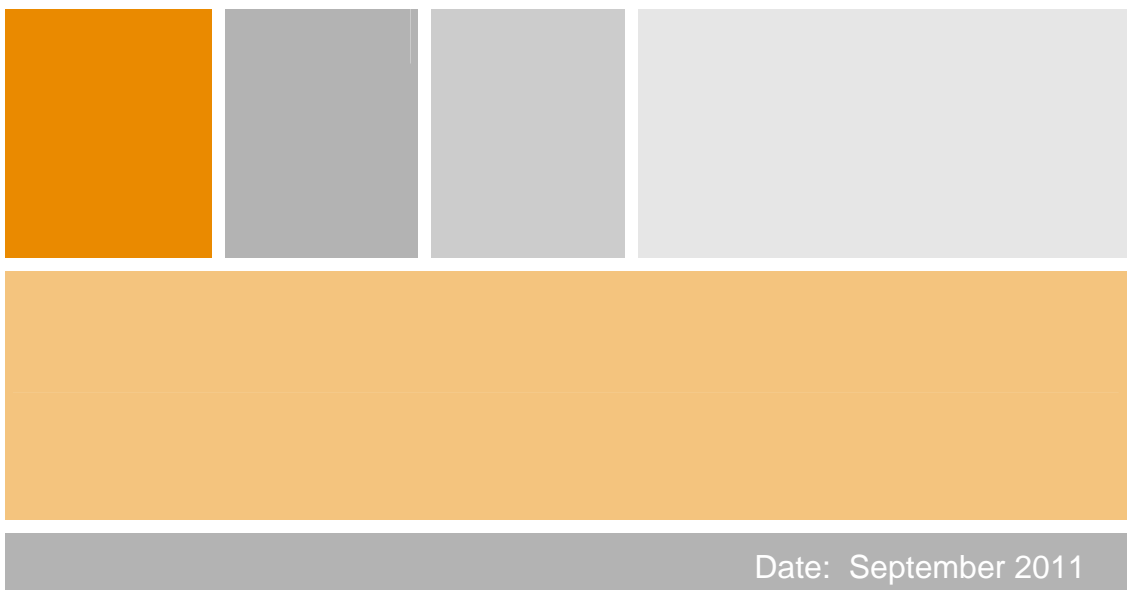




Human Services
Housing NSW

Coledale Revitalisation Strategy

Coledale, Tamworth NSW



QUALITY ASSURANCE

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- Related Documents

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Human Services
Housing NSW

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1 Introduction

The Coledale Revitalisation Strategy is a framework and overarching strategy for the implementation of various strategies for the revitalisation of the Coledale public housing estate. As a result of the inherent social issues within Coledale resulting from the predominance of social housing within the area and from the urban structure of the precinct, a “Whole of Government Approach” has been initiated for the development and implementation of the Coledale Revitalisation Strategy.

The various strategies for implementation include:

- Urban Renewal Masterplan;
- Planning Proposal including urban design guidelines for Coledale;
- Deconcentration and property improvement strategy;
- Streetscape and landscape improvements strategy;
- Communal garden project;
- Crime prevention strategy;
- Waste management and illegal dumping strategy;
- Youth space;
- Community centre;
- Working with Elders;
- Building Better Regional Cities Fund;
- Affordable Housing Strategy;
- Community consultation process; and
- Future strategies.

2 Site Context

2.1 Site Location and Description

Coledale, located in West Tamworth, is a suburb of the Tamworth Urban Area, approximately 5.5km south-west of Tamworth City Centre and approximately 6km east of Tamworth Airport. Tamworth is a major regional centre of the New England area.

Coledale is bordered by:

- Oxley Highway/ Stewart Avenue at its northern boundary, with a light-industrial precinct to its north;

- Warral Road and the Main Northern railway line at its eastern boundary, with a low density residential precinct beyond;
- Timbumburi Creek and rural properties to the west; and
- Rural properties to the south.

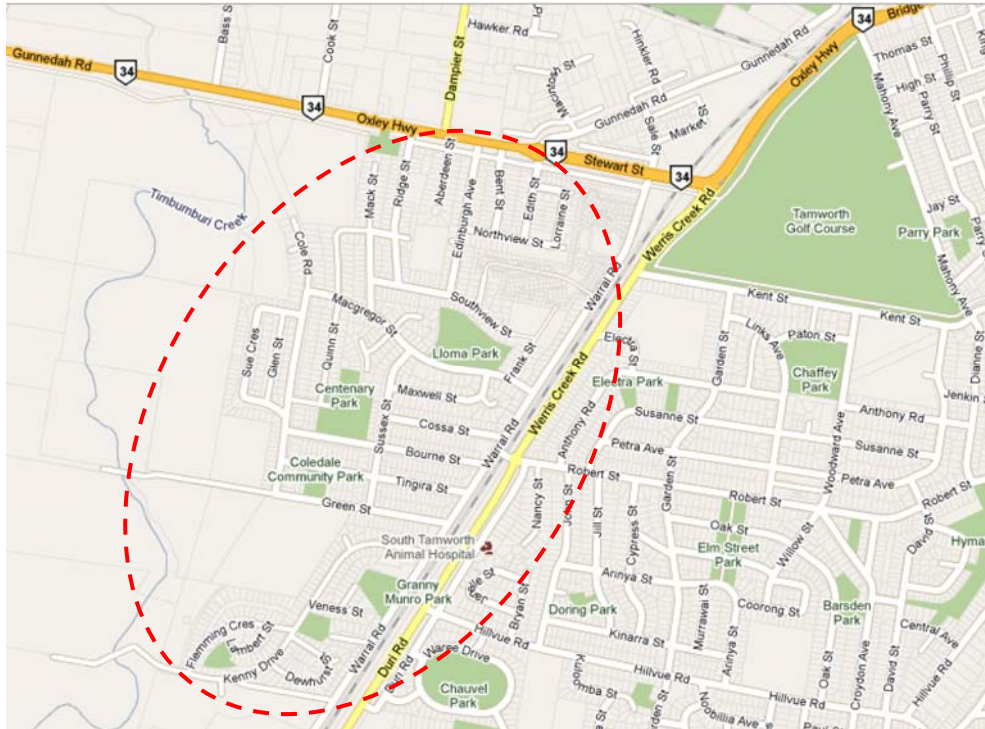


Figure 1. Location Plan

Development of the Coledale estate for social housing commenced in the early 1970s, with dwellings ranging in age from 30-40 years. Currently, Coledale comprises a mix of private and public ownerships. The northern portion of the estate is predominantly private housing. The central and southern portions of the estate are predominantly public housing, interspersed with private ownership.

