

Looking to invest in Australia's first Agrihood Development?

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 suburbs of the future is one where communities are connected, healthy, sustainable, and smart.

This is an opportunity not to be missed!

Pine Gully Agrihood - Development Investment (25%)



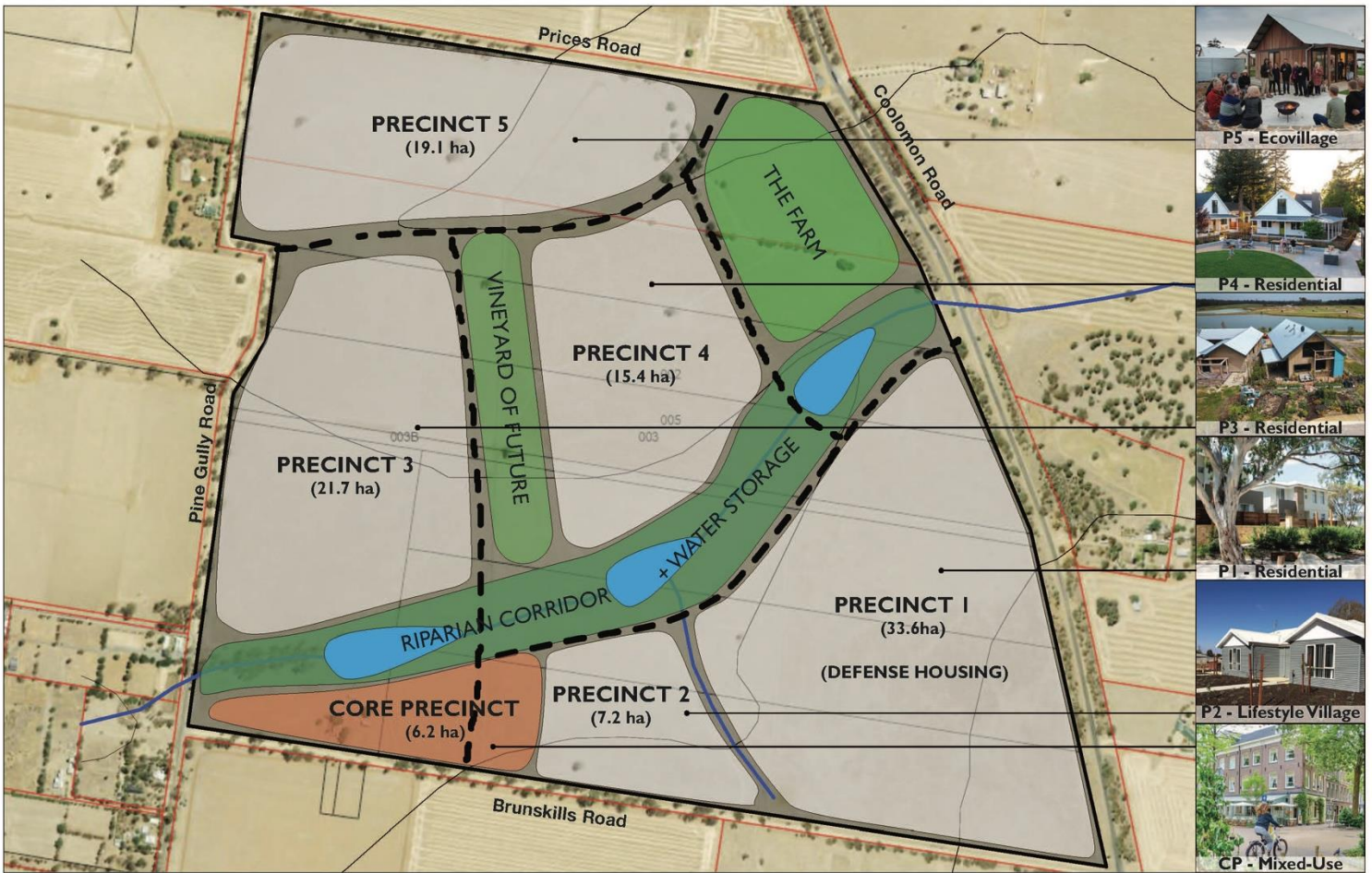
An example of the Pine Gully Agrihood concept.

