

# EXPRESSION OF INTEREST

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for the purchase of Lot 592 Cox Lane  
Eglinton



BATHURST  
REGIONAL  
COUNCIL





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# Snapshot

Address	20 Cox Lane, Eglinton
Legal Description	Lot 592 DP 1244193
Site Area	24.6 hectares of land on the northern side of the Village of Eglinton. Eglinton is a satellite suburb of Bathurst. Site photos and aerial images are provided at <b>attachment 1</b> .
Zoning	RU1 Primary Production pursuant to the Bathurst Regional LEP 2014.
Current Use	The site is currently vacant and used for grazing purposes.
Indicative Concept	Council purchased the subject land in 2013 with the benefit of an active Development consent for a 215 dwelling seniors housing development.
Developer Contributions	Subject to Voluntary Planning Agreement or Section 7.11 contribution.
Consent Authority	Bathurst Regional Council for existing consent, otherwise in accordance with SEPP Planning Systems.
GST	The sale is subject to GST with the Margin Scheme to apply
Settlement	Mid to late 2025 subject to negotiation
Sale Methodology	Stage one - Expressions of Interest Stage two - Negotiate contract for sale with the successful applicant.





A site compatibility certificate under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 was issued by the NSW Department of Planning on 11 July 2008. The certificate provided for 215 dwellings (serviced self-care seniors housing) with ancillary facilities. A copy of the site compatibility certificate is provided as **attachment 2**.

Development Application 2009/0231 was lodged for a Retirement Village including 215 Dwellings & Community Centre. A deferred commencement consent was granted by Council on 24 December 2008. A copy of the consent is provided as **attachment 3**. A copy of the approved site plan is provided as **attachment 4**. The consent was enacted and physically commenced within the meaning of the Environmental Planning and Assessment Act 1979. The consent remains active and is capable of being acted upon.

A subsequent Site Compatibility Certificate under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 was issued by the Department of Planning & Infrastructure on 18 April 2011. The certificate provided for a 100 bed aged care facility. A copy of the site compatibility certificate is provided as **attachment 5**. This certificate was required to support Modification B outlined below.

