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Figure 7.22 Raleigh Park: the Jackson, Teece, Chesterman and Partners proposal.

already begun constructing 155 units of housing).

In December 1988, the National Trust of Australia (NSW) listed the buildings of the cigarette factory for their architectural importance. The factory complex was at that time leased to Virgo Productions, a film production company, who wanted to establish a permanent location for the making of films and television programmes. Virgo submitted a bid to the government to retain the existing buildings for their own purposes. The proposal failed. Westfield Holdings won the tender for reputedly \$A43 million with Mirvac as an interested party.

The design that has emerged consists of a simple loop road with a connecting road in its middle (see Figure 7.23a). There is one 'guarded' vehicular entrance to the site on Todman Avenue and a number of pedestrian entrances (often locked). Apartment blocks line the northern edge of the site facing the Moore Park golf course. The remainder of the site is devoted to single-family homes,

two stories in height in a zipper-lot formation. The architecture is in a typical 1980s post-modern historicism style designed to appeal to the Asian market – much of the housing was sold to investors in Hong Kong. It is the landscaping that gives the site its character (see Figure 7.22b and c). Mature trees were preserved and much planting was added to give a high-quality, oasis-like atmosphere. A central park acts as a flood control device. The cigarette factory's administration building has been preserved as private offices and provides a sense of historic continuity to the site.

The scheme, after some early problems due to the economic recession of the 1990s, has been a marketing success. Early purchasers of housing units made sound financial investments. Raleigh Park has become an exemplar of a total urban design in Sydney where developer, urban designers, architects and landscape architects were one team. The project has spurred other similar developments. Worries do exist about the