s
5% AEP 45 Min Storm 3	12 L/s

Based on the 3.4 m³ of in ground storage, the peak discharge from the site would be limited to 13 l/s by using a circular orifice plate of 85 mm ID in the 5% AEP event (all piped flows). For a 1% AEP event, the system is designed to allow overland flow to the Zircon Place crossover.

Image 6 - Developed site discharge (5% AEP, 5-min burst)

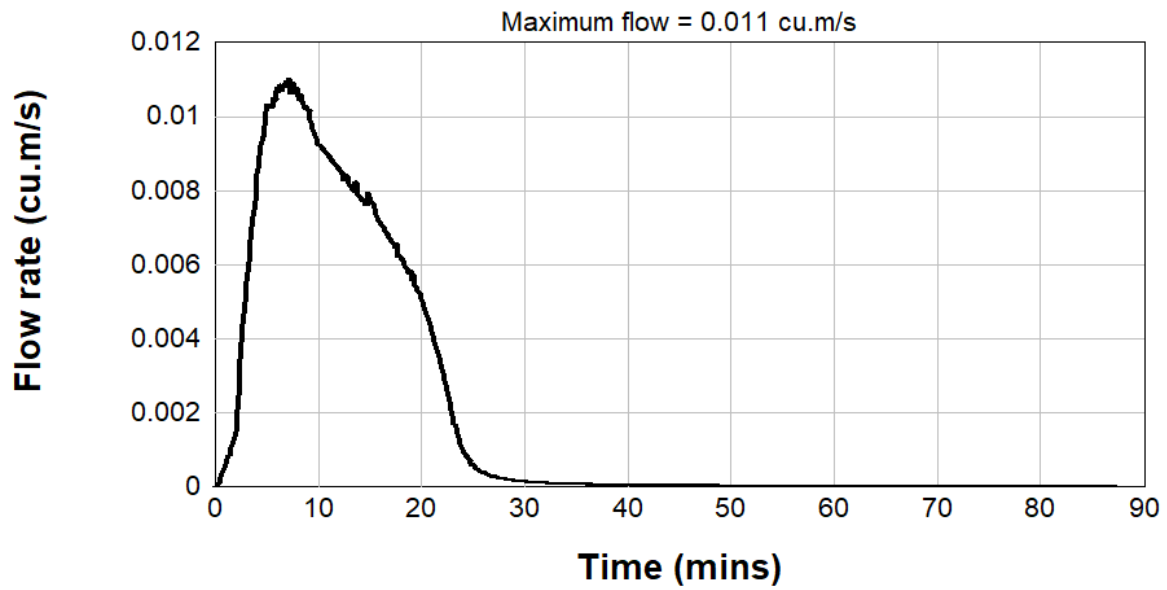


Image 7 - Developed site discharge (5% AEP, 10-min burst Storm 10)

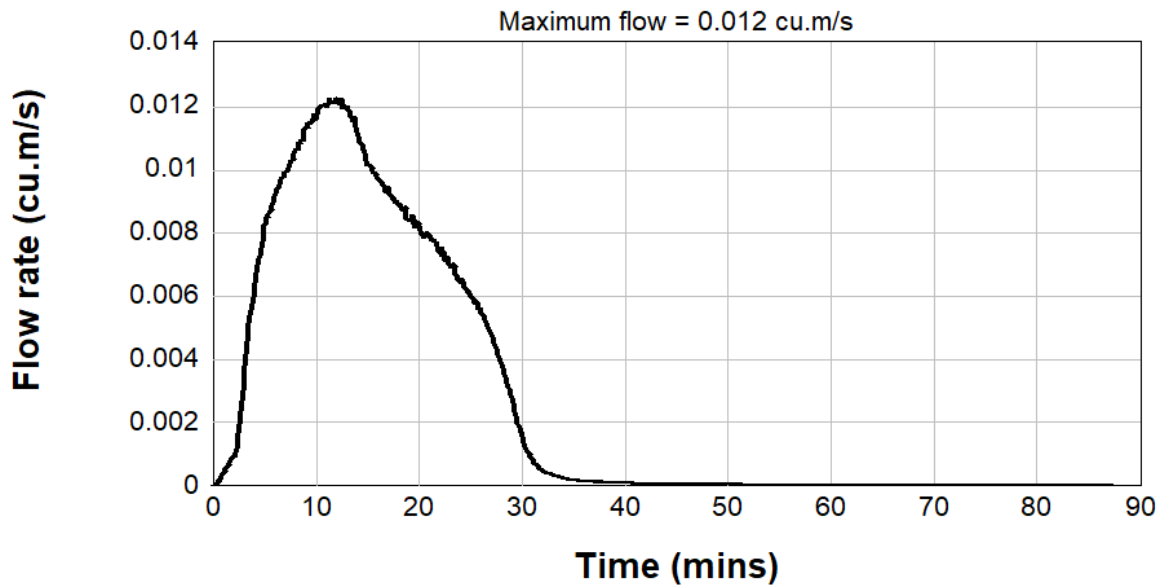


Image 8 - Developed site discharge (5% AEP, 15-min burst Storm 1)

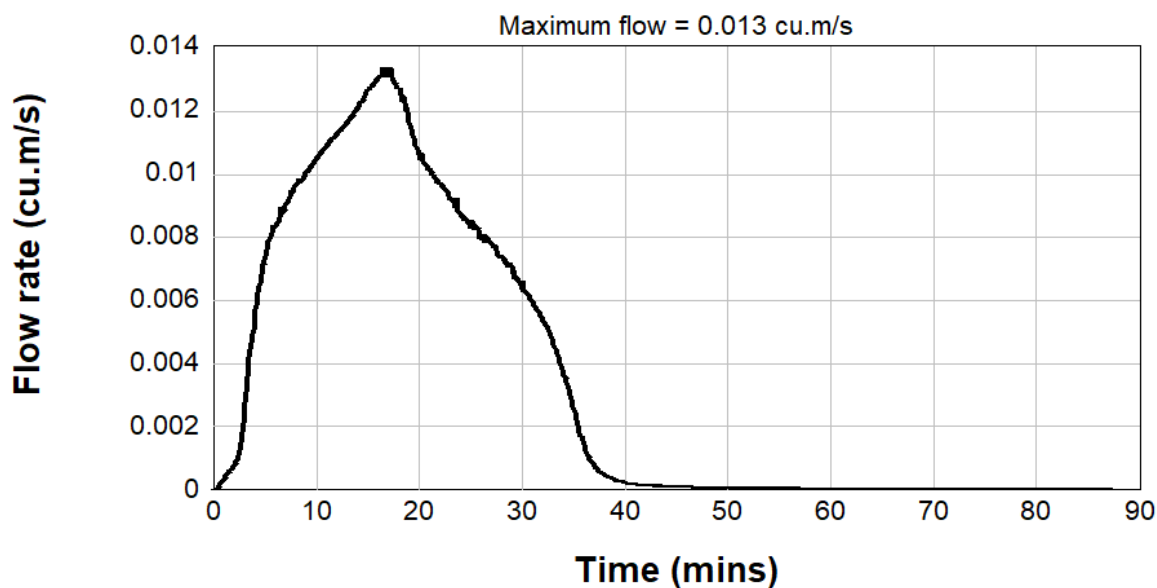
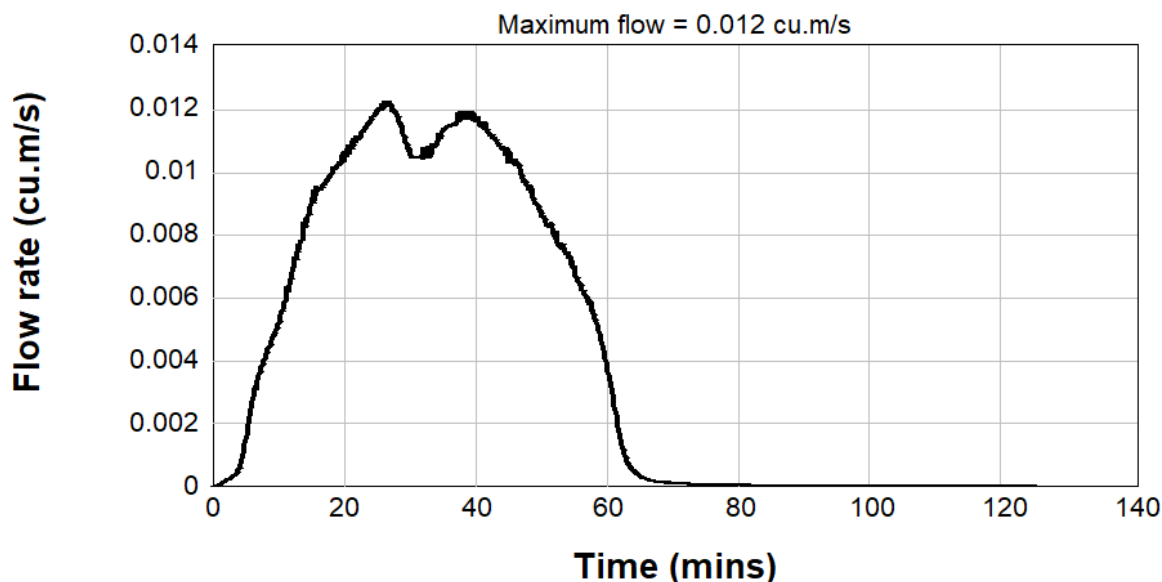


