

# The Thomson Estate Pine Gully Agrihood

At The Thomson Estate, we are transforming the traditional concept of suburban living with the Pine Gully Agrihood in Wagga Wagga, NSW. Our vision for the future suburbs is one where communities are connected, healthy, sustainable, and smart.

Pine Gully Agrihood AI Concept Plan







# Who We Are

The Thomson Family is a fifth-generation primary production family who has lived in and around Wagga Wagga, NSW for nearly 150 years. Fourth Generation, Ronald Thomson was born in Wagga in 1930 and Mrs. Thomson was born in Goulburn in 1929. Mr. Thomson, who is 94, is still living in Wagga today and our family farm known as 'Pine Gully' has been in our family for over 100 years.

## Why are we doing this

The Grandson of Mr. & Mrs. Thomson, Brent Thomson, had the vision to create a family legacy for his Grandparents, which would ensure financial security for all the Thomson family and its future descendants. Brent's vision is to build something special, that challenges the status quo and is something that all inhabitants can be proud of. From this inspiration and vision is where the Pine Gully Agrihood concept was born.



Four Generations of the Thomson Family  
(L) Brent, (M) Ronald (94) with River, (R) Ronald

# Our Team



**Jeff Thierfelder** spent 5 years working for the developer as Project Manager, Planning and Architecture, overseeing all aspects of planning, urban design and architecture for the Witchcliffe Ecovillage project. The Witchcliffe Ecovillage has won multiple national awards including AILA's Garden and Infrastructure Awards (2023), and UDIA's Sustainability and Project of The Year Awards (2024).



**Darren J. Doherty**, has extensive experience across the world in project design, development, management & training. Starting out as a professional agricultural landscape planner at the age of 25 in 1993, his 30+ year career focus has been on the practical, pragmatic, profitable & regenerative retrofit of broadacre landscapes, and for decades, Darren has been internationally acclaimed as a pioneer in this important & often overlooked field.



**Tom Goode**, Director of Planning & Co. Tom is an urban planning consultant with over 20 years' professional experience in the property industry with an array strategic planning and policy implementation projects; as well as large-scale rezoning and major project approvals. He has knowledge of the implementation of Seniors Living, Build-to-rent, Affordable Rental Housing and State and Regional Development, and the Land & Environment Court experience. Tom sits on the Property Council of Australia Residential Committee and has strong State and Local Government contacts, in addition to his deep industry connections.