2.2 Area Demographics

West Tamworth (Coledale) has a population of approximately 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. West Tamworth statistically has:

- a significantly high proportion of children 0-4 years;
- a significantly low 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;

- a significantly high 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 low number of couple families with children (30% less) whilst the number of one parent families is double the Australian base level; and
- a significantly low level of education and qualification levels with almost double the Australian base level of people with no formal qualifications.

2.3 Land Ownership

Public housing ownership within Coledale includes the Housing NSW, the Aboriginal Housing Office and the Community Housing Office. The total stock of social housing consists of 407 dwellings. The dwellings are managed by Housing NSW (319) with involvement from Community Housing (33) and the Aboriginal Housing Office (55).

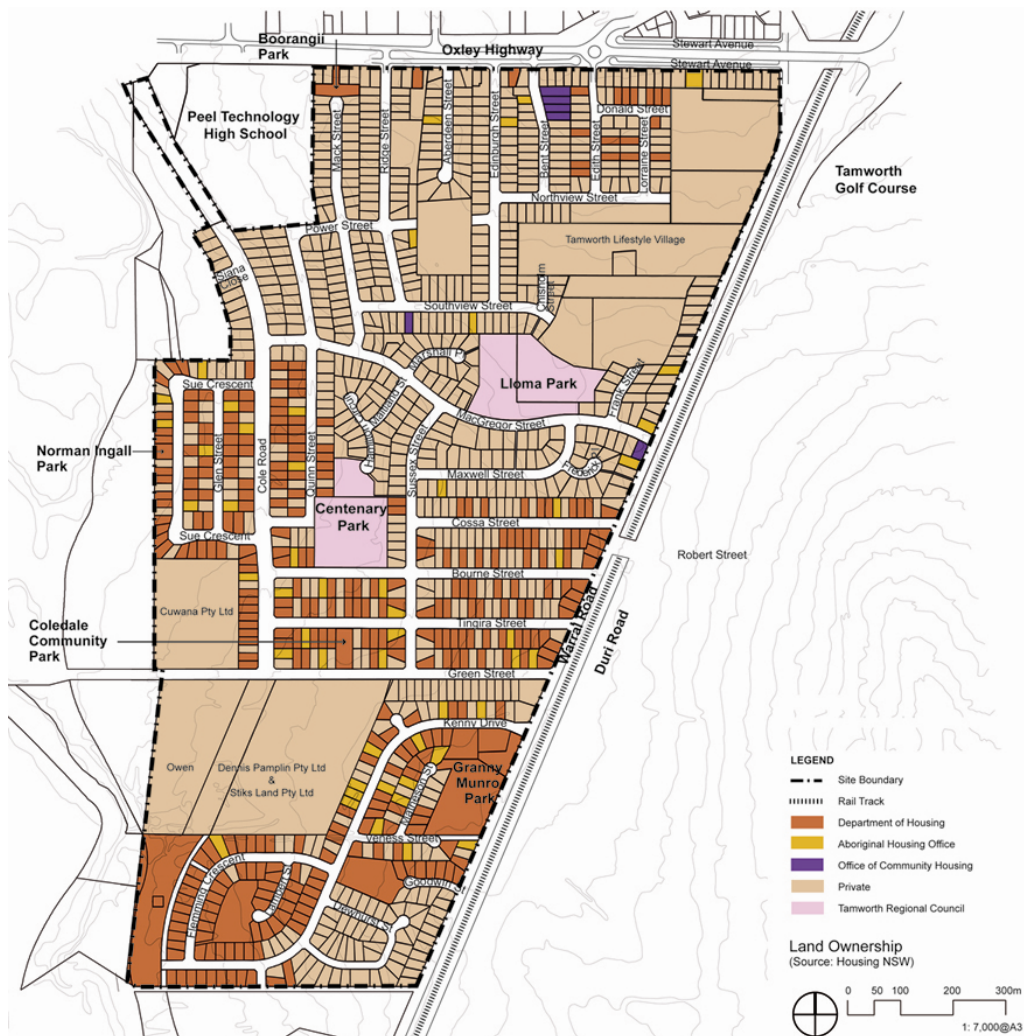


Figure 2. Land Ownership Plan

3 Vision for Coledale

The vision for the Coledale is to provide an attractive and affordable residential precinct with:

- Enhanced image and identity;
- Quality streetscapes, public recreational reserves and good pedestrian amenity;
- Strong social cohesion within the community of all age and racial groups, private and public residents;
- A “sense and pride of place” among its residents; and
- A safe and secure environment through the implementation of Crime Prevention through Environmental Design measures.

The vision for the Coledale Revitalisation Strategy is to improve the quality of life for the community of Coledale. It is anticipated that “pride of place” for Coledale will be engendered through the implementation of the above vision initiatives. The development of activities and programs to assist the health and well being of the community will encourage social integration across the community of all ages.

4 Project Objectives

The project objectives for the urban renewal of Coledale are to:

- **Create a more balanced community and social mix** through tenure diversification with the deconcentration of social housing throughout the estate;
- **Increase home ownership** within low income groups and Indigenous Australians through the sale of affordable residential properties;
- **Implement long-term community based initiatives** to address social issues, place management and community building;
- **Implement urban design improvements** to reduce anti-social behaviour and crime; and
- **Improve community image** of safety and security, health and well-being, education and employment, access to services and social cohesion.

5 Key Stakeholders

Key stakeholders of the Coledale Revitalisation Project, who will contribute to identifying and assessing the issues and concerns of development, include:

- Department of Premier & Cabinet;
- Housing NSW;
- Northern Division of Housing NSW;
- Aboriginal Housing Office;
- Tamworth Local Aboriginal Lands Council;
- Tamworth Regional Council;
- Aboriginal Affairs NSW;
- Community Services;
- Hunter New England Area Health;
- Education & Training;
- Corrective Services;
- Local police and emergency services;
- Social housing tenants;
- Local public sector residents; and
- The wider Coledale community.