Image 9 - Developed site discharge (5% AEP, 10-min burst Storm 10)



The results indicate that the designed system is sufficient to contain up to a 1 in 20-year storm event and meets the Northern Midlands Council stormwater requirements.

6. Conclusion

The proposed design provides adequate detention of site stormwater to reduce site outflow in line with the Conditions of the permit of Planning Permit PLN-25-0207. As part of the design, we have included overflow paths that direct the water to the crossover. This will ensure there is no flooding on the site in an event larger than a 1% AEP as required.



PROPOSED ADDITIONAL DWELLINGS
9 ZIRCON PLACE,
PERTH, 7300.



DRAWING #	DRAWING	Received 23.1.2026 Exhibited
ZRCN09-1	COVER PAGE	
ZRCN09-2	SITE PLAN DEMO	
ZRCN09-3	SITE PLAN	
ZRCN09-4	STRATA PLAN	
ZRCN09-5	LANDSCAPE PLAN	
ZRCN09-6	PARKING AND TURNING 1	
ZRCN09-7	EXTERNAL SERVICES	
ZRCN09-8	EXTERNAL SERVICES NOTES	
ZRCN09-9	UNIT 1 FLOOR PLAN	
ZRCN09-10	ELEVATIONS	
ZRCN09-11	UNIT 2 FLOOR PLAN	
ZRCN09-12	ELEVATIONS	
ZRCN09-13	UNIT 3 FLOOR PLAN	
ZRCN09-14	ELEVATIONS	
ZRCN09-15	PERSPECTIVES	

BUILDING CLASSIFICATION	CLASS 1	COUNCIL	ZONE
AREAS	(m²)	NORTHERN MIDLANDS	GENERAL RESIDENTIAL
UNIT 1	197.69	LAND TITLE REFERENCE	179919/10
UNIT 1 PORCH	9.96	PROPERTY ID	9746963
UNIT 2	216.28	LOT SIZE (M²)	1800
UNIT 2 CARPORT	34.08	BAL RATING	TBC
UNIT 2 ENTRY	5.32	DESIGN WIND CLASS	TBC
UNIT 3	193.87	SOIL CLASSIFICATION	TBC
UNIT 3 PORCH	1.81	PLANNING OVERLAY	BUSHFIRE PRONE, SAFEGAURDING AIRPORTS, PERTH SPECIFIC AREA PLAN
UNIT 3 ALFRESCO	8.78		

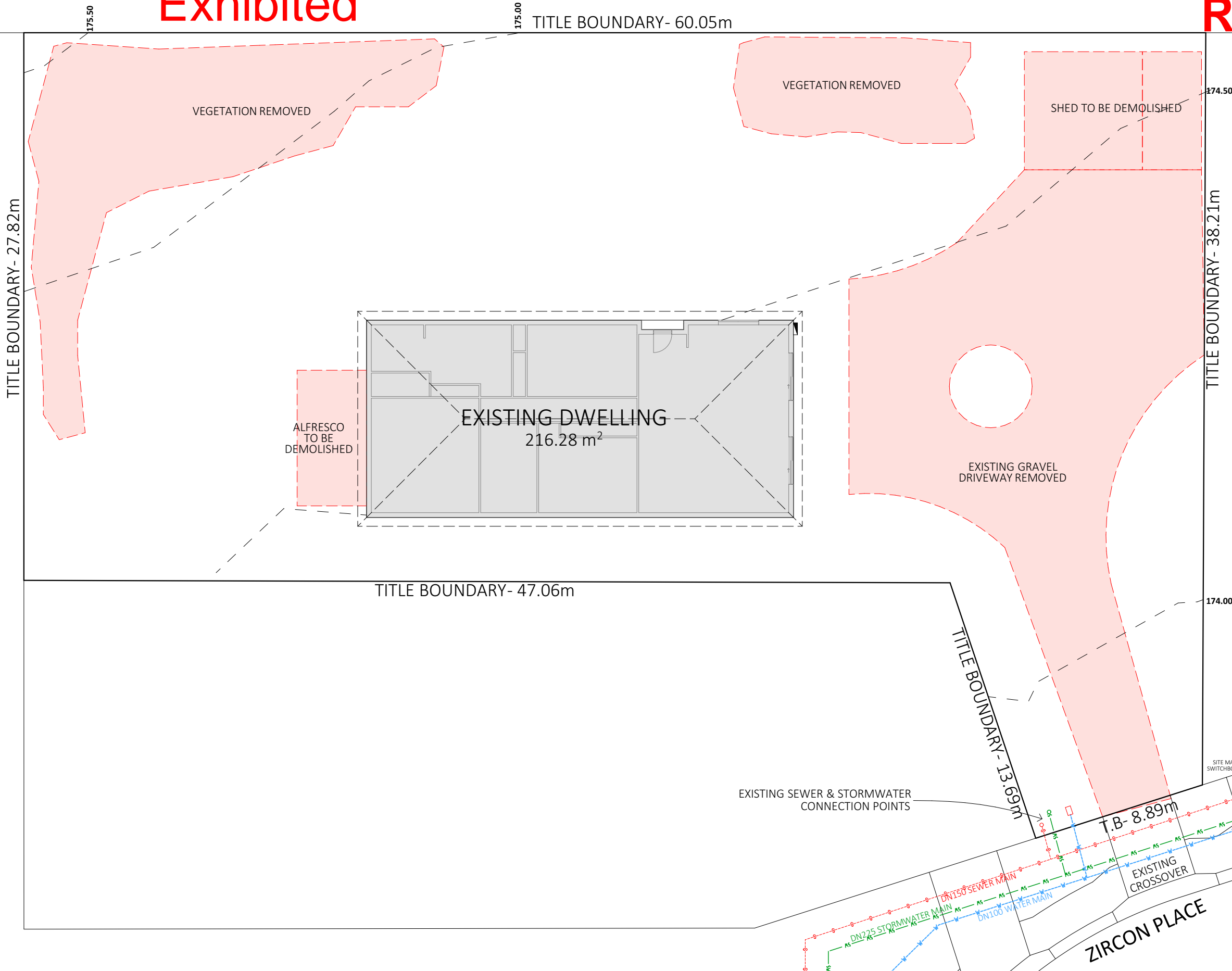
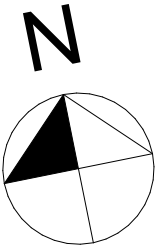
ATTACHMENTS

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SITE ADDRESS:
9 ZIRCON PLACE,
PERTH, 7300.