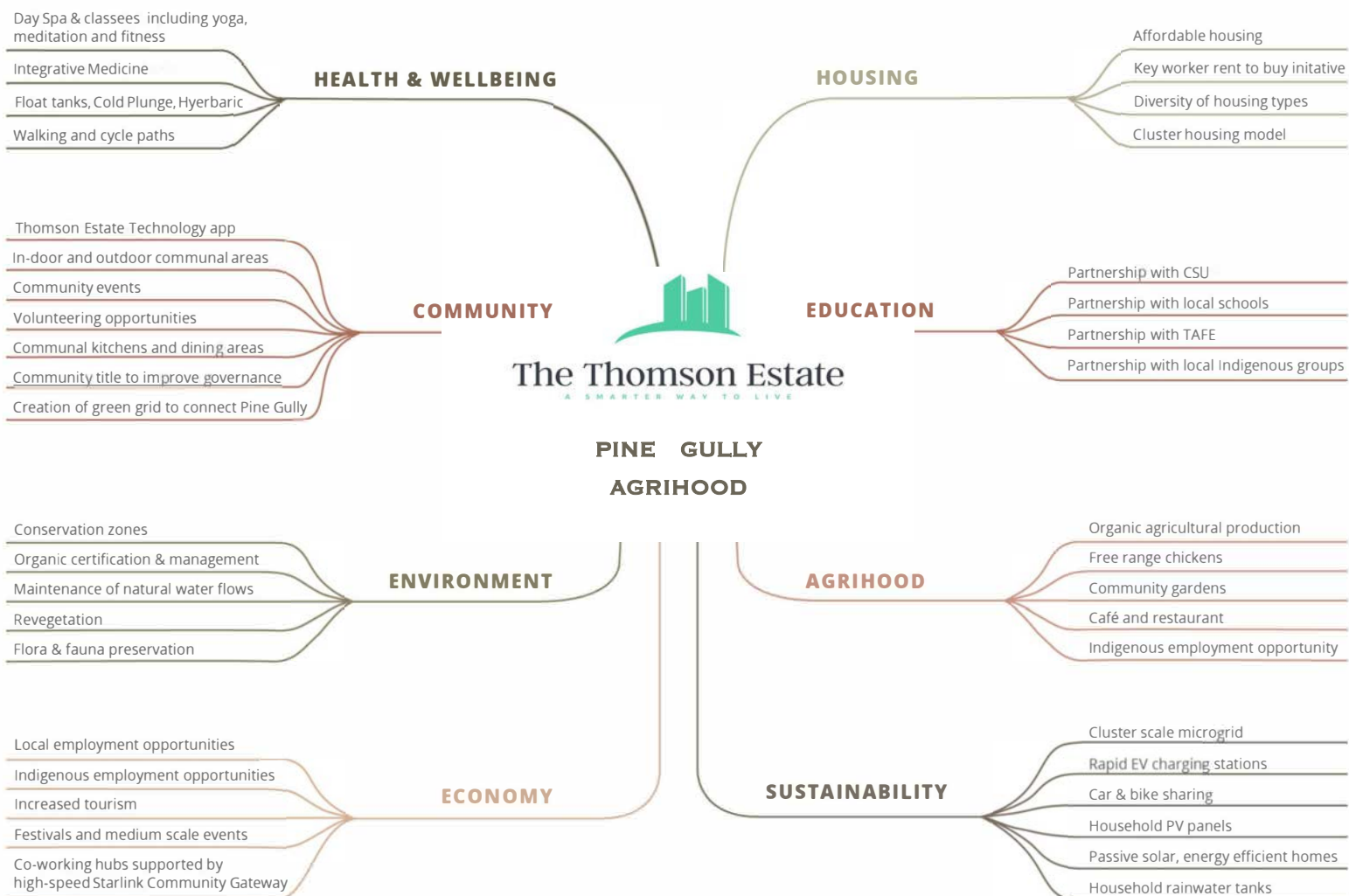






The Thomson Estate  
A SMARTER WAY TO LIVE

# Our Vision



# The Project

## The Thomson Estate – Pine Gully Agrihood

Together with our partners we will develop the greenfield masterplan Pine Gully Agrihood, which is set to redefine the Wagga Wagga City Northern Growth Area (NGA). Success will be driven by significant regional growth propensity, major investment, and infrastructure projects, which aim to create a super-region with increased liveability, community, and economic outcomes.

## The Property – Pine Gully Agrihood

### Pine Gully Rd, Wagga Wagga, NSW

Pine Gully Agrihood is a 373-acre residential suburb in the Wagga Wagga NGA, 9km north of Wagga's CBD. The Property has its boundaries on Pine Gully Rd, Brunskill Rd, Prices Road, and Coolamon Rd, which is the main access road from Wagga to the outer northern towns.

Pine Gully Agrihood will be a vibrant community hub catering to the evolving needs of the growing Wagga NGA community, including Charles Sturt University. With the goal of serving more than 5,000 people by 2040, the Agrihood will offer paddock-to-plate organic dining, village-style retailing, wine cellar and vineyard (inc. casual dining), entertainment, essential services and commercial offerings to the local community.

The site benefits from an extensive trade area, unobstructed and well-connected access to major highways and arterials and significant state and federal investment for the region's future prosperity.

With an agreement in place with Defence Housing Australia, and MOA's / MOU's in train with Charles Sturt University - AgriPark, Starlink, Tesla, XLam and Jupiter-RE, the Pine Gully Agrihood is well on its way to becoming a global first in sustainable urban development.

## Key Investment Drivers

**Projected Population Growth:** Wagga Wagga is forecasted to experience significant population growth, with an increase of approximately 21.72% from 2021 to 2046.

**Economic Hub:** Wagga Wagga is recognised as the economic hub and regional capital of New South Wales, hosting a diverse and modern economy.

**Infrastructure Investment:** Substantial investments in infrastructure are planned, including the Wagga Wagga Special Activation Precinct (SAP), which targets rapid development approval processes and supports advanced manufacturing, agribusiness, and renewable energy.

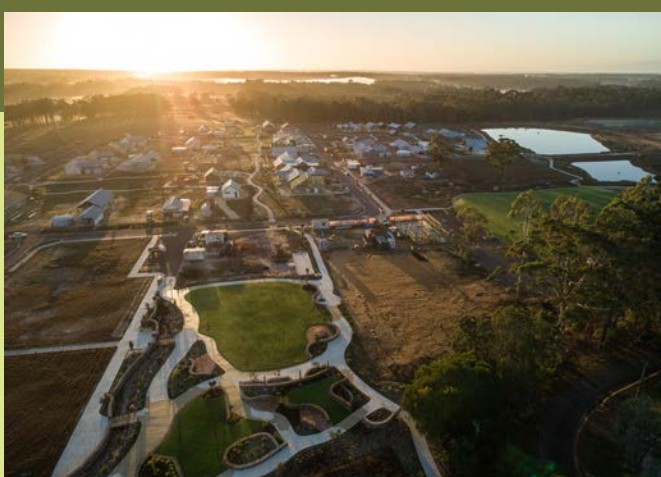
**Residential Development:** Over 14,000 additional residential dwellings are planned to accommodate the projected population growth by 2040.

**Employment Growth:** Employment in key sectors is expected to rise significantly, particularly in the Bomen industrial area and the broader Wagga region, supporting over 42,000 jobs by 2040.

**Strategic Location:** Proximity to major transport routes, including highways and the inland rail, enhances connectivity and logistics capabilities, making Wagga Wagga a strategic location for investment.

**Education and Innovation:** Collaboration with Charles Sturt University's AgriPark will facilitate educational and research opportunities, fostering innovation in agricultural technology and sustainable practices.

**Community and Sustainability Initiatives:** The Community Strategic Plan 2040 emphasises sustainable urban development, enhanced liveability, and community well-being, aligning with the goals of the Pine Gully Agrihood.



### Witchcliff Eco Village – Western Australia

# Our Partners



Charles Sturt  
University



TESLA

AGRIPARK AGRISCIENCES  
RESEARCH  
AND BUSINESS  
PARK



BUSINESS  
NSW



XLAM



# The Thomson Estate

A S M A R T E R   W A Y   T O   L I V E

## Contact us

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