6 Strategies for Implementation

As a result of the inherent social issues within Coledale emanating from the predominance of social housing within the area and from the existing urban structure of the precinct, a number of initiatives have been identified to address the social and physical issues within Coledale. These include:

- Urban Renewal Masterplan Strategy;
- Planning Strategy;
- Development Control Plan of urban design guidelines for Coledale;
- Deconcentration and property improvement/refurbishment strategy;
- Streetscape and landscape improvements strategy;
- Communal garden project;
- Crime prevention strategy;
- Waste management and illegal dumping strategy;
- Youth space concept;
- Community centre;

- Working with Elders;
- Building Better Regional Cities Fund;
- Affordable Housing Strategy;
- Community consultation process; and
- Future strategies.

The above strategies, key stakeholders and time frame for commencing and completing each strategy are outlined as follows:

Strategy	Key stakeholders	Program
<p>1. Urban Renewal Masterplan Strategy A revitalisation Masterplan and strategy for Coledale.</p>	<ul style="list-style-type: none"> ▪ Housing NSW ▪ Tamworth Regional Council 	Target lodgement to Council – February 2011
<p>2. Planning Proposal Tamworth Regional Local Environmental Plan 2010, gazetted 21 January 2011. Potential new development not appropriately zoned will require rezoning.</p>	<ul style="list-style-type: none"> ▪ Tamworth Regional Council ▪ Housing NSW 	Commence the process to rezone lands upon approval of the <i>Coledale Urban Renewal Masterplan</i> by Council. Rezoning to be completed within 12-18 months.
<p>3. Coledale Development Control Plan The site specific DCP for Coledale provides urban design guidelines for future development.</p>	<ul style="list-style-type: none"> ▪ Tamworth Regional Council ▪ Housing NSW 	Commence the process of the preparation of the Draft DCP upon approval of the <i>Coledale Urban Renewal masterplan</i> by TRC.
<p>4. Coledale Deconcentration and Refurbishment Strategy The strategy identifies a sale and improvement strategy for DoH properties.</p>	<ul style="list-style-type: none"> ▪ Housing NSW 	Commence March 2011.
<p>5. Green Street Landscape Program Streetscape improvement with street tree planting in the Southern Precinct of Coledale.</p>	<ul style="list-style-type: none"> ▪ Housing NSW 	Completed November 2010.
<p>6. Landscape Improvement Strategy The <i>Coledale Urban Renewal Masterplan</i> identifies landscape and footpath improvements to streets and parklands.</p>	<ul style="list-style-type: none"> ▪ Tamworth Regional Council. 	Ongoing.

Strategy	Key stakeholders	Program
<p>7. Coledale Community Garden Project Program for turning unused and neglected land into community gardens.</p>	<ul style="list-style-type: none"> ▪ Housing NSW ▪ Coledale Residents Association ▪ Royal Botanic Gardens Trust ▪ Joblink Plus ▪ New England Institute of TAFE ▪ Tamworth/ Manilla Land Care ▪ Coledale community 	Ongoing.
<p>8. Crime Prevention Strategy Strategy to target anti-social behaviour in Coledale.</p>	<ul style="list-style-type: none"> ▪ Housing NSW ▪ Aboriginal Housing Office ▪ Tamworth Council ▪ Aboriginal Affairs NSW ▪ Corrective Services ▪ Local police ▪ Elders of Coledale 	Commence November 2010.
<p>9. Waste Management and Illegal Dumping Strategy To combat illegal dumping of waste in Coledale.</p>	<ul style="list-style-type: none"> ▪ Housing NSW ▪ Tamworth Council ▪ Coledale private land owners 	Target lodgement – February 2011.
<p>10. Coledale Youth Space An initiative for the provision of a youth facility within Coledale.</p>	<ul style="list-style-type: none"> ▪ Tamworth Council ▪ Housing NSW ▪ Coledale community 	Target consultation – April/May 2011.
<p>11. Coledale Community Centre Implementation of community based management for the existing community centre.</p>	<ul style="list-style-type: none"> ▪ Housing NSW ▪ Coledale community ▪ Tamworth Council 	Ongoing
<p>12. Working with Elders Strategy for the engagement of Aboriginal Elders within the community to address social issues and education.</p>	<ul style="list-style-type: none"> ▪ Aboriginal Housing Office ▪ Aboriginal Affairs NSW ▪ Housing NSW ▪ Elders of Coledale 	Ongoing.

Strategy	Key stakeholders	Program
<p>13. Building Better Regional Cities Fund Delivery of appropriate infrastructure for the housing estate within Coledale and adjacent areas of Tamworth LGA.</p>	<ul style="list-style-type: none"> ▪ Housing NSW ▪ Tamworth Council ▪ NSW Government ▪ Federal Government 	Ongoing.
<p>14. Affordable Housing Strategy Council staff have finalised a Draft Affordable Housing Strategy to be put before Council for consideration and adoption.</p>	<ul style="list-style-type: none"> ▪ Tamworth Regional Council 	September 2011.
<p>15. Community consultation process Implementation of a community consultation process to communicate the improvement strategies to the Coledale community.</p>	<ul style="list-style-type: none"> ▪ Housing NSW ▪ Aboriginal Housing Office ▪ Tamworth Council 	Target date – April 2011.

Details of the implementation strategies are as follows:

6.1 Urban Renewal Masterplan

The development of an Urban Renewal Masterplan for Coledale was commissioned by Housing NSW to revitalise the Coledale Estate for the deconcentration of social housing in Coledale with the sale of public housing properties to the affordable housing market.

The *Coledale Urban Renewal Masterplan* has been developed through a series of urban design options prepared by Conybeare Morrison and in consultation with the Whole of Government project team. The Masterplan was informed through various studies undertaken on Coledale. The studies outline recommendations to address the social and physical issues of Coledale and to improve and revitalise the precinct, which include safety and security to the public domain, improve infrastructure of streetscape, landscape and public transport, upgrade the amenity of its parklands, property refurbishment, tenure diversification and provision of community facilities.