Investment highlights

- Fixed return of 25.0% p.a.
- Return paid at investment maturity
- Investment term 24 months
- No management or exit fees

Example return

Capital invested	\$200,000
Year one return	\$50,000
Year two return	\$50,000
Total return	\$300,000



Trading Name: Edgefield Projects
ABN 59 312 191 753

41 Marido Drive
Witchcliffe WA 6286



Concept Plan - Pine Gully Agrihood

DATE 11.11.2024

DWG NO 005

REV 4

SCALE NTS

Pine Gully Agrihood 1500 Lot Master Planned Community

At The Thomson Estate Pine Gully Agrihood,

Our Mission

is to revolutionise suburban living by creating a sustainable, innovative, and community-focused environment. We aim to seamlessly integrate advanced agricultural practices with modern technology to provide fresh, locally grown produce, foster educational opportunities, and promote a healthy, active lifestyle. Through strategic partnerships, we strive to enhance the quality of life for our residents while setting new standards in environmental stewardship and sustainable urban development.

Vision Statement

Our vision is to develop Pine Gully Agrihood into a model community that embodies the future of sustainable living. We envision a vibrant, connected neighbourhood where residents engage with nature, embrace technological advancements, and participate in a collaborative community.

We aim to create an Agrihood that not only supports the well-being of its residents but also serves as a blueprint for future sustainable developments globally. We are committed to building a legacy that champions innovation, education, and environmental sustainability, ensuring a thriving community for generations to come.

The Opportunity

Pine Gully Agrihood - Development Investment (25%)

The Thomson Estate 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 livability, 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 agreements in place with Defence Housing Australia, Charles Sturt University, Starlink & the AgriPark, 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 circa \$800m in infrastructure have been spent on the Wagga Wagga Special Activation Precinct (SAP), which targets rapid development approval processes and supports advanced manufacturing, agribusiness, and renewable energy. \$1b has also been committed for Defence.

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 livability, and community well-being, aligning with the goals of the Pine Gully Agrihood.



Witchcliff Eco Village Master Plan – Western Australia



Witchcliff Eco Village – Western Australia

Our Team



Jeff Thierfelder

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

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

Tom Goode 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.

First Round of Investment

Investment Disbursement to Date Total - \$543,155.53 GST inclusive

The impact of this first investment has achieved transformative milestones:

- Land Secured – settlement fee paid into trust.
- Rezoning in Motion – NSW Govt / Council Planning Proposal underway.
- Masterplanning Commenced – Urban, landscape, and agricultural design led by Australia's top experts.
 - Strategic Partnerships – Charles Sturt University, Defence Housing Australia, WWCC secured.
- First-Mover Advantage – Council agreement for concurrent DA + rezoning, giving Pine Gully a 12–18 month lead over all other developers in the Northern Growth Area.

These steps position Pine Gully as one of Australia's most advanced and visionary regional masterplans, integrating housing, agriculture, defence, and sustainability into a \$1B+ legacy project.

Detailed Total Disbursement to Date:

- \$500,000.00 – Land Settlement Fee
- \$31,460.00 – NSW Govt HDA Planning Proposal
- \$5,669.40 – Urban and Landscape Design Survey
- \$3,404.00 - Business NSW & Committee 4 Wagga Memberships
 - \$3,276.13 – Website Update (first payment)
- \$2,750.00 – Investment Trust Set Up & 2yrs Fee's
- Total - \$543,155.53 GST inclusive

Our Partners



Important information – Last Round of Investment

Investment	Development Investment 25%
Investment structure	Loan agreement with property investment trust
Legal entity	Pine Gully Investment Trust
Investment term	24 months
Investment return	24 months. Fixed return at 25.0% p.a.
Type of returns	Return paid at investment maturity
Capital raising	Last round closing at \$750,000.00
Minimum investment	\$50,000 (no maximum limit)
Offer close date	31st November 2025 (5pm AEST)

Investment Disbursement for Final Round

- \$400,000.00 est. – DA Technical Studies & Planning Resource
 - \$250,000.00 – Land Loan Repayment
 - \$50,00.00 est. – Masterplan Detailed Design
 - \$10,000.00 est. – Legal Fees
 - \$10,000.00 est. – Accounting and Finance Fees
 - \$5,000.00 est. – Marketing Fees
 - \$25,000.00 – Contingency Fee
- Total - \$750,000.00 GST inclusive



Chickahominy Falls Agrihood – Glen Allen, Virginia, USA

General Advice Warning: This document contains information of a general nature only and does not take into account your investment objectives, financial situation or particular needs.

Confidentiality: The content of this document is confidential, and this information and all matters connected with this Investment Opportunity Brief should not be disclosed to a third party without consent from The Thomson Estate Pty Ltd and its advisors.

Disclaimer - It is not intended that this Investment Opportunity Brief be used or relied upon for any purpose other than to inform investors about the subject property and performance of the Trust.



Indigo Agrihood – Richmond, Texas, USA

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