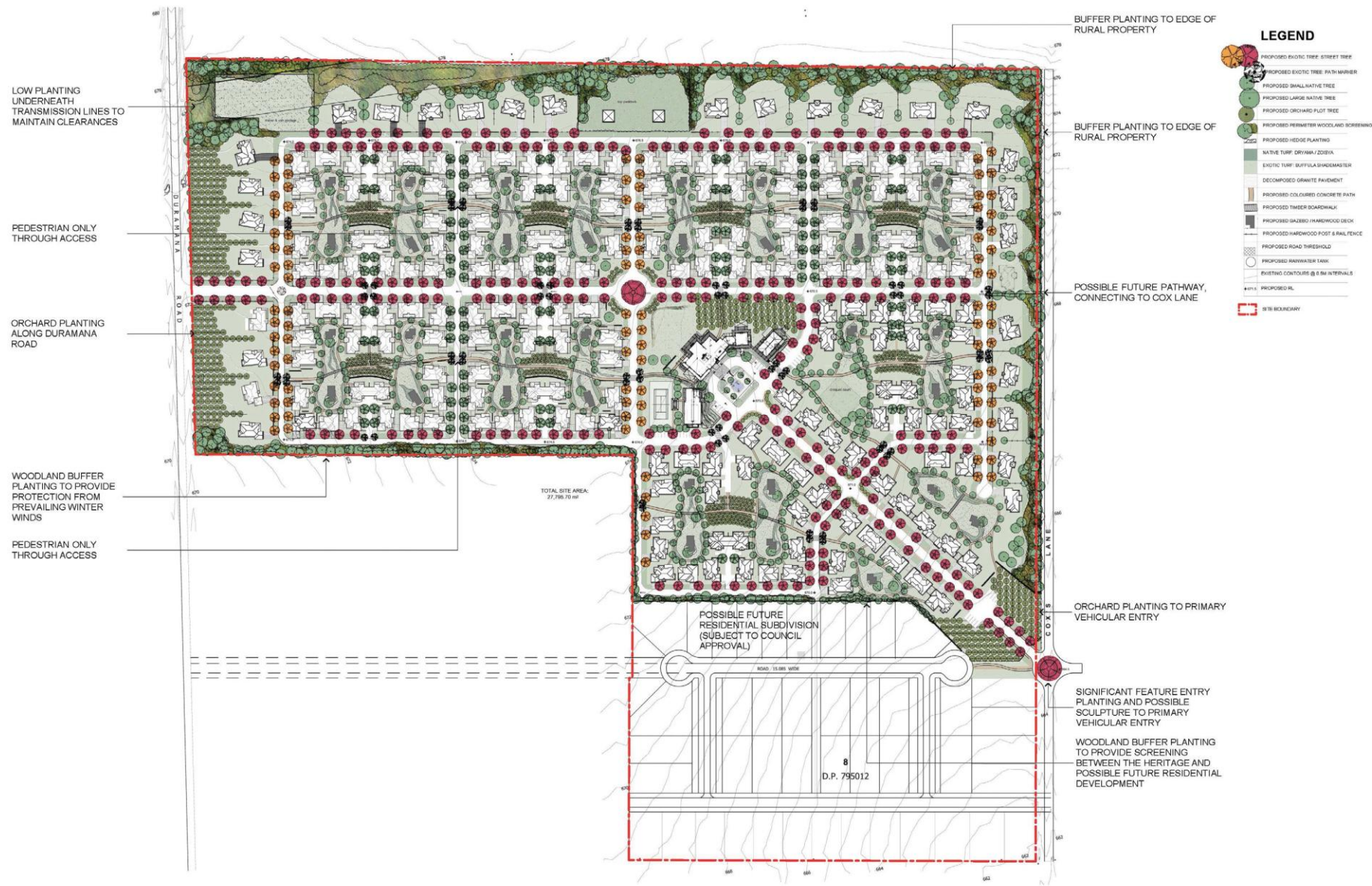


# Modifications to the existing Development Consent

**Modification A** An application to modify the consent was lodged on 27 April 2009. The modification sought to alter the clubhouse facilities, entrance from Cox Lane and road frontage treatments. A number of conditions of consent were also amended. A copy of the approved modification plans and consent are provided as **attachment 6**.

**Modification B** An application to modify the consent was lodged on 24 March 2011. The modification sought to alter the site layout, catering for the future provision of an aged care facility fronting Duramana Road. The modification relied on the relocation of 12 dwellings. An application for the aged care facility, or the subdivision of the land has not been approved by Council. A copy of the approved modification plans and consent are provided as **attachment 7**.

**Modification C** An application to modify the consent was lodged on 16 October 2013. The modification sought to alter a number of conditions. A copy of the approved modification consent is provided as **attachment 8**.