6.1.1 Urban Design Analysis of Coledale

As part of the Coledale Urban Renewal Masterplan, an urban design analysis was undertaken for Coledale which identified key social and physical issues and weaknesses/ constraints of the precinct. These issues underpin the social and physical strategies for implementation for the Coledale estate.

6.1.2 Urban Design Opportunities

Analysis identified key opportunities for improvements to Coledale that would enhance its market value and improve public perception, which include:

- **Improve the built form** with refurbishment and front yard enhancement of existing residences to enhance the attractiveness and public perception of Coledale.
- **Improve the urban design** of Coledale by improving its streetscape and landscape environment and amenity with:
 - Thematic tree planting to streets to define hierarchy;
 - Landscaping of parklands;
 - Screen planting along the railway corridor; and
 - Creation of landscaped gateways to define and reinforce access to the precinct.
- **Rationalise and enhance open space areas** for better utilisation, with provision of specific facilities targeted to community requirements.
- **Create more vehicular linkages and permeability** into the precinct from surrounding neighbourhoods and vehicular connections through the site.
- **Improve and strengthen connections** within Coledale by providing through routes and opening up cul-de-sacs and open space linkages.
- **Create and reinforce linkages between key destinations and open spaces** (augmented by street tree planting) – to community facilities, parklands and the local high school.
- **Create a community focus** of community activities and services within a central zone that links existing parklands and community facilities.
- **Create street frontages to parklands** to encourage passive surveillance of open space areas for safety and security.
- **Encourage development of privately owned land** to create new urban forms with road connections to Coledale.
- **Encourage greater private ownership** to reduce the predominance of social housing tenants, to engender property improvements and to normalise public housing precincts to integrate with surrounding residential areas.
- **Introduce community programs** such as community gardens, streetscape, landscape and maintenance programs for public benefit and community engagement.

Identified in Coledale is the need to foster and build a strong, self-reliant and sustainable community where residents have a sense of identity and belonging. The *Coledale Urban Renewal Masterplan* aims to address the negative perception of Coledale by improving its public image as an undesirable suburb with social issues, environmental quality and appearance and to instill a community “pride of place” in this neighbourhood. Improvements to Coledale will assist in increased resident satisfaction, reduction in turnover and stability of the area. Implementing a program of change is required to Coledale to positively shift the public perception of the area.

6.1.3 Masterplan Principles

The masterplan principles are a future strategy for the area which will be carried out when funding is made available. Key principles identified for implementation in the renewal strategy for Coledale are to:

1. **Create an attractive physical environment** with public domain improvements to the appearance of Coledale, of its streetscapes (with landscape, lighting and footpaths) and its built form (in standard, quality and preservation of dwellings), to engender a positive visual identity for the area.
2. **Improve permeability, legibility and connectivity** within Coledale, with the creation of a more connected network of through roads and linkages within the precinct and from surrounding areas.
3. **Rationalise open space areas and parklands for better utilisation** with specific facilities targeted to community needs or as development sites integrated into the existing pattern of development.
4. **Revitalise open areas and parklands** with landscape improvements and recreational facilities to suit community needs and interests.
5. **Create a safe environment** with maximisation of road frontages to open space areas, reduction of large parklands, removal of unsafe connections, with dwellings to address the street.
6. **Improve the neighbourhood built form and character** in the redevelopment of undeveloped sites, with subdivision pattern of roads and allotments to connect into the existing Coledale fabric and upgrading the appearance and amenity of social housing properties.
7. **Encourage a variety of built form and housing typologies** to develop a liveable and integrated neighbourhood for all ages and housing needs with redevelopment opportunities for higher density land uses at precinct gateways, appropriately located and visually prominent sites.
8. **Create defensible spaces** with the implementation of the principles of:
 - Territory definition;
 - Natural surveillance for safety and security;
 - Image of the place as a desired place to live; and
 - Creation of active public domain area and public precinct to enliven and bring a sense of community to the area.
9. **Implement a sales strategy of affordable housing and increased opportunities for home ownership** to revitalise the community through social transformation, with a mixed tenure of residents for improved social integration with surrounding residential areas.
10. **Implement property management and community engagement initiatives** to include maintenance of the public domain, graffiti removal, rubbish removal, landscape improvement and maintenance, community engagement of local residents in the Coledale renewal process, and encouragement of pride in ownership of Coledale.

6.1.4 Coledale Urban Renewal Masterplan

The *Coledale Urban Renewal Masterplan* for the revitalisation of Coledale proposes the following precinct improvement works when funding is made available:

A. ENVIRONMENTAL			
Objective: <i>To create an attractive and safe environment of public domain improvements to streetscapes and parklands.</i>			
Strategies: A1. Improve the amenity and appearance of Coledale. A2. Rationalise under-utilised open spaces and parklands. A3. Upgrade and revitalise the quality of Coledale's open areas and parklands. A4. Maximise street frontage to large parks for access and safety of passive surveillance.			
Action Plans:			
<i>Strategies</i>	<i>Northern Precinct</i>	<i>Central Precinct</i>	<i>Southern Precinct</i>
A1. Improve the amenity and appearance of Coledale.	<ul style="list-style-type: none"> ▪ Enhanced street tree planting, with: <ul style="list-style-type: none"> - Thematic planting of tree species to delineate the hierarchy of streets and for precinct legibility; and - Signature planting at precinct gateways. ▪ New footpaths along connecting roads to key nodes of parklands and community facilities. ▪ Street lighting to comply with relevant Australian visual standards for night-time safety. 		
A2. Rationalise under-utilised open spaces and parklands.	Centenary Park , creation of residential allotments, road access and road frontage to the park.		
A3. Upgrade and revitalise the quality of Coledale's open areas and parklands.	<ul style="list-style-type: none"> ▪ Incorporate the Coledale Youth Concept into the masterplan following further community consultation; ▪ Sport and recreation facilities to suit the needs of the Coledale community; ▪ Attractive landscaped areas; ▪ Lighting to comply with night-time visual standards; and ▪ Shelters and seating. 		
A4. Maximise street frontage to large parks for access and safety of passive surveillance.	Lloma Park , with reduction of park size to enable new road and subdivisions to front the park.	Centenary Park , with reduction of park size to enable new road and subdivisions to front the park.	Granny Munro Park , with reduction of park size to enable new road and subdivisions to front the park.
B. MOVEMENT			

Objective:

Improve the permeability, legibility and connectivity of connected roads and linkages within Coledale and from surrounding areas.

