

*Longyard Estate*



*The pinnacle of community living at Longyard*



The Longyard Estate located in the heart of Tamworth's southern gateway has established itself as another of this city's endearing landmarks. Tamworth continues to live up to its reputation as the energised commercial, light industrial and administrative capital of the Northwest Slopes and Plains. It has long been recognised as the Country Music Capital of Australasia. It is home to many notable landmarks. The most recent being the amazing National Equine Centre (pictured above). Others include the Tamworth Regional Entertainment Centre, the Regional Sporting Complex, the Golden Guitar and the Longyard Hotel. All have been built immediately adjacent to the Longyard Estate. The Longyard precinct draws visitors from all over Australia and beyond. The estate has excellent access to a variety of schools, churches, diverse shopping opportunities and bulky goods warehouses, community facilities and outstanding sporting venues. Threading its way right through the estate is the Greg Norman designed 18-hole Longyard Golf Course with landmark views.

*Building on its Award Winning reputation, The Heights at Longyard Estate has received a Judges Commendation at the recent 2008 UDIA Awards for Regional Development.*

## LONGYARD ESTATE – THE NEW LANDMARK IN TAMWORTH







## *THE PEAK – THE PINNACLE OF COMMUNITY LIVING*



The Peak at Longyard is situated on the natural high-point and commands tranquil north-easterly vistas over the Longyard precinct, the Golf Course and the surrounding hills. The Peak will feature an array of 59 classically timeless homes ideally suited to the local climate and the elevated aspect of the site.

The Peak will create a pervading 'sense of place'.

Special emphasis has been devoted to ensuring security, creating a generous proportion of open accessible parkland and coordinated landscaping utilising a flowering theme of pink. Care has been taken to retain as many mature Eucalypts as possible.

All in all The Peak will create a unique sense of community living.

The architectural consultant Tony Tribe has prepared the 'Architectural and Landscaping Standards' and will be available to helpfully overview all home plans before they go to Council, to ensure that this meticulously planned community will retain an ageless ambience.

The Peak will most certainly appeal to the 'design intuitive' home-owner.







## *SETTING A NEW BENCHMARK*

The vision for The Peak is to deliver a distinctly original world-class recreation and community facility – the Pool House – into a beautiful residential setting. The goal is to create a true Community. Verandah homes, which are an architectural theme in The Peak, encourage casual conversation and interaction between residents.

The Pool House and nearby iconic Heights Café and Bar will provide opportunities for socialising with family, friends and neighbours.

The Peak is wrapped by four fairways of the Longyard Golf Course with all residents being able to share in the breathtaking views.

The concept of shared facilities, owned by a number of land owners, is known as Community Title. Each individual house lot is held by the land owner as freehold Torrens Title, but in addition each owner has a vested interest in the community facilities and therefore is a part of the Community Association.

There will be a quarterly fee for the management of the Pool House and the upkeep of the common area grounds.

So your block is solely your block – but the Pool House is for every resident in The Peak to share.







**WINNER**  
NSW Regions  
and ACT Division.  
C.I.D.I.A. NSW Landcom  
Awards for Excellence  
2005

## *ESTABLISHING A NEW URBAN LIFESTYLE*

The Peak offers an urban lifestyle, centred around the architect designed Pool House, which will accommodate a magnificent three sided infinity edged 20 metre indoor/outdoor heated pool with elevated views over parkland and across the Longyard Golf Course. The exclusive, swipe card accessed complex also includes a securely fenced Children's Wading Pool, a Spa Area and Sauna. It is also hoped to include a compact Work-out Facility with commercial grade fitness equipment. Afterwards you can stretch out near the landscaped picnic and BBQ areas adjacent to the Pool House.

The Peak is an easy stroll to the highly reputed The Heights Café and Bar and Day Spa located on the Piazza in The Heights Boulevard.