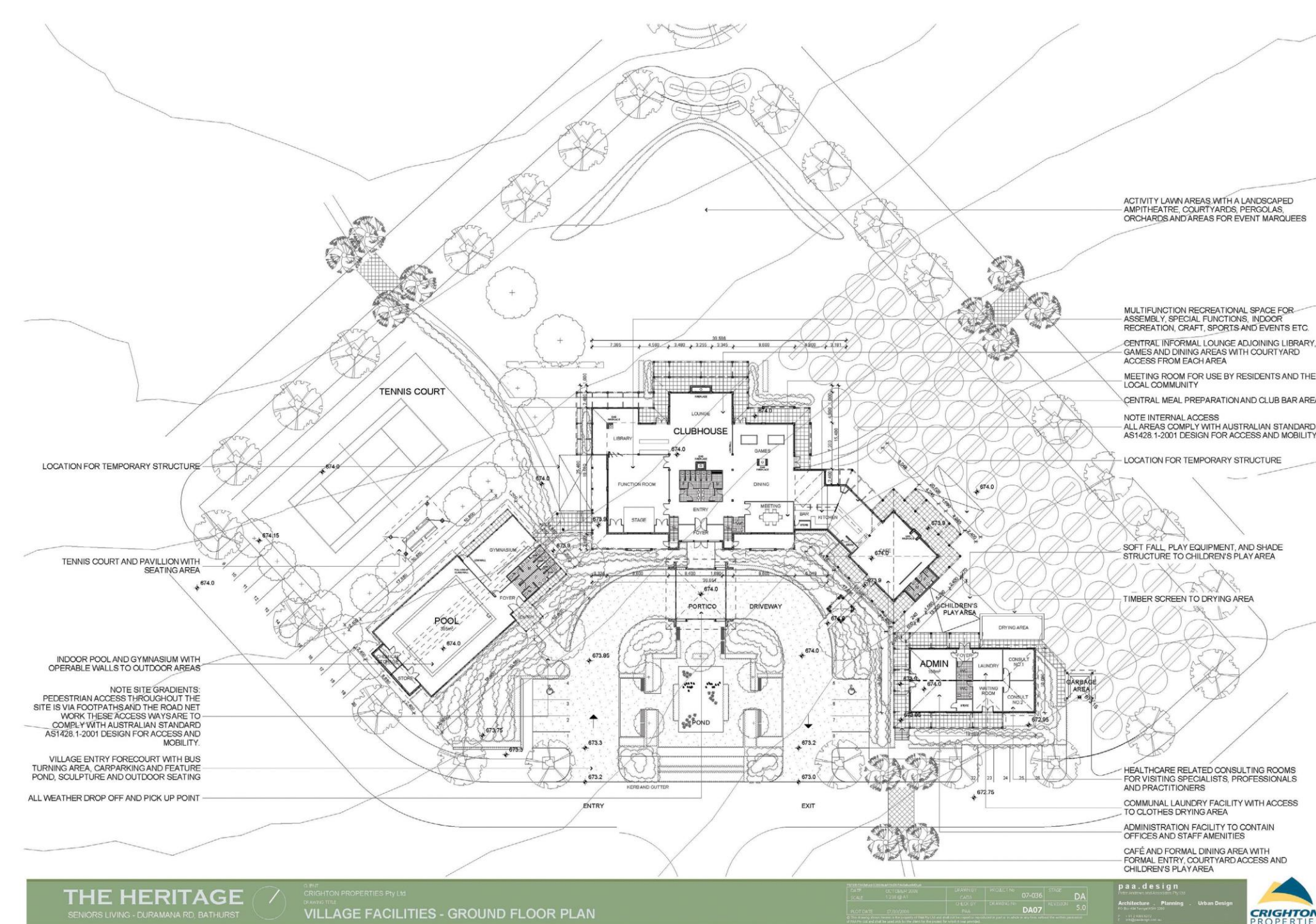




## Further modification of the Development Consent

Further modification of the existing consent may be possible subject to compliance with Section 4.55 of the Act.

There is the option to request a new site compatibility certificate from the NSW Department of Planning Housing & Infrastructure for a development on the site. Discussions should be held with Council (as the consent authority) initially to identify any infrastructure constraints or other planning issues that would need to be addressed.







# Planning Instrument

The Bathurst Regional Local Environmental Plan 2014 applies to the land. The land is zoned RU1 Primary Production. Current permitted uses are outlined within the zoning control table. Note that for present purposes “residential accommodation including seniors housing” is a prohibited use. State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applied to the approved development. The SEPP has since been repealed.

The Bathurst Regional Development Control Plan 2014 applies to the land.



# Infrastructure

The site is serviced by reticulated water (150mm water main) and reticulated sewer (150mm sewer main) located within the site boundaries. The site is serviced by an existing local road network. The 2009 consent required works to be undertaken to upgrade Cox Lane to meet Council's collector road standard. Telecommunication, NBN and natural gas services are available within Eglinton.





# Demographics

As of 2024, the Bathurst Region has an estimated resident population of 44,939 (ABS ERP 2024). Over the past 15 years, the region has experienced steady population growth at an average annual rate of 0.9%.

The Bathurst Region is projected to continue growing at an average annual rate of 0.9% between 2021 and 2041, reaching a forecast population of 52,072 by 2041 (NSW Department of Planning, 2024). The Department's population projections for the period 2021 – 2041 are provided as s **attachment 9**.