Strategies:

- B1. Improve connectivity and permeability within Coledale and to surrounding areas.
 B2. Enhance specifically Coledale's key connecting pedestrian-orientated street of Sussex Street.

Action Plans:

<i>Strategies</i>	<i>Northern Precinct</i>	<i>Central Precinct</i>	<i>Southern Precinct</i>
B1. Improve connectivity and permeability within Coledale and to surrounding areas.	Site access from Oxley Highway to Cole Road, along the western boundary of Peel Technology High School.	Extend the western end of Cossa Street to Quinn Street as a pedestrian oriented shared way. This will provide street frontage to Centenary Park; provide an overland flow path from Cossa Street to the park and improve passive surveillance of the park.	Extend the Goodwin Street cul-de-sac to Kenny Drive as an additional access from Warral Road to Southern Precinct. Provide a pedestrian access at the east end of Veness Street to Warral Road for access and for surveillance of the park. Extend the Lambert Street cul-de-sac to Flemming Crescent to improve access and permeability.
B2. Enhance Coledale's key connecting pedestrian-orientated street of Sussex Street.		Sussex Street, which connects: <ul style="list-style-type: none"> ▪ Llama Park and child care centre at MacGregor Street to; ▪ Centenary Park; and potentially to ▪ Granny Munro Park, Coledale Community Centre and child care centre at Kenny Drive; with street trees, footpaths on both sides of the street.	

C. BUILT FORM			
Objective: <i>Improve and encourage Coledale's built form, character and housing typologies to develop a liveable and integrated neighbourhood.</i>			
Strategies: C1. Encourage the development of undeveloped sites. C2. Encourage new development typologies for an integrated neighbourhood.			
Action Plans:			
<i>Strategies</i>	<i>Northern Precinct</i>	<i>Central Precinct</i>	<i>Southern Precinct</i>
C1. Encourage the development of undeveloped sites with subdivision pattern of roads and allotments to connect into the existing road network.	<ul style="list-style-type: none"> ▪ Southern side of Northview St.; ▪ Property east of Southview Street and north of Frank Street; ▪ Western side of Cole Road at the proposed road link to Oxley Highway. 	<ul style="list-style-type: none"> ▪ 53 Green Street, (Lot 4 DP227402) at the north-western portion of Green Street; 	<ul style="list-style-type: none"> ▪ 126 Green Street (Lot 21 DP 238440) at the SW portion of Green Street; ▪ Lot 47, DP 549543 Green Sreet.; ▪ Western side of Flemming Cres.; ▪ Lambert Street; ▪ Goodwin Street.
C2. Encourage new development typologies for an integrated neighbourhood with redevelopment opportunities in site consolidation for higher density residential, neighbour-hood and community land uses at visually prominent sites and precinct gateways.		<ul style="list-style-type: none"> ▪ North intersection of Green Street and Warral Road (predominantly Housing NSW); ▪ Intersection of Tingira/ Bourne Streets and Warral Rd (Housing NSW); ▪ North intersection of Bourne Street and Warral Road (Housing NSW); ▪ North intersection of Cossa Street and Warral Road (Housing NSW); ▪ Sites along Sussex Street (Housing NSW). 	<ul style="list-style-type: none"> ▪ South intersection of Green Street and Warral Road (Government owned vacant allotments).

D. MANAGEMENT			
Objective: <i>Improve housing standards and opportunities for home ownership to revitalise the community through social transformation accompanied by continuing management and community engagement initiatives.</i>			
Strategies:			
D1. Upgrade/ refurbish social housing properties with improvements and maintenance of badly presented dwellings and front yards.			
D2. Implement property management and community engagement initiatives for the maintenance of the public domain, with graffiti removal and landscape improvements to enhance pride of place of ownership by the residents of Coledale.			
D3. Revitalise the community through social transformation by implementing a Sales Strategy of social housing properties.			
Action Plans:			
<i>Strategies</i>	<i>Northern Precinct</i>	<i>Central Precinct</i>	<i>Southern Precinct</i>
D1. Upgrade/ refurbish social housing properties with improvements and maintenance of badly presented dwellings and front yards.	To selected social housing properties.		
D2. Implement property management and community engagement initiatives for the maintenance of the public domain, with graffiti removal and landscape improvements to enhance pride of place of ownership by the residents of Coledale.	To all social housing properties.		
D3. Revitalise the community through social transformation by implementing a de-concentration of social housing properties to private ownership.	To all selected social housing properties.		

6.2 Planning Proposal

6.2.1 Tamworth Regional Local Environmental Plan 2010

Coledale is zoned **R1 General Residential** under Tamworth Regional LEP 2010 and its reserves and open space areas are zoned **RE1 Public Recreation**. Land located at the south-western portion of Coledale is zoned **RE4 Small Rural Landholdings**.

R1 General Residential permits a range of residential developments, community uses, neighbourhood facilities and services. **RE1 Public Recreation** permits recreational and community facilities and services.

Appropriate planning proposals will be identified after the adoption of the Master Plan.

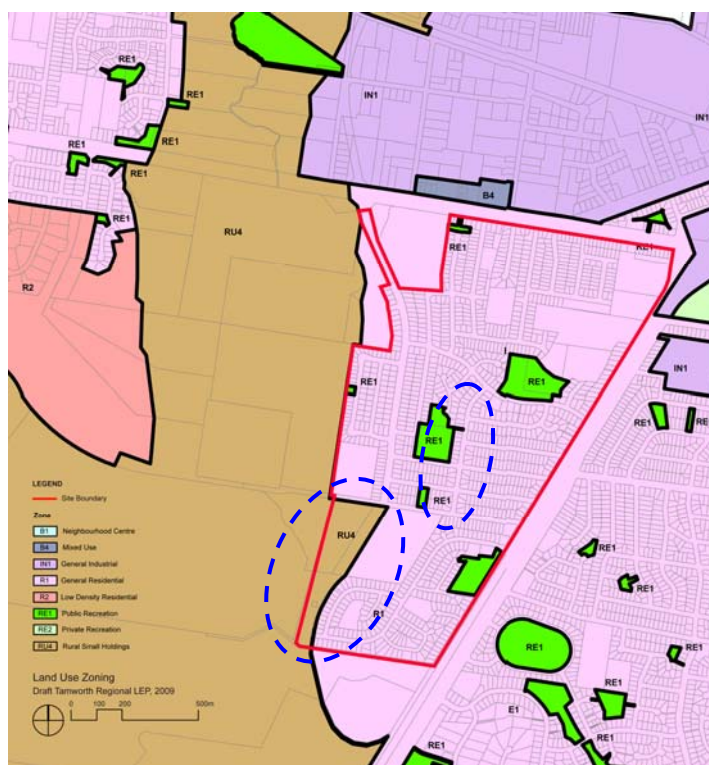


Figure 3. Land Use Plan (Tamworth Regional LEP 2010)

