7.0 Urban Design Analysis

7.1 The Site

Coledale, located in West Tamworth, is a suburb of the Tamworth Urban Area. Its physical location is isolated, as the suburb is bounded by the Oxley Highway to the North and the railway line to the east. The localities of Warral is located to its south and Westdale to its west.

Coledale is a low density residential suburb of predominantly single storey detached dwellings. The suburb has a regular street pattern of north-south and east-west alignment of streets, with an isolated number of cul-de-sacs. A number of open space reserves are located within the suburb, ranging from large reserves to pocket parks. Community facilities within Coledale comprise a community centre, social housing office, a church (Latter Day Saints), child care/ pre-school facilities and seniors housing developments.

Coledale comprises a mix of private and public ownerships. The northern portion of Coledale is predominantly private housing. The central and southern portions of Coledale are predominantly public housing, interspersed with private ownership.

Private properties are often neglected, particularly where these are rented to low income groups, whereas social housing properties are monitored and maintained. This has contributed to poor housing presentation to the streetscape and degraded streetscape qualities.

Within the southern portion of the precinct are a number of undeveloped landholdings. West of Coledale is affected by flood-prone land adjacent to Timbumburi Creek.

7.2 Area Demographics

Coledale has a population of 3,068 people (2006 census) with a decrease of approximately 2.8% since 2001.

The precinct has an Indigenous population of approximately 884 people (2006 census) which amounts to approximately 28.8% of the Coledale population. There has been an increase in Indigenous population of 29.4% to the area since 2001.

While the West and South Tamworth collection districts have many similarities to the base Australian data there are key differences. The West Tamworth district statistically has:

- a significantly higher proportion of children 0-4 years;
- a significantly lower median weekly household income level (25% less than the Australian base level), West Tamworth had over twice the rate compared to the Tamworth norm;
- a high unemployment rate of almost triple the Australian base level;

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7.3 Land Ownership

Coledale was developed in the early 1970s, with dwellings between 30-40 years old. Social housing within Coledale is owned and managed by Housing NSW, the Aboriginal Housing Office (AHO) and Office of Community Housing (OCH).

There are 394 social housing dwellings within Coledale with:
- 328 single storey detached dwellings (managed and owned by Housing NSW);
- 2 single storey detached dwellings (owned by OCH);
- 53 or 55 single storey detached dwellings (managed and owned by AHO);
- 53 single storey detached dwellings (managed by OCH);
- 40 units within a 2 storey development (managed and owned by Housing NSW); and
- 8 single bedroom villa development at Warral Road, between Bourne Street and Tingira Street (managed and owned by Housing NSW).

The total number of dwellings within the Coledale area is approximately 1044 dwellings (ABS statistics). Within the Coledale area:
- Housing fully owned and being purchased: 36.7% (approx) - 383 dwellings;
- Total rental property: 60% (approx) - 625 dwellings; and
- State/territory housing authority property: 37.75% (approx) - 394 dwellings.

a significantly higher proportion of people employed as labourers (double the Australian base level) and conversely a significantly lower number of people employed as professionals (60% less than the Australian base level);
- a significantly lower number of couple families with children (30% less) whilst the number of one parent families is double the Australian base level; and
- a significantly lower level of education and qualification levels with almost double the Australian base level of people with no formal qualifications.

Figure 5.
7.4 Access and Circulation

7.4.1 Vehicular Entry Points
The main access roads into Coledale are from:
- The east – from Duri Road into Warral Road at a level crossing roundabout across the railway line at the junction of Robert Street;
- The north – from Oxley Highway into Warral Road, Edith Street, Bent Street and Ridge Street.

7.4.2 Vehicular Routes
Major local east-west routes, which link Warral Road (East) to Cole Road (West) through Coledale comprise:
- MacGregor Street;
- Bourne Street;
- Tingira Street; and
- Green Street.

Access to the area south of Green Street is from Kenny Drive off Warral Road which terminates within underdeveloped residential land in the south-west corner of Coledale.

Major local north-south routes through the precinct comprise:
- Warral Road, which provides the only north-south route at the eastern boundary of the precinct;
- Cole Road, which links MacGregor Street to Green Street;
- Ridge Street, Mack Street and Edinburgh Street, which links Oxley Highway to MacGregor Street via Northview and Southview Streets;
- Edith Street, which links Oxley Highway at Gunnedah Road roundabout; and
- Sussex Street, which links MacGregor Street to Green Street.