DRAWING
SITE PLAN
DEMO

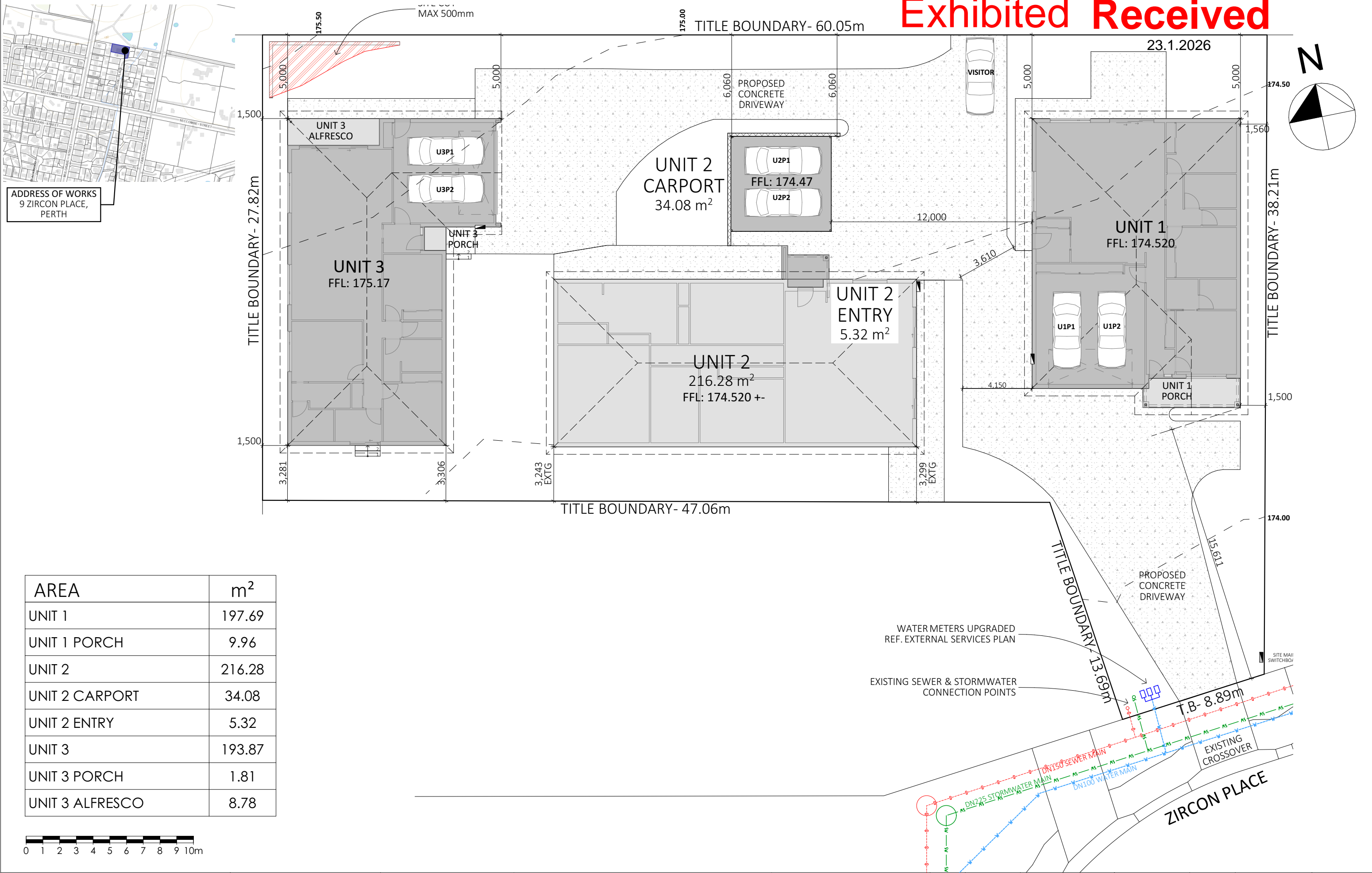
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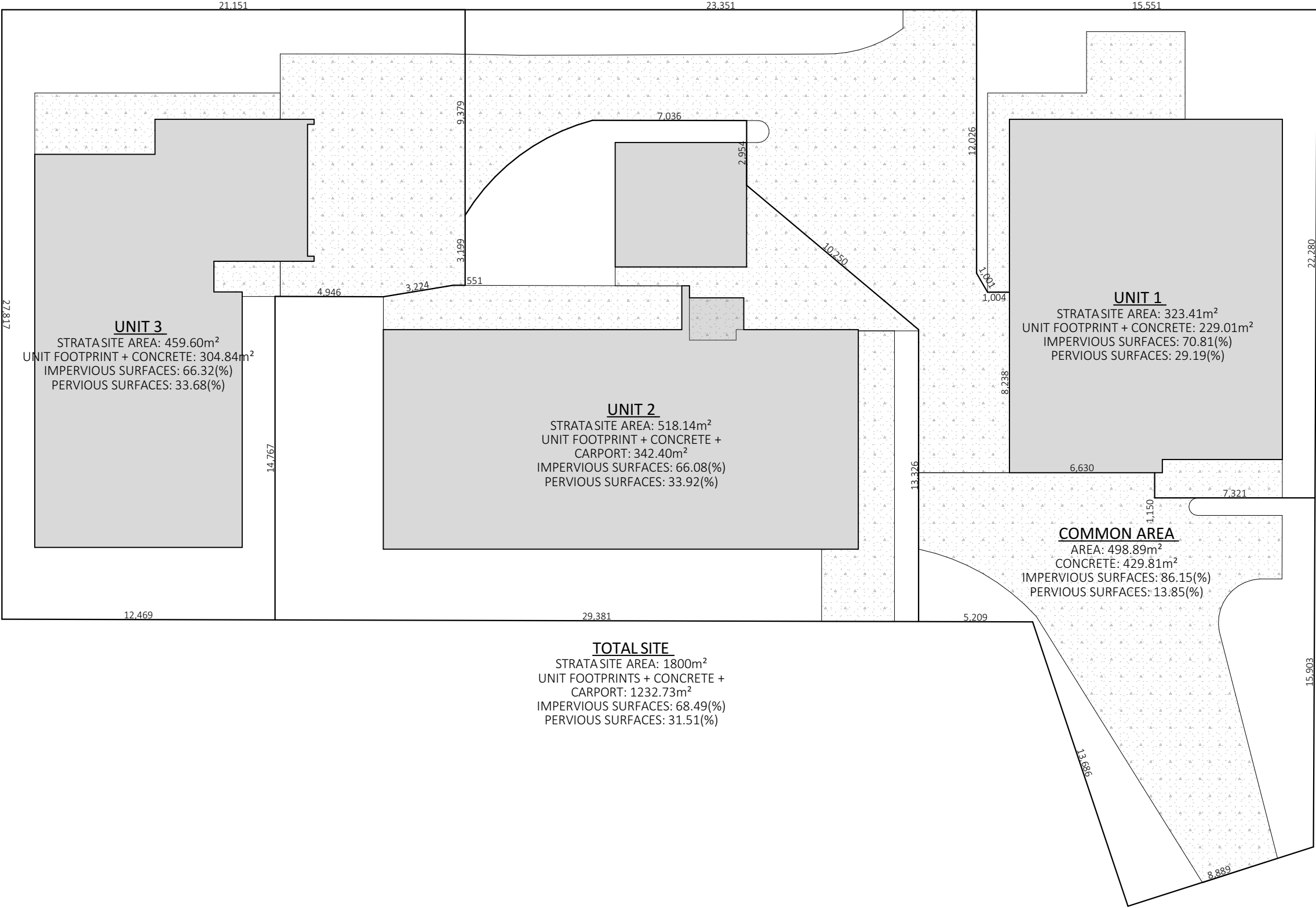
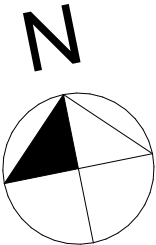
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AREA	m ²
UNIT 1	197.69
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UNIT 2	216.28
UNIT 2 CARPORT	34.08
UNIT 2 ENTRY	5.32
UNIT 3	193.87
UNIT 3 PORCH	1.81
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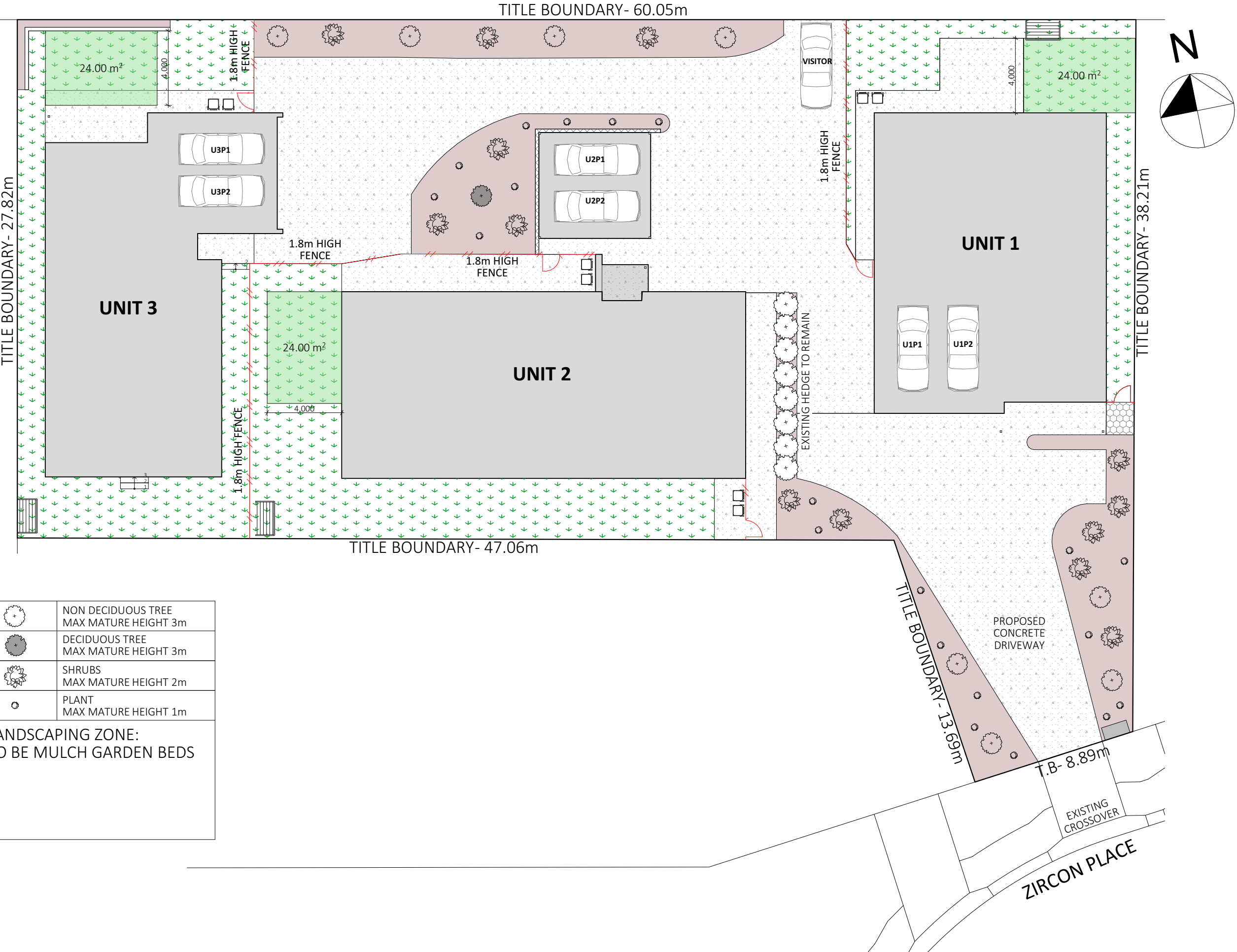
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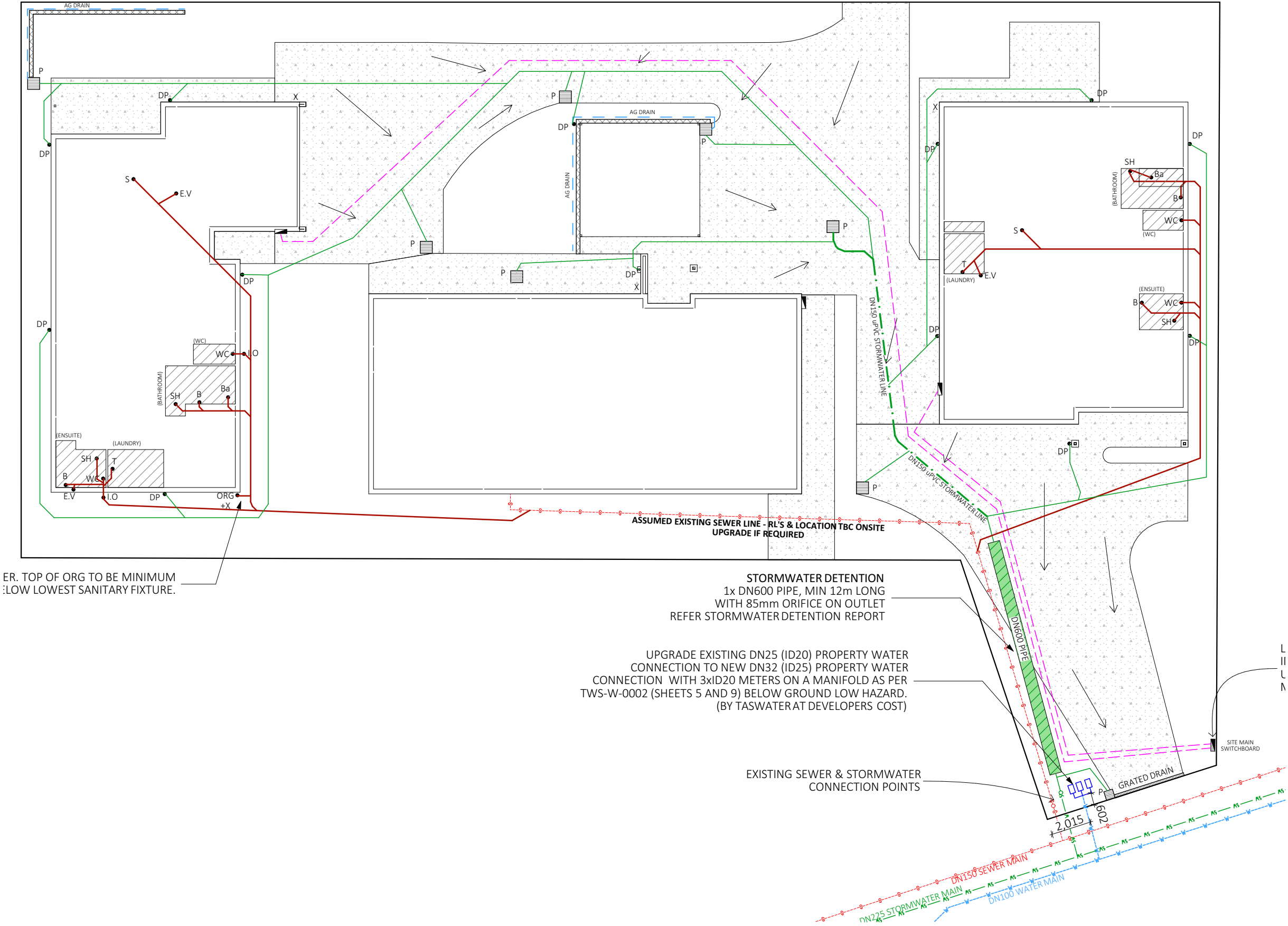
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LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN
	UNDERGROUND POWER
	EXISTING STORMWATER LINE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING ELECTRICAL SUPPLY