6.3 Coledale Development Control Plan

Urban design and landscape guidelines are to be developed for the implementation of the following urban design and landscape initiatives of:

- Streetscape and dwelling improvements;
- Redevelopment opportunities in undeveloped and vacant sites;
- Redevelopment opportunities in parklands; and
- Redevelopment opportunities in gateways and prime locations.

To address the design and implementation of the above measures, a site specific **Development Control Plan for Coledale** is being developed. The site specific DCP will be incorporated into the *Tamworth Regional Development Control Plan 2010*.

6.4 Coledale Deconcentration and Refurbishment Strategy

A Deconcentration and Refurbishment Strategy has been prepared by Housing NSW which provides the following strategies:

- The de-concentration of up to 150 Housing NSW homes in Coledale, offering them for sale to low income owner-occupiers, including eligible Housing NSW tenants;
- Stage one of the strategy will identify the sale of 12 refurbished homes as well identify the short term lease of 18 refurbished homes to a local community housing provider.;
- Increase access to affordable housing by the Indigenous Australian population; and
- Improve the attractiveness of the area given its poor reputation, before the market will begin to consider the suburb as an opportunity for private sector owner occupation.

6.5 Streetscape and Landscape Improvements

6.5.1 Green Street Landscape Program

Housing NSW was successful in securing funding for the Green Street program works during 2010. Turf Design was commissioned by Housing NSW to prepare a streetscape landscape design for the Southern Precinct of Coledale as Phase 1 of the Community Greening Program for Coledale. The landscape program delivered street tree planting to the following streets as illustrated below:

- Warral Road (from Robert Street to the Coledale southern boundary);
- Kenny Drive;
- Matheson Street;
- Goodwin Street;
- Dewhurst Street;
- Flemming Crescent;
- Lambert Street; and
- Granny Munro Park (to the western perimeter of the park).



Figure 4. Green Street program – Turf Design

Works to Green Street program were completed in November 2010.

6.5.2 Landscape Improvement Strategy for Coledale

The *Coledale Urban Renewal Masterplan* proposes a Landscape Improvement Strategy to be implemented for Coledale. The aim is to strengthen the landscape framework of the precinct, enhance the quality of the public domain and provide a network of green links, as envisioned in the Tamworth Greening Plan.

6.5.2.1 Landscape Objectives

The Landscape Improvement Strategy is guided by the following objectives to:

- **Develop a strong landscape character** for Coledale to enhance the sense of place and identity for the community;
- **Retain and enhance existing key landscape attributes**, encourage thematic and physical integration with the surrounding natural environment and establish greater connectivity with regional pedestrian and cycle routes;
- **Rationalise existing underutilised open spaces** to create quality people-oriented parklands with locally relevant activities;
- **Create a diversity of landscape experiences and settings** that respond to community needs and constraints;

-
- **Provide attractive and functional parklands** and open spaces for both active and passive recreation, accessible from all sides and overlooked by housing;
 - **Create legible and attractive streets** unified by colourful native and exotic street tree planting; and
 - **Encourage community involvement** in aspects of open space improvements and management so as to develop residents' ownership of the public domain.

6.5.2.2 Landscape Improvements to Parklands

The large parkland reserves of Lloma Park, Centennial Park and Granny Munro Park are sited within 400m or 10 minute walking distance of Coledale residences. Whilst only Granny Munro Park is equipped with football and basketball facilities, all three parks are sized to enable their use as active recreational spaces.

The pocket parks of Coledale Community Park, Norman Ingall Park, Boorangii Park and potential pocket parks created in under-developed sites are suitable for low key active facilities such as children's play areas or landscaped places with seating and shelters for passive recreation.

It is recommended that the Landscape Masterplan within the *Coledale Urban Renewal Masterplan* be implemented as a future strategy incorporating the opportunities for enhancing their recreational, aesthetic and environmental amenity, safety and community focus.

Landscape improvements to parklands within Coledale are underpinned by the recommendations of Tamworth Regional Council's *Recreation and Open Space Plan*, October 2008.

Local involvement in the care and planting of these parks should be encouraged, in all three parks, including the incorporation of small community garden plots.

6.5.2.3 Streetscape Planting

Improvements to Coledale's streetscape are an important factor in the renewal of the overall character of the estate and the success of a streetscape design plays a large part in securing wider community acceptance.

Street tree planting will improve the visual quality of Coledale, add to the existing quality of the place and distinguish between the hierarchy of streets and the various portions of the precinct.

Strategy:

The strategy for streetscape planting comprises:

- Selection of street tree species to be based on the range of well established native and exotic species within the parks and private gardens across Tamworth;

-
- Distinguish, through streetscape planting, the functional hierarchy of the primary vehicular thoroughfares and secondary local streets; and
 - Plant Sussex Street as a key “green pedestrian link with shade trees, between the three major parklands of Llama Park, Centenary Park and Granny Munro Park.

6.5.2.4 Footpaths within Streets

The pedestrian corridors on both sides of Coledale’s local streets are of adequate width to accommodate a footpath and landscape verge.

Strategy:

On the main access and circulation routes of Coledale, footpaths are recommended to be provided on both sides of the street. These streets comprise:

- Cole Road;
- Edinburgh Street;
- Ridge Street;
- Edith Street;
- MacGregor Street;
- Sussex Street;
- Bourne Street; and
- Green Street.