The southern portion, south of Green Street, of Cledale is isolated from the rest of the site with no direct linkage from the area north of Green Street.

Local roads are approximately 20m wide with 2-way carriageways, parking lanes on both sides and generous verges. Cole Road is a wide boulevard with a central median, 2-way carriageway with parking on both sides and wide verges.

7.4.3 Pedestrian Routes
Caledale has poor pedestrian connectivity with surrounding development. Within Caledale, whilst there are generous verges on both sides of streets, there are no dedicated paved footpaths.

A dedicated trail runs east-west along the northern boundary of Caledale. The trail continues along the western and southern boundary of Tamworth Golf course, along the creekline to Bicentennial Park in Tamworth CBD.
7.4.4 Cycle Routes
There are no dedicated cycleways within Coledale.

7.4.5 Existing Traffic Conditions
Tamworth Regional Council’s traffic count data identifies MacGregor Street, Ridge Street, Power Street, Quinn Street and Bourne Street as the main traffic routes through Coledale.

The traffic count data identifies Ridge Street as a preferred route to enter Coledale from north.

Council has identified the following streets which are prone to speeds exceeding the speed limit of 50km/hr:
- Ridge Street, between Oxley Highway and Power Street;
- Edith Street, between Donald and Northview Streets;
- MacGregor Street, between Sussex Streets and Warral Road; and
- Edinburgh Street between Southview and Northview Streets.

Refer to Coledale Renewal Project - Traffic Report, September 2010, by Woolacotts Consulting Engineers Pty Ltd.

7.5 Public Transport
Whilst the Main Northern railway line runs along the eastern boundary of Coledale, there is no direct rail stop at West Tamworth, even though there is a disused rail station. The nearest rail stop is at Tamworth City Centre, located approximately 3.5-4km from Coledale.

There are two bus routes (both Route 437) that pass through Coledale, being:
- Route 437: Travelling to Coledale and Westdale via South Tamworth; and
- Route 437: Travelling to Westdale and Coledale via Taminda.

The route service via South Tamworth operates at PM times, while the route service via Taminda operates at AM times.

During the week, both routes have services generally at 1-1.5 hour intervals between 8am and 6pm. There are five services on Saturday morning, with the latest leaving Tamworth CBD at 12.30pm and terminating at Westdale (after passing through Coledale) at 1.20pm.
7.6 Land Uses and Built Form

7.6.1 Residential – Detached Dwellings

Coledale predominantly comprises single storey detached dwellings on allotments ranging from approximately 550-700m² in area. Residential dwellings are generally setback approximately 10-14m from the street.

All residential dwellings generally address the street except for properties sited between Glen Street and Cole Road which are angled to the street. These dwellings do not provide a clear address to the street or contribute well to the streetscape.

7.6.2 Medium Density Residential Development

Medium density residential developments located within Coledale comprise:

• A two storey multi-unit residential development located along Warral Road, between Cossa Street and Bourne Street. There are 36 single bedroom units within the development, which is owned by Housing NSW.
• A single storey villa development comprising 7 single bedroom units between Bourne Street and Tingira Street with frontage to Warral Street. The development is not strata titled and is owned by Housing NSW.
• A single storey villa development for seniors located at Power Street, at the northern portion of Coledale (privately owned); and,
• Proposed Tamworth “lifestyle village” housing residents of over 45 years, approved by Tamworth Regional Council. Tamworth “lifestyle village” is located at north-eastern portion of Coledale, south of Northview Street (privately owned).
7.6.3 Retail
There is a small shop located at the junction of Bent Street and Stewart Avenue, at the northern portion of Coledale. A small shop, previously located at the intersection of Green Street and Warral Road (Gunney's General Store and Take Away), was burnt down a number of years ago and not been replaced.

7.6.4 Community Facilities
The Coledale Community Centre and the local Housing NSW office are located on Kenny Drive, near Warral Road.

The Coledale Community Centre focuses on the older people in the community. The Centre's current priority is establishing a "Men’s Shed" as a place for older men to socialise, interact, learn new skills and to pass them on. The Centre has a small shed at the back of the Community Centre.

A community garden has recently been established south of the Community Centre to encourage the community to work together to grow fruits, vegetables, herbs and indigenous plants.

Three child care centres are located within Coledale:
- The Rumpus Room Child Care Centre, located on Kenny Drive;
- The Birralee MACS (Multi-functional Aboriginal Children Services) indigenous child care centre, located on MacGregor Street; and
- We R Kids Learning Centre, located at the intersection of Edinburgh Road and Stewart Street.