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NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:


1. INTERNAL PIPING
a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
i) WITHIN AN UNVENTILATED WALL SPACE
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
iii) BETWEEN CEILING INSULATION AND A CEILING
MUST HAVE A MINIMUM R-VALUE OF 0.2

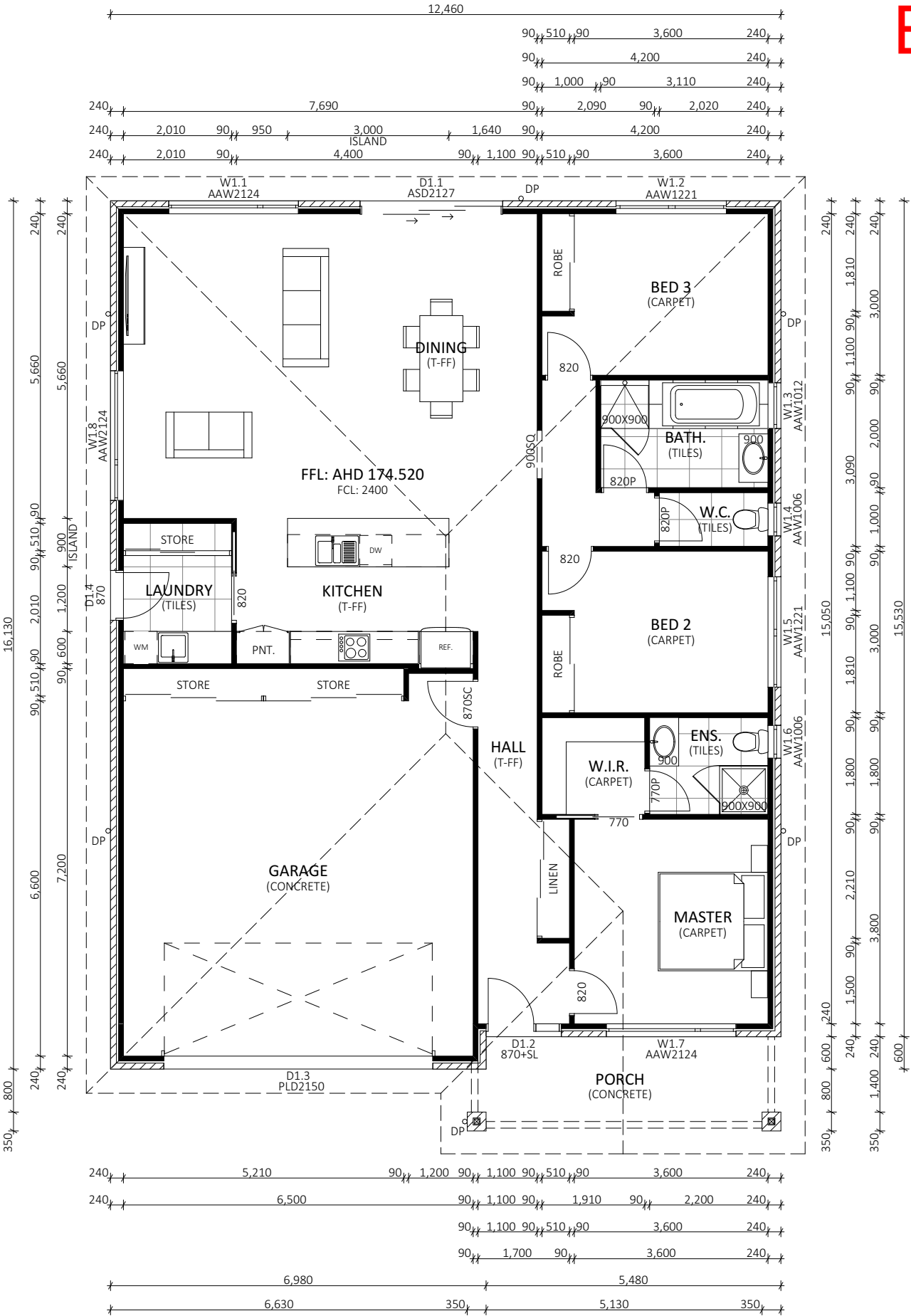
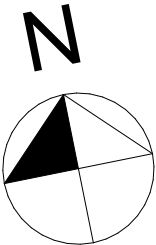
2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,
MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM
MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

