



EXPRESSION OF INTEREST APPLICATION FORM

General Information:

Bathurst Regional Council has available for purchase a land parcel being Lot 592 in Deposited Plan 12414193 known as 20 Cox Lane Eglinton shown on the below site plan.

The land contains a development consent for construction of a retirement village (DA2009/231) enabling an interested party to commence construction of a retirement village on this site. A copy of the DA Consent can be found within the Expression of Interest information.

This land will be ideal for the purpose of construction of a retirement village as the DA has already been activated by virtue of completion and inspection of water and sewerage connection works.

Lot information:

Folio Identifier: Lot 592 in DP 1244193

Area: 24.6 hectares

Zoning: Rural

Known as: 20 Cox Lane Eglinton and 90 Duramana Road Eglinton, being bordered by these two roads to the east and west respectively. To the north of this land is rural land and to the south are Carrol Avenue and Fraser Drive Eglinton.

This level grassed parcel is currently used for grazing purposes.

Council confirms that the margin scheme for GST will apply to the sale of this land.

Application criteria:

Please complete the below questions and return with any further information as described in the 'how to submit' section below:

1. Please confirm your name and contact information (phone and email) in addition to your proposed purchasing entity details (if different)

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2. Please confirm your proposed offer for the purchase of the land inclusive of GST:

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3. Please confirm your proposed settlement timeframe:

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4. If you have any further information you wish to add, please do so in the below section:

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Site inspections will be available for interested parties. To book an inspection please contact Council's Property Management Coordinator on 6333 6235.

Making an offer in this Expression of Interest Form

Please submit the following offer form by 10:00AM, Tuesday 1 July 2025.

Terms and Conditions

The terms and conditions below are provided to assist you in making your offer:

1. By making an EOI you will be deemed to have reviewed all the details in the land sales brochure, the DA consent as issued and the current status thereof and that you have made all relevant enquiries; and you will have familiarised yourself with the EOI process and the characteristics of the land on which you intend to make an offer.
2. Please make sure all the details in your offer are clear, unambiguous and legible. Offers that do not satisfy this requirement in the opinion of the Bathurst Regional Council's General Manager cannot be considered.
3. All details required by the form must be provided.
4. All submitted EOI forms will remain confidential and at no time will any details be disclosed to third parties (except Council's legal representatives via the Notice of Sale).
5. By making an offer you are confirming that you are willing to purchase the lot at the price offered, noting the margin scheme for GST treatment is to apply.
6. You should ensure that any offer submitted is your best, highest and final offer. There will not be an opportunity after the closing date to increase your offer.

Acceptance of Offers

At the conclusion of the EOI period, Bathurst Regional Council will open the received offers and consider each in accordance with the following process:

1. The highest offer made for will be accepted, subject to the offer being satisfactory and Council being satisfied that that offeree has capacity to finance the purchase.
2. If Council does not receive an offer acceptable to it, you may be invited to improve your offer. Bathurst Regional Council reserves the right to not sell the land should no acceptable offer be made.
3. Once your offer has been accepted, you will then be provided with a Sales Advice Form for completion and return.
4. If a satisfactory completed Sales Advice Form is not received within 10 business days, the lot will be withdrawn for sale to you.
5. Your Contract of Sale will then be issued to your nominated solicitor.

Non-binding

1. Nothing in this document, or the EOI process generally, will be deemed to require Bathurst Regional Council to enter into a Contract or an agreement (as the case may be) for the relevant Lot, nor does it bind Bathurst Regional Council in any way to negotiate with an interested party.
2. This EOI form does not create a binding agreement to sell or buy the property. Sale of the property is subject to both parties entering into a formal contract of sale.
3. Council may, prior to entering into a Contract of Sale, decide not to proceed with the sale.
4. In submitting an EOI Form, the Interested Buyer of the Property fully understands that if Council accepts the EOI Form, no binding agreement will exist between Council and the Interested Buyer until a Contract Sale is formally agreed between the parties, duly executed by the parties and formally exchanged.

Definitions:

Contract of Sale means the formal and entire agreement between the parties to sell and purchase the Lot, if entered into, generally in accordance with the Seller's standard form of contract.

Council means Bathurst Regional Council ABN 42 173 522 302, being the owner of land upon which the Lot in this EOI Form is located.

EOI Form is this form and any annexures hereto.

Interested Buyer means the individual/s and/or entity/s who has/have expressed interest, pursuant to the terms contained in this EOI Form in purchasing the Lot.

How to submit:

All applications must be received by Council by **10.00 am on Tuesday 1 July 2025**

By email

Please submit your application quoting "Application – Purchase of 20 Cox Lane Eglinton 22.01826" to council@bathurst.nsw.gov.au.

Hand delivery

Please submit your application in a sealed envelope marked "Application – Purchase of Lot 20 Cox Lane Eglinton 22.01826" in the Quotation Box on the ground floor at Council's Civic Centre located at 158 Russell Street Bathurst.

The lobbying or liaison with Councillors prior to the consideration of expressions of interest by Council will lead to the rejection of the offending expression.

Plan of site:

