



## RESIDENTIAL LAND OPPORTUNITY—NYNGAN

### EXPRESSION OF INTEREST (EOI)

CLOSES 4.30 PM, FRIDAY 27 FEBRUARY 2026



## Introduction

In response to long-standing community feedback regarding the need for more building sites for housing in Nyngan, Bogan Shire Council allocated grant funding to establish a residential subdivision on the “Pound Paddock” opposite the Nyngan Showground.

Stage 1 of the subdivision development, comprising 25 lots (Lots 1 to 24 and Lot 33) is almost complete, and we are now seeking expressions of interest from people who wish to purchase the first release of these lots. These lots are numbers 3, 5, 8, 10, 15, 17, 21, 23 (refer page 5 for a site plan).

Because the subdivision development is primarily aimed at encouraging residential housing for local residents within Nyngan, this first release is limited to one lot per buyer who must be individuals currently living in the Bogan Shire LGA.

This expression of interest is not intended for persons wishing to land bank as Council would like to see housing developed by owner occupiers who are invested in the Bogan Shire. Because of this, buyers must be prepared to commit to completing building works within two years of purchase as negotiated by Council.

## Evaluation of Expressions of Interest

All Expressions of Interest for Release 1 will be considered at the Council meeting to be held on 26 March 2026 with feedback given to interested parties shortly afterwards. Council will make decisions on offering lots to interested parties based on the selection criteria listed below.

## Selection Criteria

At its meeting on 18th December 2025 the Council made the following decisions on the criteria for evaluating all Expressions of Interest:

- a) Council selects 8 blocks for the first release, Lot numbers 3,5,8,10,15,17,21 and 23, then 8 blocks for the second release and 9 blocks for the third release.
- b) In the first release, limit to individual persons and only one lot per buyer.
- c) Expressions of interest will only be accepted from persons currently living in the Bogan Shire with proof of residence to be provided by way of a current electricity bill (most recent) and driver's licence.
- d) Only offers exceeding \$35,000, including GST, will be considered.
- e) Commitment to complete building works for a dwelling within 2 years of purchase, as negotiated by Council.
- f) Buyers may list at least three lots in order of priority to give Council the option to allocate lots and negotiate with buyers based on highest offers and meeting criteria.
- g) Should more than one EOI be offered on a lot, then the highest offer will be considered. If offers are equal on any one lot, then Council may negotiate with all interested parties.
- h) All offers that meet the criteria will be submitted to Council, through the formal meeting process, to make decisions on the sale of lots.

***Please note that lodging an EOI does not constitute all or any part of an offer or contract of sale.***

### **Property Description**

Lots: Lots 3,5,8,10,15,17,21 and 23  
Address: Hoskins Street, Nyngan  
Zoning: R1 General Residential  
No of Lots: 8  
Lot Size: Ranging from 660m<sup>2</sup> to 1073m<sup>2</sup>.  
Price: Only offers exceeding \$35,000 including GST will be considered.  
Services: All lots will have access to services (electricity, water, sewer and telecommunications) with sealed road frontage and driveway access.

### **How to lodge an Expression of Interest**

To lodge an expression of interest please use the form provided on page 6.

The form must be received by 4.30pm, Friday 27th February 2026:

Please email your form to [admin@bogan.nsw.gov.au](mailto:admin@bogan.nsw.gov.au) or post to:

Bogan Shire Council  
Attn: Stephanie Waterhouse  
81 Cobar St  
(PO Box 221)  
Nyngan NSW 2825

Bogan Shire Council will acknowledge that your EOI has been received in writing. It is expected that further feedback on Council's decision will be provided to you by the end of March 2026.

### **Further Information**

For further information please contact:

Stephanie Waterhouse  
Director Finance & Corporate Services  
Bogan Shire Council  
P: 02 6835 9000  
E: [steph.waterhouse@bogan.nsw.gov.au](mailto:steph.waterhouse@bogan.nsw.gov.au)

**ATTACHMENT 1 - Aerial view of new residential subdivision**



## ATTACHMENT 2 - Plans of subdivision





### ATTACHMENT 3 - Expression of Interest Form

I am a private individual and resident within Bogan Shire LGA interested in buying a lot within the Hoskins Street residential subdivision with the intention of building a dwelling.

Full Name			
Address			
Phone Number			
Email			
From the First Release (Lots 3, 5, 8, 10, 15, 17, 21, 23 ) which lot/s are you interested in in order of preference?  <i>(Please list first, second and third choices if you have more than one).</i>	1 <sup>st</sup> Preference		
	2 <sup>nd</sup> Preference		
	3 <sup>rd</sup> Preference		
Do you currently live in the Bogan Shire?  Note, if successful, you will be required to provide evidence such as a recent electricity bill and current drivers licence or ID. (Please circle)	Yes	No	
What is your Expression of Interest offer, including GST for this land?  Insert price for each Lot you are expressing an interest for. (Only offers above \$35,000 will be considered.)	Pref 1. Lot            - EOI Amount is \$  Pref 2. Lot            - EOI Amount is \$  Pref 3. Lot            - EOI Amount is \$		
Additional comments			

Signature: \_\_\_\_\_

Date: \_\_\_\_\_