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UNIT 1 FLOOR
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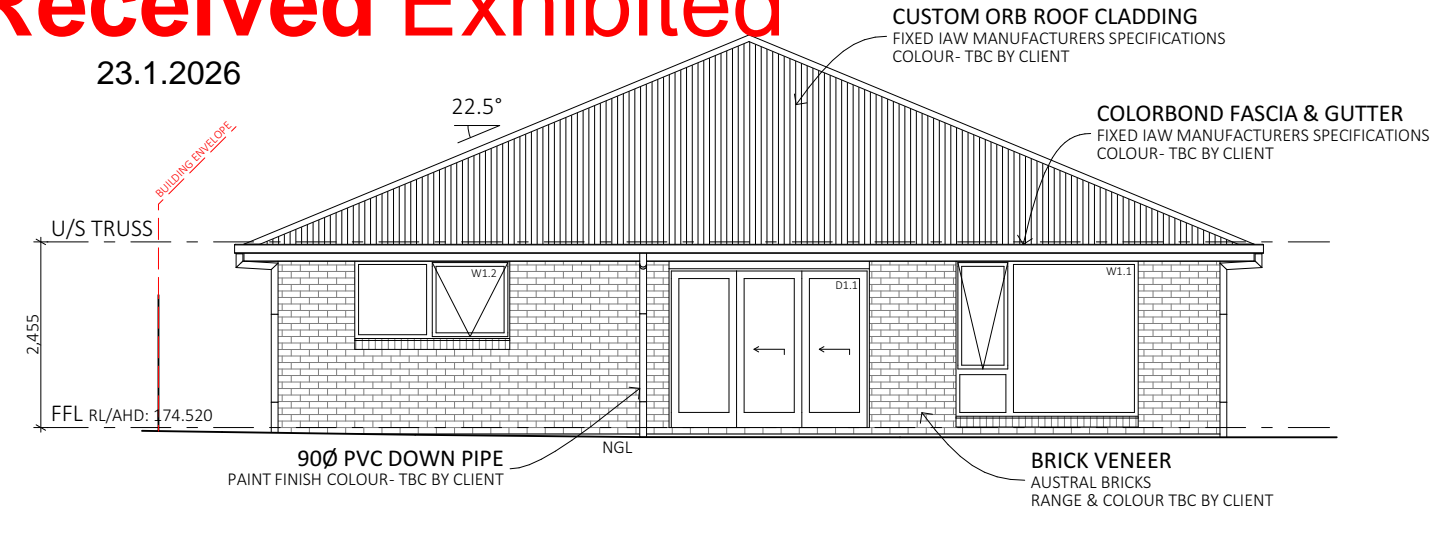
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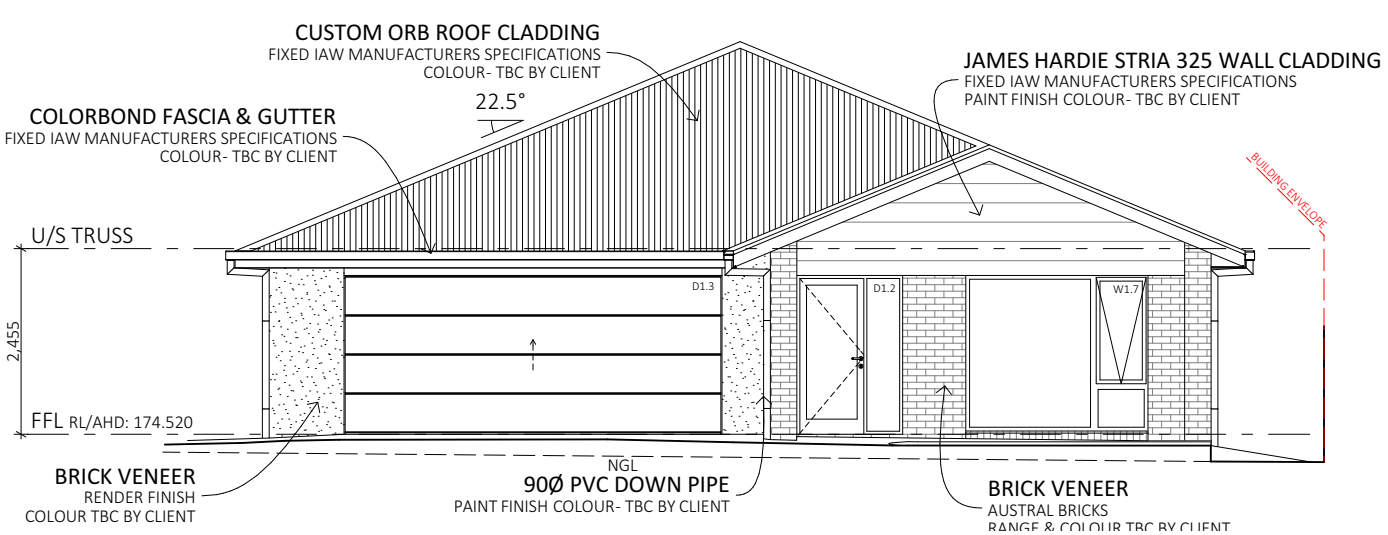
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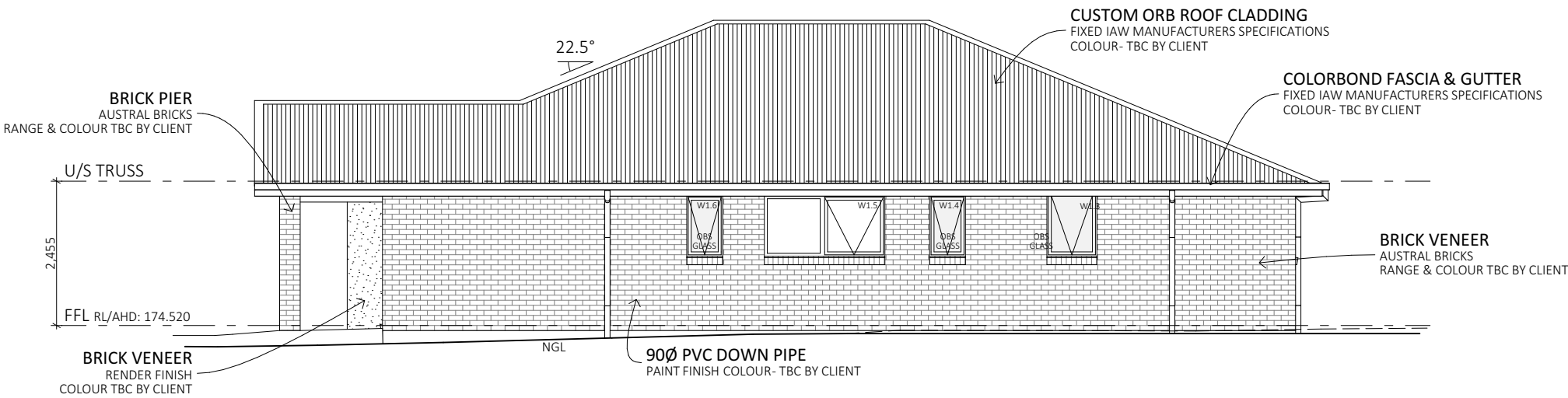
23.1.2026



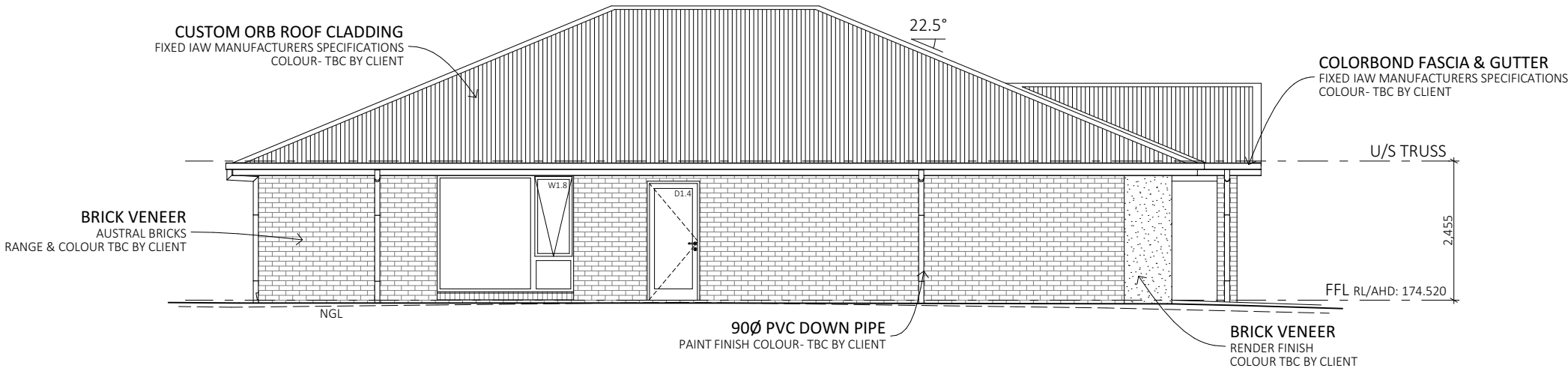
NORTHERN ELEVATION



SOUTHERN ELEVATION



EASTERN ELEVATION



WESTERN ELEVATION



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SITE ADDRESS:
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**DRAWING
ELEVATIONS**

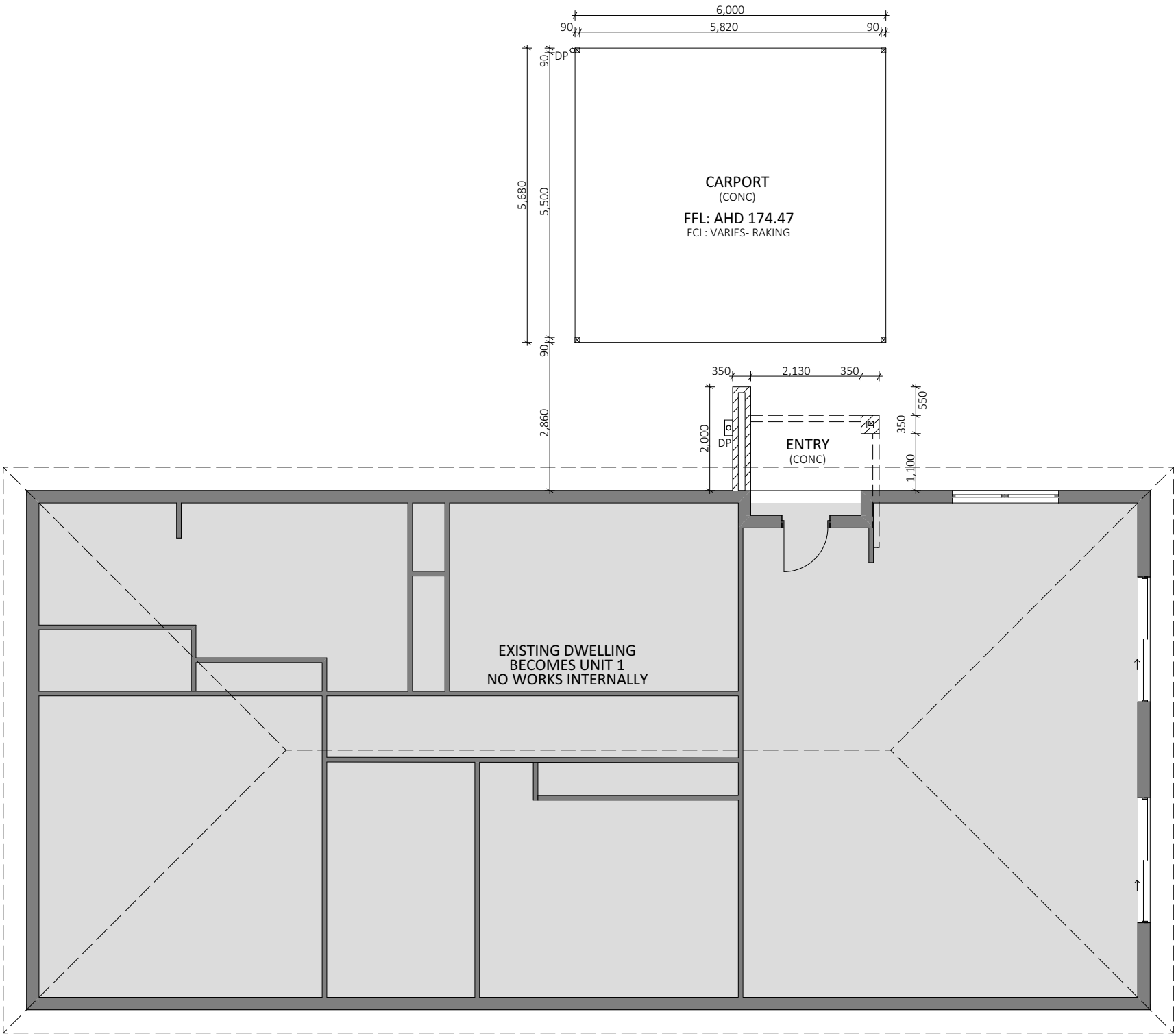
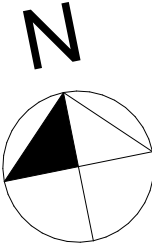
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R1	15/10/2025	CLIENT REVIEW	DRAWN	D.P	DRAWING	10/15
R2	16/10/2025	FOR DA				
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DRAWING
UNIT 2 FLOOR
PLAN