The focus on creating a great streetscape will be apparent in every aspect of The Peak. The single entry and exit road will be landscaped to create a strong sense of 'arrival'. Tall pink flowering Biloxi Crepe Myrtle trees will line every footpath. Magnificent but hardy Photinia Red Robin hedging will be provided to run along the front of every lot and the rear of all Golf Course lots.

The Peak is the pinnacle of community living at Longyard.







For over 25 years, the promise to deliver a truly unique Masterplanned Residential Community at Longyard has been in the forefront of the mind of the single developer and all those who have collaborated in the creation of this remarkable community.

The Peak is the pinnacle of everything that has been achieved in the Longyard precinct. It is the ultimate project, the culmination of all that has been learned over this time.

Longyard is an exceptional example of New Urbanism, the name given to a set of principles used for building communities that are walkable, efficient and livable. The idea is to create areas and spaces that everyone in the neighbourhood can utilize. New Urbanism promotes the accommodation of a wide demographic mix of people.

The result is a neighbourhood with access to many of life's conveniences and leisure activities. The long-term vision for this community is that it connects well with the surrounding neighborhood, while retaining its own unique sense of identity.

In this context, The Peak will be everything that has been achieved so far, only better.

## *LONGYARD ESTATE – A MASTERPLANNED RESIDENTIAL COMMUNITY*



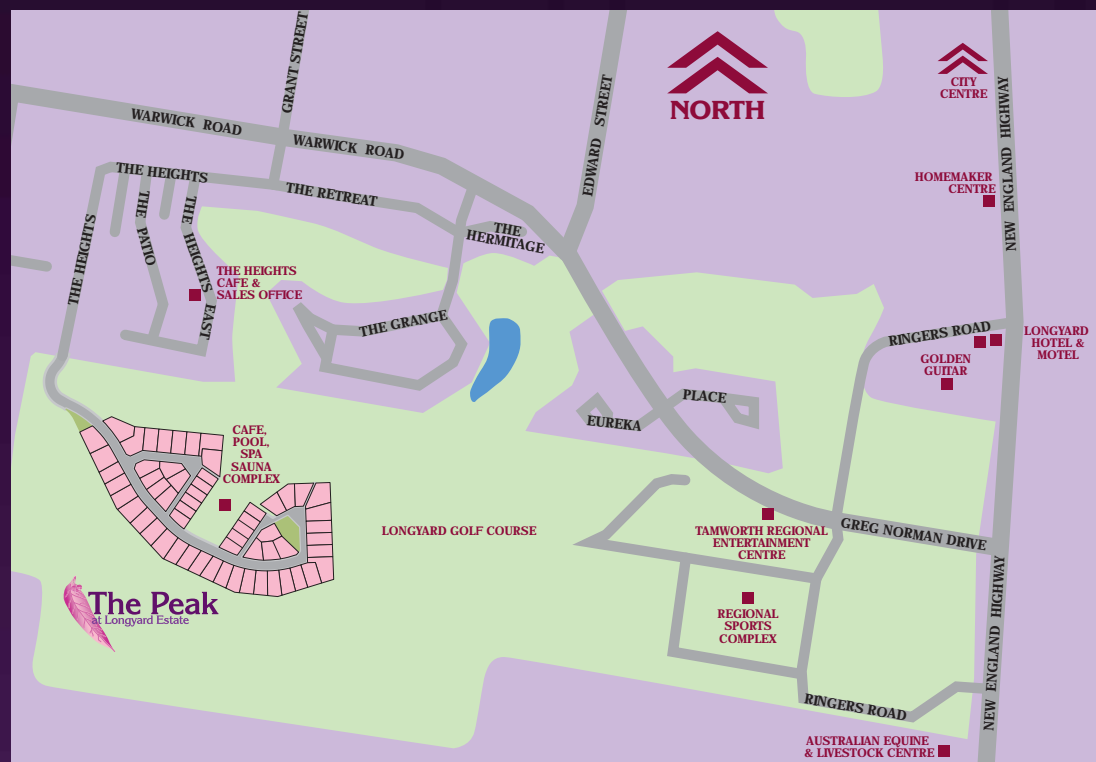


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