Minor local streets are recommended to be provided with a footpath to at least one side of the street. These streets comprise:

- Southview Street;
- Mack Street (from Power Street to Mac Gregor Street);
- Power Street;
- Quinn Street;
- Cossa Street;
- Tingira Street;
- Kenny Drive;
- Goodwin Street; and
- Warral Street (on the western side).

Where new footpaths are provided, the footpath should be located close to the front property line to enable street tree or shrub planting within a grassed verge.

Footpaths should be of concrete and the minimum 1.2m wide, with curb ramps provided at street intersections. Verges should be grassed or planted with low maintenance native grasses. This strategy is for future consideration and implementation by Tamworth Regional Council.

6.6 Coledale Communal Garden Project

The Communal Garden Project is a collaborative venture with Housing NSW, Tamworth Regional Council, the Coledale Residents Association, Royal Botanic Gardens Trust (BTG), Joblink Plus Ltd, New England Institute of TAFE and Tamworth/Manilla Land Care.

The aim of the Coledale Communal Garden Project is to turn unused and neglected land into a community garden by involving and training Coledale's social housing residents and community members.

Stage 1:

- Stage 1 of the project involved the design, creation and maintenance of a communal produce garden (vegetable and flowers) at the rear of the Coledale Community Centre.

Stage 2:

- Stage 2 comprises Phase 2 of the Community Greening Program for Coledale, funded by Housing NSW Green Street Program (refer to section 6.5.1). The proposed works comprises turning unused and neglected land into a communal nursery, with the involvement of the Coledale Communal Garden Group Inc, local residents and partnering agencies such as Joblink Plus Ltd. The nursery will contain ancillary pergolas, shade and storage structures for plants, a 10,000 litre water tank and automatic irrigation system.

The location for the Communal Nursery is to be sited in Granny Munro Park directly adjacent to the Coledale Community Centre and Childcare Centre. Housing NSW has prepared and lodged a Development Application for these works.



Figure 5. Community garden rear of Coledale Community Centre

6.7 Crime Prevention Strategy

Tamworth Police have been working closely with the Whole of Government team to address anti-social behaviour issues within the Coledale area.

Strategy:

The following strategies for crime prevention have been put in place:

- Australian Rail Track Corporation has installed matting on the railway ballast at Robert Street, Warral Road railway crossing and the pedestrian rail crossing opposite Green Street to minimise the availability of projectiles.
- Coledale Alcohol Free Zone was approved by Tamworth Regional Council and implemented in October 2010.
- Meeting was held with Housing NSW with Housing NSW, Police, Tamworth Regional Council and adjoining private land owners (including the brick works site) to remove potential ammunition of bricks and concrete and rubbish, in an attempt to improve the site. Subsequently a draft *Illegal Dumping Strategy* has been developed and has been submitted to Tamworth Regional Council for consideration.
- The safety audit prepared by Police has been submitted to Housing NSW for consideration and incorporation into the *Coledale Urban Renewal Masterplan Strategy*.
- Monthly reports are being provided by Police to assist in case management.
- Stationing of police officers within the precinct on Friday and Saturday nights.
- Implementation of door knock measures to Coledale properties over the Christmas period.
- Housing NSW has engaged security provider, BPF Global Security, to conduct weekly patrols of the Coledale area and monitor crime and vandalism.

6.8 Waste Management and Illegal Dumping Strategy

The *Illegal Dumping Strategy*, November 2010, has been developed to combat the ongoing illegal dumping of waste in Coledale. Dumping is a consistent problem in Coledale and very costly for land owners, Council and Housing NSW regularly clean up. The Strategy is to be implemented in an agreement between Housing NSW and Tamworth Regional Council in accordance with the proposed waste management strategy.

6.8.1 Locations

Areas identified as prone to illegal dumping are on:

- Vacant residential land in the south-west of Coledale at the intersection of Flemming Crescent and Kenny Drive;
- Private vacant land at the south-west of Green Street and Cole Road; and
- Rural land that backs onto the rear fences of properties in Sue Crescent and Kenny Drive.

6.8.2 Combative Measures

Measures to combat illegal dumping include:

- Making access difficult with lighting, landscaping and barriers;
- Strengthen surveillance;
- Implement fines, and/ or requirements for offenders to clean up;
- Reduce reasons to dump; and
- Provide education on responsibilities and information on services.

6.8.3 Strategy

Proposed actions include:

- Keeping vacant areas slashed and clean;
- Erect, by landowners and Housing NSW, illegal dumping signs and advertise surveillance and fines;
- Publicise waste collection services with letter drops and requests to desist from dumping;
- Erection of effective barriers and signs by landowners on their vacant land;
- Community education by Council and Housing NSW;
- Conduct site audits bi-annually by private landholders, Council and/ or Housing NSW;
- Where feasible, Council rangers to issue fines and clean up notices where evidence of dumping is found;
- Council to offer Housing NSW a concession from waste disposal fees for a period of 6 months should the Department choose to affect a cleanup campaign using publicly available skip bins in the Coledale area or by other means agreed with Council; and
- Continue meeting with surrounding land owners.

Following the adoption of the Strategy and an anticipated program of achievement over a 6 month period, the Strategy and actions will be reviewed by all stakeholders – Housing NSW, Council and the adjacent private land owners impacted by the illegal dumping.

6.9 Coledale Youth Space

Tamworth Regional Council acknowledges that the Coledale community exhibits many problems typical of low socio-economic areas including a high incidence of crime. Coledale has a high youth population of 44.7% under 25 years and 35.5% of its population under 18 years of age.

The youth of Coledale needing to be engaged in a meaningful way and the lack of youth facilities in the Coledale Community Centre has prompted Council to propose the concept of a purpose built centre for Coledale and West Tamworth to service the needs of local young people and the community. The facility would maximise agency resources and achieve shared service delivery outcomes for young people. The facility would provide a safe place

and supportive environment for youth aged between 12 and 25 to develop their potential, increase their opportunities in life, provide a transition pathway to integrate young people into mainstream programs and form positive networks in their community.

Support from the community and affiliated organisations for the Coledale Youth Space were demonstrated through each consultation process who expressed a desire for positive opportunities for young people to work collaborate with such a facility. Support for programs to be initiated includes:

- Youth well-being and development;
- Sport, leisure and culture; and
- Vocational, educational and employment pathways.