Eglinton recorded a population of 3,012 at the 2021 Census. It is projected to grow at an annual average rate of 3.1% from 2025 to 2041, with an estimated population of 4,900 people in 2041 (id consulting 2025). The planned growth plan for Eglinton is shown on the relevant DCP map provided at **attachment 10**.





# Construction Certificate

A construction certificate was lodged with Council on 31 October 2013 for the construction of reticulation water and sewer mains. The Construction Certificate was approved on 5 November 2013. Construction works were completed on 19 December 2013. A copy of the approved construction certificate and plans are provided as **attachment 11**.

Council is satisfied that physical commencement has occurred and that the development consent remains active.

A construction certificate has not been issued for the construction of the facilities or any dwellings.

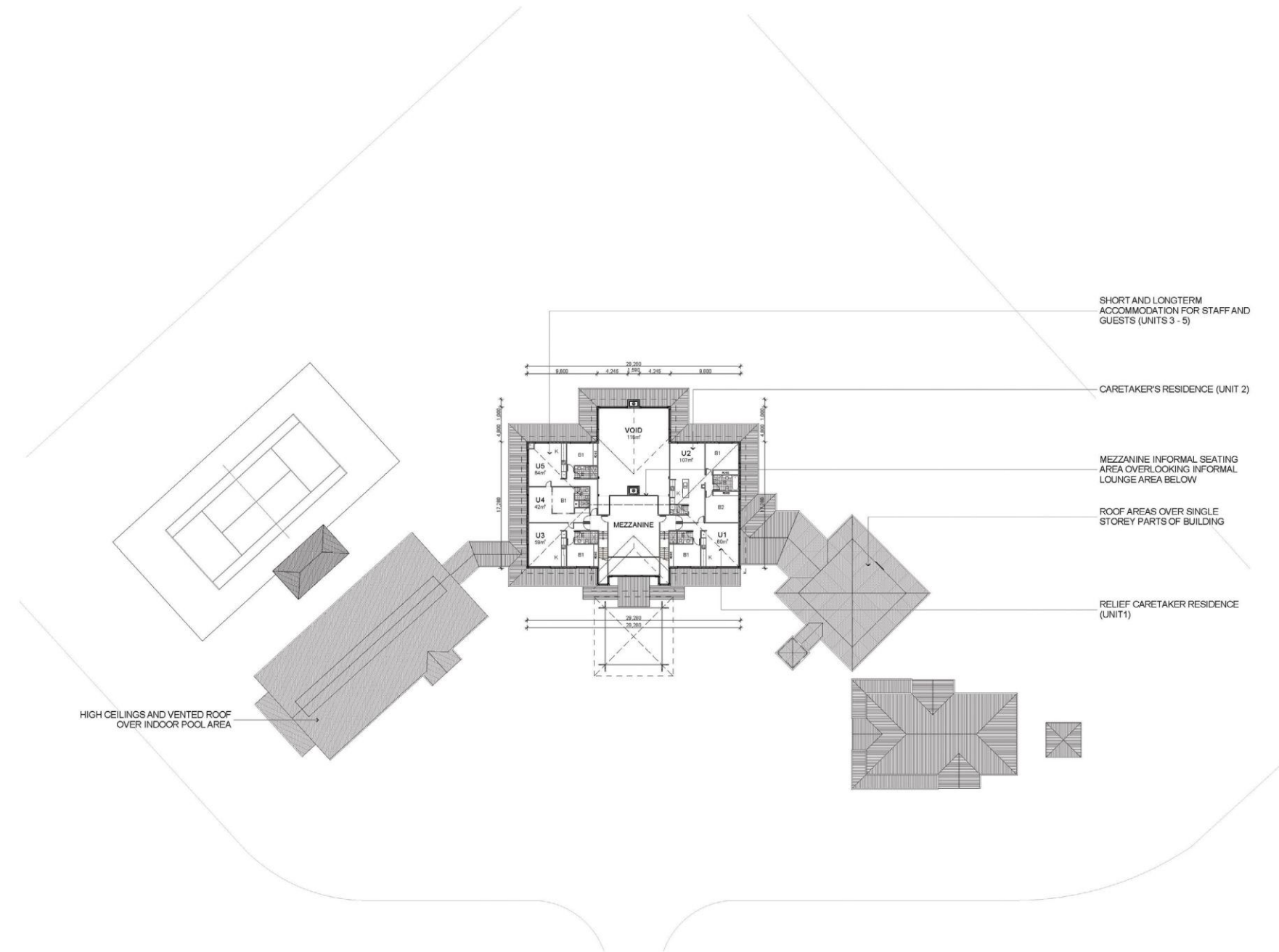


# VPA & Section 7.11 Contributions

A Voluntary Planning Agreement (VPA) was executed by the developer and Council under Development Application 2009/0231. The VPA included projects as set out below:

- Construction of a roundabout at the intersection of Wellington and Hamilton Streets, Eglinton
- Cubis Park enhancements
- Street tree planting in Eglinton
- Bus shelters
- Footpath and cycleway linkages within and to the village of Eglinton

Green space improvements on Saltram Creek and on the unnamed creek on the adjacent west side of the development. Currently, the Bathurst Regional Community Facilities, Bathurst Regional Traffic Generating Development, and Rural Roadworks Section 7.11 Plans apply to the land.







The Eglinton Open Space and Drainage and Roadworks – New Residential Subdivision Section 7.11 Plans apply to the adjacent residential zoned land.



There are a number of projects that have been completed since the time of the original VPA being executed. It is anticipated that the new landowner will negotiate a new VPA with an updated projects list.





# Legal matters

Council is bound by various pieces of legislation with respect to the sale of the land.

- Local Government Act 1993;
- NSW Government Procurement Policy.

# Site inspection

Interested parties will generally be able to inspect the site at their convenience as it is accessible public space open 24 hours.