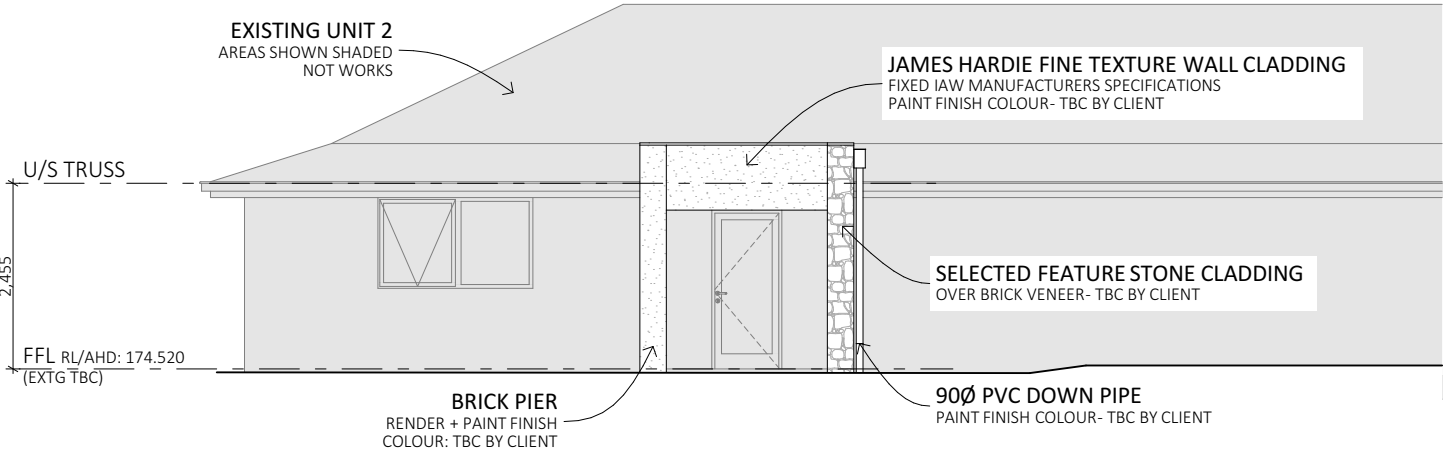
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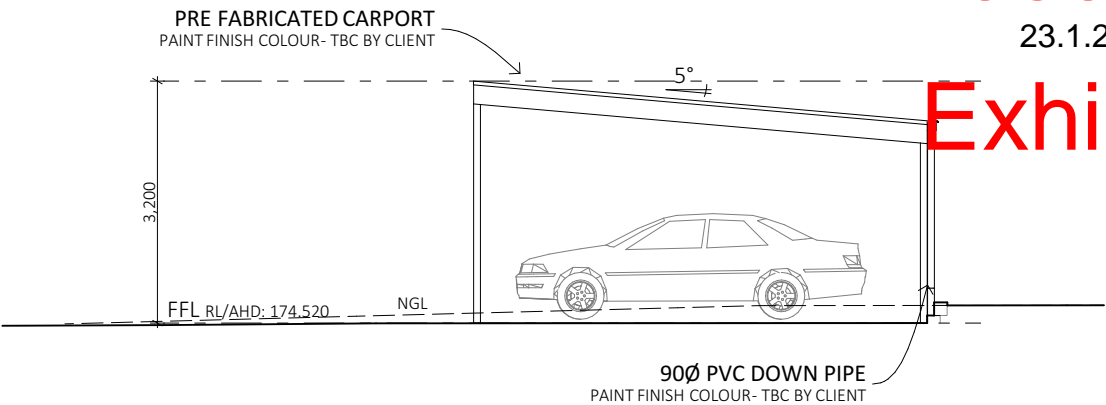
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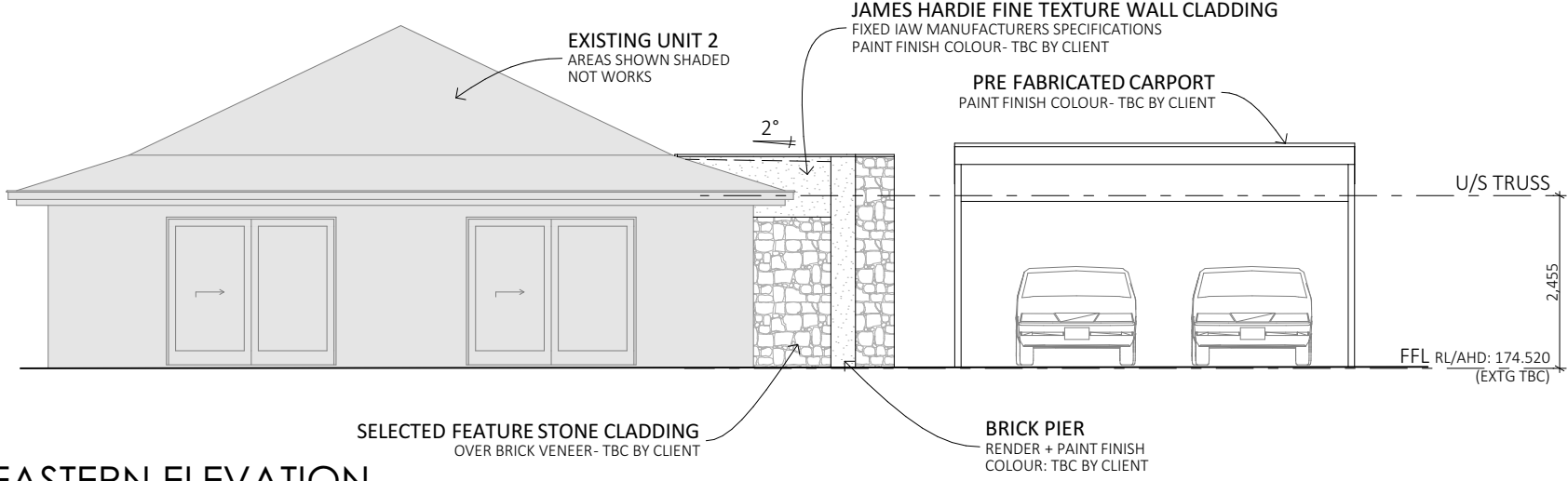
REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	ZRCN09
R1	15/10/2025	CLIENT REVIEW	DRAWN	D.P	DRAWING	11/15
R2	16/10/2025	FOR DA				
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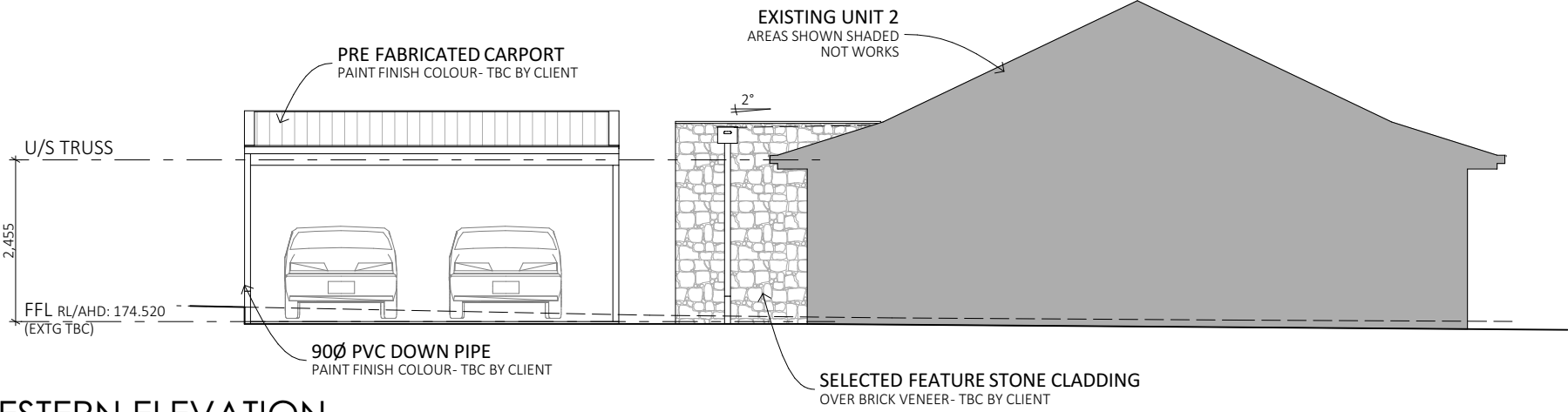
NORTHERN ELEVATION - UNIT 2



