



Pre-Development Application

Date Submitted: 18/08/2026

Project Name: Armidale Water Security Project
Case ID: PDA-133830751

Proponent Details

Project Owner Info

Title	Ms
First Name	Vicky
Last name	Sisson
Role/Position	Specialist Advisor - Regional Growth and Infrastructure
Phone	0267703990
Email	arcwatersecurity@armidale.nsw.gov.au
Address	

Company Info

Are you applying as a company/business?

Yes

Company Name	ARMIDALE REGIONAL COUNCIL
ABN	39642954203

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Vicky	Sisson
Phone	Email	Role/Position
0455090936	vsisson@armidale.nsw.gov.au	

Address

135
RUSDEN STREET
ARMIDALE, New South Wales 2350
AUS

Project Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Armidale Water Security Project
Industry	Water and Telecommunications
Development Type	Water supply & management
Estimated Development Cost (excl GST)	AUD290,000,000.00
Indicative Operation Jobs	8
Indicative Construction Jobs	100
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of the Development/Infrastructure

Stage 1

Reinstating Oaky Dam and Hydropower Station

Constructing a 54 km pipeline to the Armidale Water Treatment Plant

Extending a pipeline to Uralla to strengthen regional water security

Stage 2

Raising Malpas Dam to increase long term storage

Delivered once regional water demand growth confirms it is needed

Stage 1 Details

Estimated Development Cost (excl GST)	AUD290,000,000.00
Operation Jobs	8
Construction Jobs	100
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Staged Infrastructure

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

Yes

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Permissibility

Which State Environmental Planning Policy (SEPP) does your application relate to?
Section 5.28 – State Significant Infrastructure (Transport & Infrastructure SEPP 2021)

Permissibility of Proposal
Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Water storage, pipelines and associated infrastructure are permissible without consent under Division 24, Section 2.159(1) of SEPP (Transport and Infrastructure) 2021. Section 2.13(1) and Schedule 3, Claus 4 (1) of SEPP (Planning Systems) 2021 prevails.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?



To confirm your Land use zone please refer to the [Standard Instrument—Principal Local Environmental Plan \(2006 EPI 155a\) - NSW Legislation](#)

Land use zones (select all that apply)
RU1 Primary Production, SP2 Infrastructure

Site Details

Site Information

Site Name	Armidale Water Security Project
Site Address (Street number and name)	328 Oaky River Dam Road, Wollombi NSW 2350
Site Co-ordinates - Latitude	-30.573
Site Co-ordinates - Longitude	152.07

Local Government Area

Local Government	District Name	Region Name	Primary Region
Armidale Regional		New England North West	☒

Site Area

What is the total site area for your development?

Site Area sqm
2,760,000

Does the application relate to land owned by a Local Aboriginal Land Council?

No

Approvals - Part1

Would the infrastructure otherwise, but for Section 5.23 of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section 201, 205 or 219 of the Fisheries Management Act 1994?

Yes

An approval under Part 4, or an excavation permit under Section 139, of the Heritage Act 1977?

Yes

An Aboriginal heritage impact permit under Section 90 of the National Parks and Wildlife Act 1974?

Yes

A bush fire safety authority under Section 100B of the Rural Fires Act 1997?

Yes

A water use approval under Section 89, a water management work approval under Section 90 or an activity approval under Section 91 of the Water Management Act 2000?

Yes

Approvals - Part2

Do you require any of the following approvals from Section 5.24 of the Environmental Planning and Assessment Act 1979, in order to carry out the infrastructure:

An aquaculture permit under Section 144 of the Fisheries Management Act 1994?

No

An approval under Section 15 of the Mine Subsidence Compensation Act 1961?

No

A mining lease under the Mining Act 1992?

No

A petroleum production lease under the Petroleum (Onshore) Act 1991?

No

An environment protection licence under Chapter 3 of the Protection of the Environment Operations Act 1997 (for any of the purposes referred to in Section 43 of that Act)?

No

A consent under Section 138 of the Roads Act 1993?

Yes

A licence under the Pipelines Act 1967?

Yes

Attachments

File Name	Indicative alignment for Uralla pipeline
File Name	Attachment 6a - Oaky River Dam - dambreak study
File Name	ARC Cover Letter - Water Security Project
File Name	Attachment 6d - ORD dambreak study APP E and F
File Name	Attachment 6c - ORD dambreak study APP C and D
File Name	Attachment 6b - ORD dambreak study APP A and B
File Name	Attachment 5b - WRM Hydro study
File Name	Attachment 5a - Dam break study - Malpas Dam (Report)
File Name	Armidale Water Security Scoping Study Final
File Name	Attachment 8 - Geotech report Oaky River Dam and pipeline
File Name	Attachment 7 - Armidale Yield Studies
File Name	Attachment 4 - Draft Community Engagement Strategy
File Name	Attachment 3 - Oaky River Water Monitoring Plan
File Name	Attachment 2 - Prelim Enviro Investigation
File Name	Attachment 1 - ARC Water Security Options Final
File Name	Inundation Area Malpus Dam
File Name	Proposed_Oaky_Pipeline_Map_2026
File Name	Oaky_Dam_Inundation_Area_Blueline

Political Donations

Do you need to disclose a political donation?

No