Bathurst Regional Council is able to provide a guided tour around the site if sufficient notice is given – please contact

Matthew Elbourne, Property Management Coordinator, Bathurst Regional Council by telephoning (02) 6333 6235 to arrange.

# Selection criteria

Expressions of Interest will be evaluated against the following core selection criteria:

- a. The Developer’s capacity to carry out the purchase successfully.
- b. The quality of the proposal.
- c. Compliance with all government, planning and statutory requirements.

# EOI content

The EOI is to provide details of the following matters at a minimum:

- a. Executive summary
- b. The purchaser and their legal representatives details
- c. Proposed settlement timeframe



- d. Purchase price
- e. Ability to meet the selection criteria
- f. Settlement details
- g. Finance arrangements
- h. Board approval
- i. Confidentiality

All Expressions of Interest registrants are to be submitted in accordance with the requirements set out in the Conditions of the EOI process.

# Assessment methodology

Bathurst Regional Council will assess each Expression of Interest received and will prepare a shortlist of developers for further consideration.

The Committee reserves the right to require Developers to submit further information concerning their Expression of Interest.

Upon completion of the evaluation process Council may:

- a. invite any, or several respondents to submit a tender which sets out detailed particulars;
- b. negotiate directly with any or several respondents;
- c. select a preferred respondent for detailed negotiations;
- d. terminate the process; or
- e. re-advertise for Expressions of Interest



# Due date for EOI

Please submit your application quoting “Lot 592 Cox Lane Purchase - EOI 22.01826” by 10.00am Tuesday 1 July 2025

Address of Tender Box:	Bathurst Regional Council 158 Russell Street  Bathurst NSW 2795
Hours of access to Tender Box:	8.30am-4.45pm- Monday-Friday
Lodgement by Email:	<a href="mailto:council@bathurst.nsw.gov.au">council@bathurst.nsw.gov.au</a>
Information to be noted on EOI:	Lot 592 Cox Lane Purchase – EOI 22.01826  Attention: The General Manager Bathurst Regional Council Private Mail Bag 17 BATHURST NSW 2795
Contact for further information:	Mr Matthew Elbourne Property Management Coordinator Phone: (02) 6333 6235 Email: <a href="mailto:matthew.elbourne@bathurst.nsw.gov.au">matthew.elbourne@bathurst.nsw.gov.au</a>