NORTHERN ELEVATION - UNIT 2 CARPORT



EASTERN ELEVATION



WESTERN ELEVATION



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**DRAWING
ELEVATIONS**

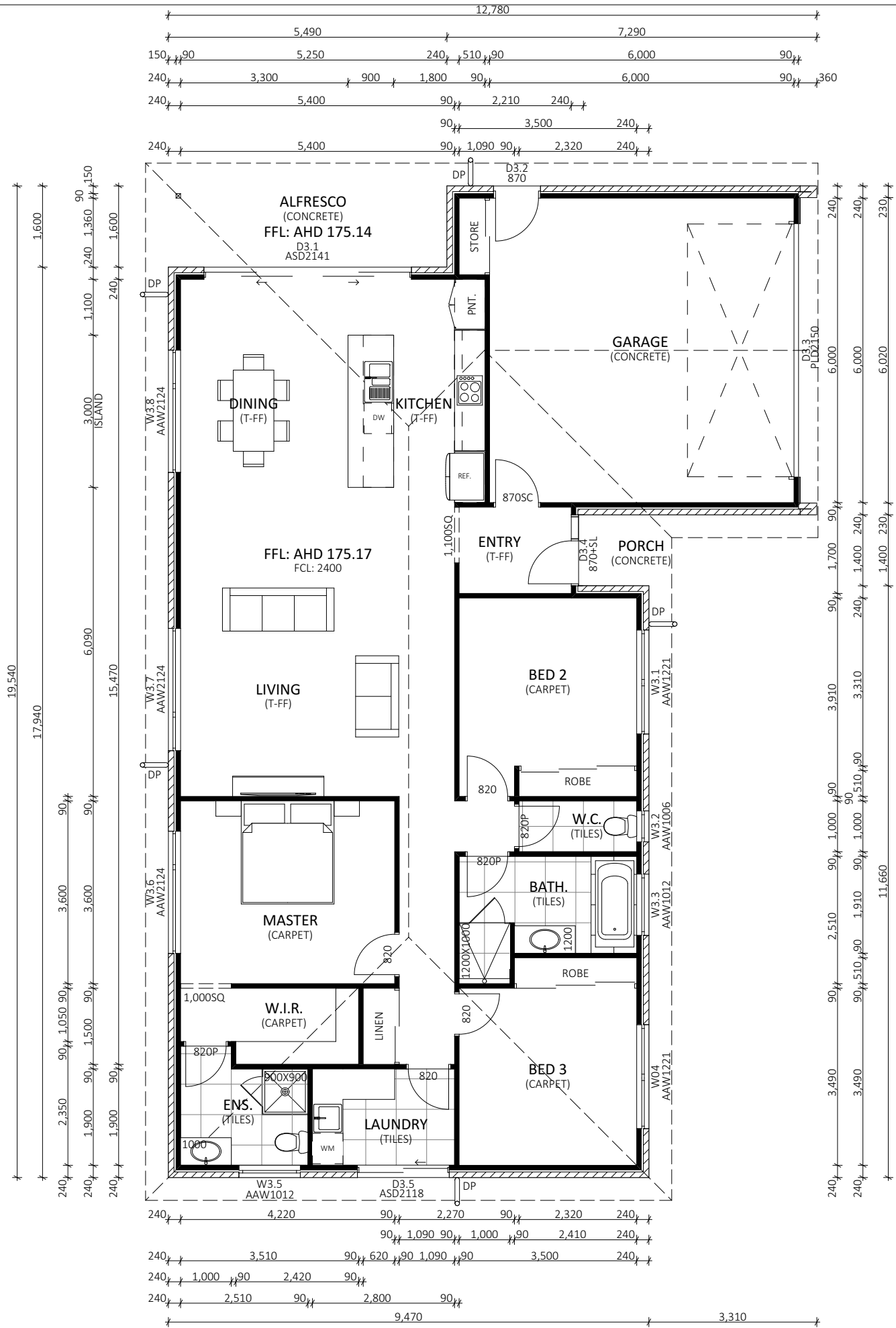
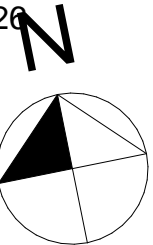
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R1	15/10/2025	CLIENT REVIEW	DRAWN	D.P	DRAWING	12/15
R2	16/10/2025	FOR DA				
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DRAWING
UNIT 3 FLOOR
PLAN

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R1	15/10/2025	CLIENT REVIEW	DRAWN	D.P	DRAWING	13/15
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	<p>SITE ADDRESS: 9 ZIRCON PLACE, PERTH, 7300.</p>		<p>SIGNATURE:</p>	<p>DATE:</p>		<p>R1</p>	<p>15/10/2025</p>	<p>CLIENT REVIEW</p>	<p>DRAWN</p>	<p>D.P</p>	<p>DRAWING</p>	<p>14/15</p>
			<p>SIGNATURE:</p>	<p>DATE:</p>		<p>R2</p>	<p>16/10/2025</p>	<p>FOR DA</p>	<p>CHECKED</p>	<p>M.L.</p>	<p>SCALE (@A3)</p>	<p>1:100</p>
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R1	15/10/2025	CLIENT REVIEW	DRAWN	D.P	DRAWING	15/15
R2	16/10/2025	FOR DA	CHECKED	M.L.	SCALE (@A3)	NTS