

Site Identification

This planning proposal applies to part of Copeland Street, Liverpool, adjacent to 10, 12, 14 and 16 Copeland Street and 93-95 Campbell Street.

The subject land is zoned SP2 Classified Road and located on the western edge of Liverpool city centre, with a total area of approximately 860 square metres. The land is triangular in shape, extending approximately 110 metres north-south adjacent to the Copeland Street carriageway, and is 12 metres in width at its widest point.

The adjacent lots to the east are zoned R4 High Density Residential, with a building height limit of 35 metres and a maximum floor space ratio of 2.0:1. 10, 12, 14 and 16 Copeland Street contain detached dwellings, and construction of a residential flat building is nearing completion at 93-95 Campbell Street. Consistent with this development and similar development occurring on R4 zoned land in the immediate vicinity, it is anticipated that the lots containing the detached dwellings will also be developed into residential flat buildings in the future.

Figure 1 Aerial view, showing the site for rezoning marked in red