Tamworth Regional Council has joined with a range of partner organisations such as the Youth Opportunities Working Group to develop a concept proposal for a Youth Space in Coledale with the aim of attracting funding and support from Government and non-Government agencies.

The Youth Opportunities Working Group (YOWG) has undertaken extensive consultation within the community about the concept of a youth facility in Coledale. The report and evaluation that accompanied this work make recommendations on the next steps forward. The YOWG are committed to maintaining momentum on this project and will progress the consultation process concurrently with the masterplan consultation process.

6.9.1 Recommendations

1. **Establishment of mechanisms to provide for ongoing youth involvement**, where young people can be actively involved in design and planning for Tamworth youth initiatives can be established.
2. **Service mapping and gap analysis**, to provide analysis of gaps in service and opportunities for partnerships, to support youth to a greater extent than currently being delivered.
3. **Land identification, concept planning and architectural planning**, with the identification of an appropriate location, development of detailed concept plan and initial architectural drawings, based on a brief that incorporates the aspiration of the community and the requirements of agencies who will deliver services from this facility.
4. **Partnerships with the corporate sector and local business community**, with a business proposal developed and evaluated by local business and large industry partners.
5. **Identification of long-term funding partnerships and opportunities and development of a governance model**, with the engagement of service delivery partners who will share the cost of running the facility long-term and the identification of

potential short-term and recurrent funding partners, with a key activity being the development of a governance model for the facility.

6. **Community Consultation** – Extend the community consultation period to assist in developing the design of the youth space.

6.9.2 Proposed Facilities

Facilities in the youth space could include:

- Youth orientated equipment e.g. pool tables, table tennis, internet access, games etc;
- A commercial kitchen that operates as a youth café/coffee shop and training facility in hospitality;
- Recording/ film studio;
- Office space for youth services to operate from on a rolling basis; and
- Training room for short courses based on youth which can double as an activity space for other organised activities for sporting teams or youth groups.

The next stage of this process will involve the site selection of the Youth Space within Coledale and further detailed design. The location of the Coledale Youth Space will be determined through a consultation process with the community, which will be held concurrently with the masterplanning consultation.

6.10 Coledale Community Centre

The tender for a community based management for the Coledale Community Centre opened on Saturday, 19 February 2011. The intention is that Community Services will retain ownership of the building. A community based management model will be implemented to promote the activities of the centre and encourage all community agencies and individuals to engage with the Centre.

6.11 Working with Elders

The Coledale Revitalisation Strategy will provide an environment within the Coledale estate for Elders to reconnect with each other as well as connecting with families who do not originate from the Tamworth district.

Engagement of the Elders in the development of the Coledale Revitalisation Strategy will provide the environment for story-telling about the Aboriginal culture and passing down its history to educate the community in understanding the real meaning of respect and pride.

A vital component of the Revitalisation Strategy is the input by Aboriginal Elders on ways to address social issues occurring across Coledale and the wider community, and to develop

strategies to address these issues and improve the lives of Aboriginal residents and visitors to Coledale.

The Revitalisation Strategy encourages collaborative partnerships between residents, Elders, government agencies and non-government organisations to work collaboratively to identify gaps and to develop effective and appropriate services to assist families sustain a healthy lifestyle and to achieve their goals.

Elders have engaged with Housing NSW and other government agencies and non-government organisations to create a range of activities for single parents, children and youth, which include:

- Cultural talks – video footage of Elders being interviewed by school children;
- Bush tucker garden – experiencing and sharing traditional food;
- Leadership – parenting skills;
- Combined school activities – to build relationships with other children;
- Gala days – Little Athletics and traditional Aboriginal dance classes; and
- Friday night dances (fortnightly) bringing together elders and youth.

6.12 Building Better Regional Cities Fund (BBRC)

Housing NSW and Tamworth Regional Council recognise that there are significant benefits to be gained through the development of a collaborative approach to delivering appropriate housing and services to the Tamworth LGA. Both parties will work together in applying for funding through the Building Better Regional Cities fund (a Federal government initiative announced in August 2010) which could potentially provide up to \$15 million to selected councils for infrastructure works. This funding mechanism, should we be successful will contribute to strategies outlined in the Coledale Revitalisation Strategy.

Building Better Regional Cities comes under the Federal government's portfolio of Sustainability, Environment, Water, Population and Communities. Details of this BBRC fund policy are yet to be announced by the Federal Minister of this portfolio, Tony Burke, or his office but they anticipate consultation with Council in the near future.

6.12.1 Strategy

Housing NSW and Tamworth Regional Council will continue to work in partnership under its Memorandum of Understanding in applying for Building Better Regional Cities funding.

6.13 Tamworth Regional Council's Affordable Housing Strategy

Tamworth Regional Council staff have finalised a Draft Affordable Housing Strategy to be put before Council for consideration and adoption by September 2011.

6.14 Community Consultation Process

A community consultation process will be undertaken during the exhibition of the *Coledale Urban Renewal Masterplan* following its submission to Tamworth Regional Council. The process will be facilitated by both Housing NSW and Tamworth Regional Council and will include the second stage of the Coldale Youth Space consultation.

The consultation stage is anticipated to commence in September 2011 following the submission of the Urban Renewal Masterplan, and will be held over a 6 week period.

6.15 Future Strategies and Initiatives

A number of initiatives proposed to be implemented to run concurrently and to support the project strategies include:

- **A public relations campaign** to change the profile of the suburb and its attractiveness to owner-occupiers;
- **Capital works upgrades** improvement to streetscape and landscape improvements;
- Provision of community facilities;
- **Refurbishment of existing properties**, with upgrade and maintenance of badly presented housing stock, reward incentives, rent offsets and subsidies to encourage residents to improve their own homes;
- **Intensive property management initiatives** to include graffiti and rubbish removal, landscape maintenance programs, involvement of local residents in community-based programs to encourage community engagement and pride in ownership of Coledale and zero tolerance to future attacks; and
- **Key stakeholder & community engagement**, with the support and participation of various stakeholders of:
 - Housing NSW
 - Housing NSW clients
 - Private owners & tenants within the estates
 - Tamworth City Council
 - Indigenous groups
 - Police & PCYC
 - Housing associations
 - Real Estate Agents
 - Valuers
 - Developers
 - Local builders