

MAGEE BARRACKS
SCHEDULE OF ACCOMMODATION & AREAS - JULY 2019



Appendix 1

22/07/2019

PHASE I - SHD			UNIT NO.	UNIT AREA	TOTAL GIA (SQM)
RESIDENTIAL					
SEMI-DETACHED (Gable Fronted)	3 BED SEMI-DETACHED	A1	44	117	5,148
SEMI-DETACHED		A1a	20	117	2,340
SEMI-DETACHED (Gable Fronted / Side Access)		A2	4	121	484
SEMI-DETACHED (Bay Window)		A3	8	121	968
TERRACE (Gable Fronted / End Terrace / Side Access)	3 BED TERRACE	B1	2	121	242
TERRACE		B2	16	117	1,872
TERRACE (End Terrace / Bay Window)		B3	22	121	2,662
TERRACE (End Terrace / Side Access)		B4	2	125	250
SEMI-DETACHED (Gable Fronted)	4 BED DETACHED / SEMI-DETACHED	C1	52	151	7,852
SEMI-DETACHED (Gable Fronted / Side Access)		C1A	8	153	1,224
DETACHED (Side Access)		C2	7	153	1,071
APARTMENT (First floor)	1 BED DUPLEX	D1	16	59	944
DUPLEX (Ground Level - Front Access)	2 BED DUPLEX	E1	26	82	2,132
DUPLEX (Ground Level - Gable Access)		E2	8	82	656
DUPLEX (2 Storey - Front Access)	3 BED DUPLEX	F1	10	115	1,150
DUPLEX (2 Storey - Gable Unit)		F2	8	115	920
1 Bed Apartment	1 BED APARTMENT	1A	14	53	745
		1B	4	57	226
		1C	12	51	616
2 Bed Apartment	2 BED APARTMENT	2A	14	86	1,208
		2B	14	89	1,249
		2C	14	86	1,198
		2D	14	84	1,182
		2E	28	87	2,430
		2F	4	94	374
		2G	4	85	340
TOTAL RESIDENTIAL DEVELOPMENT			375		39,483
NEIGHBOURHOOD CENTRE					
	CHILDCARE FACILITY			680	
	CAFÉ / GALLERY			300	
	RETAIL UNIT 1			130	
	RETAIL UNIT 2			105	
	RETAIL UNIT 3			100	
	BIN STORE			12.5	
TOTAL COMMERCIAL DEVELOPMENT					1,328
TOTAL DEVELOPMENT AREA (PHASE I)					40,811
SUPERMARKET UNIT					
	PERMITTED APPLICATION (BY OTHERS)			2200	(APPROX)
CANCER TREATMENT CLINIC					
	CONCURRENT APPLICATION (BY OTHERS)			3555	(APPROX)

PHASE II DEVELOPMENT - INDICATIVE MASTERPLAN SUBJECT TO SEPARATE APPLICATION					
SEMI-DETACHED	3 BED DETACHED / SEMI-DETACHED	A	44	117	5,148
TERRACE	3 BED TERRACE	B	40	121	4,840
DETACHED / SEMI-DETACHED / CORNER	4 BED DETACHED / SEMI-DETACHED	C	26	151	3,926
APARTMENT (First floor)	1 BED DUPLEX	D	14	59	826
DUPLEX (Ground Level)	2 BED DUPLEX	E	29	82	2,378
DUPLEX (2 Storey)	3 BED DUPLEX	F	15	115	1,725
1 Bed Apartment	1 BED APARTMENT		20	53	1,064
2 Bed Apartment	2 BED APARTMENT		62	86	5,332
TOTAL RESIDENTIAL DEVELOPMENT			250		25,239
TOTAL UNITS			PHASE I & II		64,722
TOTAL DEVELOPMENT AREA (PHASE I&II)					66,050

SITE		SQM	ACRE
MASTERPLAN	ENTIRE FORMER MAGEE BARRACKS SITE AREA	207,840	51.36
	PHASE I SITE AREA	113,543	28.06
	PHASE I RESIDENTIAL AREA (INCL. SPINE ROAD)	100,564	24.85
	NEIGHBOURHOOD CENTRE	8,688	2.15
	HOSPITAL ST. WORKS	4,291	1.06
	PHASE II SITE AREA	70,230	17.35
	RESIDENTIAL AREA: PHASE II	70,230	17.35
	RESIDENTIAL AREA (PHASE I & II))	170,794	42.20
	SITE A: SUPERMARKET UNIT	10,733	2.65
	SITE B: CANCER TREATMENT CLINIC	20,609	5.09
PHASE 1 - SHD			
DENSITY	NET DEVELOPMENT AREA PHASE I - SHD	95,139	23.51
	(PHASE I RESIDENTIAL AREA LESS SPINE ROAD)		
	UNITS PER HECTARE /ACRE	39.42	15.95
PLOT RATIO	PHASE I (HECTARE & ACRE)	0.36	
	(ENTIRE PHASE I SITE AREA)		
PHASE I - SHD	SITE AREA (EXCLUDING HOSPITAL ST. WORKS)	109,252	27.00
	OPEN SPACE	18,024	4.45
	OPEN SPACE RATIO	16.5%	
EXISTING - SHD	FLOOR SPACE TO BE DEMOLISHED (FOOTPRINT)	7,900	
	TOTAL FLOOR SPACE TO BE DEMOLISHED	16,320	
	TOTAL FLOOR SPACE TO BE RETAINED	0	
SITE COVERAGE - SHD	GROUND FLOOR AREA COVERAGE	20,408	
	SITE COVERAGE RATIO (GF AREA/SITE AREA)	18.0%	

PHASE I & II DEVELOPMENT - INDICATIVE MASTERPLAN SUBJECT TO SEPARATE APPLICATION			
DENSITY	DEVELOPMENT AREA PHASE II	60,417	14.93
	DEVELOPMENT AREA PHASE I & II	155,556	38.44
	(PHASE I & II RESIDENTIAL AREAS LESS SPINE ROAD)		
	UNITS PER HECTARE /ACRE	40.18	16.26
PLOT RATIO	RESIDENTIAL UNITS: PHASE I & II (HECTARE & ACRE)	0.36	
PHASE I & II	SITE AREA (EXCLUDING HOSPITAL ST. WORKS)	179,482	44.35
	SITE A: SUPERMARKET UNIT	10,733	2.65
	SITE B: CANCER TREATMENT CLINIC (LESS HOSPITAL ST. WORKS)	16,318	4.03
	TOTAL	206,533	51.03
SITE COVERAGE	GROUND FLOOR AREA COVERAGE	33,204	
PHASE I & II	SITE COVERAGE RATIO (GF AREA/SITE AREA)	18.5%	
OPEN SPACE	OPEN SPACE AREA	32,160	7.95
PHASE I & II	OPEN SPACE RATIO	17.9%	
OPEN / COMMUNAL SPACE	OPEN / COMMUNAL SPACE AREA (INCL COMMUNAL OPEN SPACE PROVIDED FOR APARTMENTS + DUPLEXES)	61,658	15.24
MASTERPLAN (ENTIRE FORMER MAGEE BARRACKS LANDS)	OPEN SPACE RATIO	29.7%	