

DKO

# 2 CLARENCE STREET STRATHFIELD

FEASIBILITY PRESENTATION  
JANUARY 2026

DKO acknowledges that we gather, live, work and design on Aboriginal land.

We pay respect to the inspiration, wisdom and story of Country and the traditional owners and custodians of this land. We extend that respect to the elders past, present and emerging.

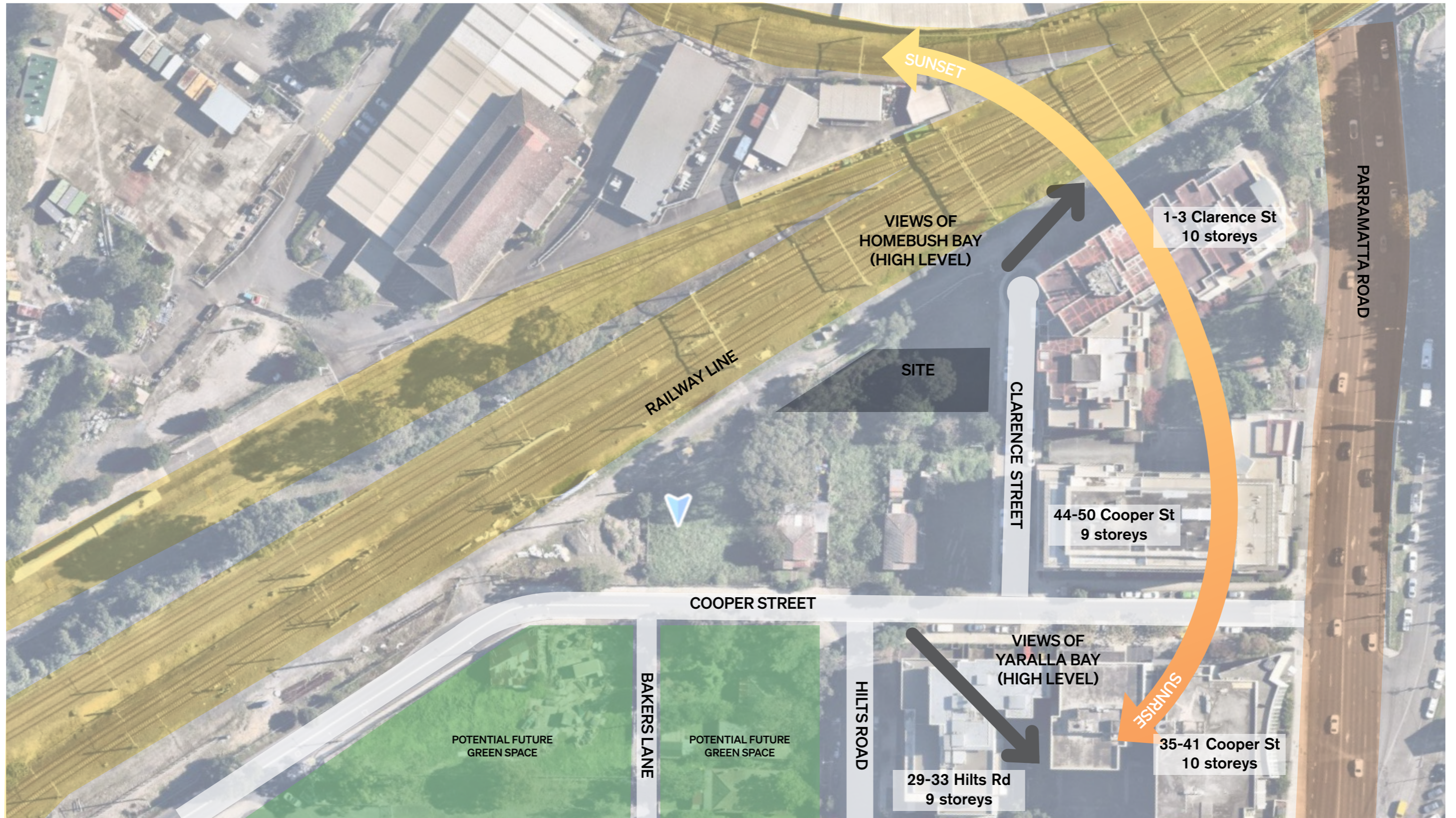
We are committed to creating places where people of all cultures are welcome, respected and have equal opportunity in the local community.

# WIDER CONTEXT PLAN

- 1. 44-50 Cooper St 9 storeys
- 2. 1-3 Clarence St 10 storeys
- 3. 29-33 Hilts Rd 9 storeys
- 4. 35-41 Cooper St 10 storeys
- 5. 8 Parramatta Rd 9 storeys
- 6. 38 Manson Rd 6 storeys
- 7. 2-4 Hilts Rd 6 storeys
- 8. 2 Nipper St 15 storeys
- 9. 3 Nipper St 15 storeys
- 10. 9 Nipper St 25 storeys
- 11. 167 Parramatta Rd 5 storeys
- 12. 7 Albert Rd 16 storeys
- 13. 20 Albert Rd 16 storeys
- 14. 1-3 Beresford Rd 12 storeys
- 15. 14 Station St 12 storeys

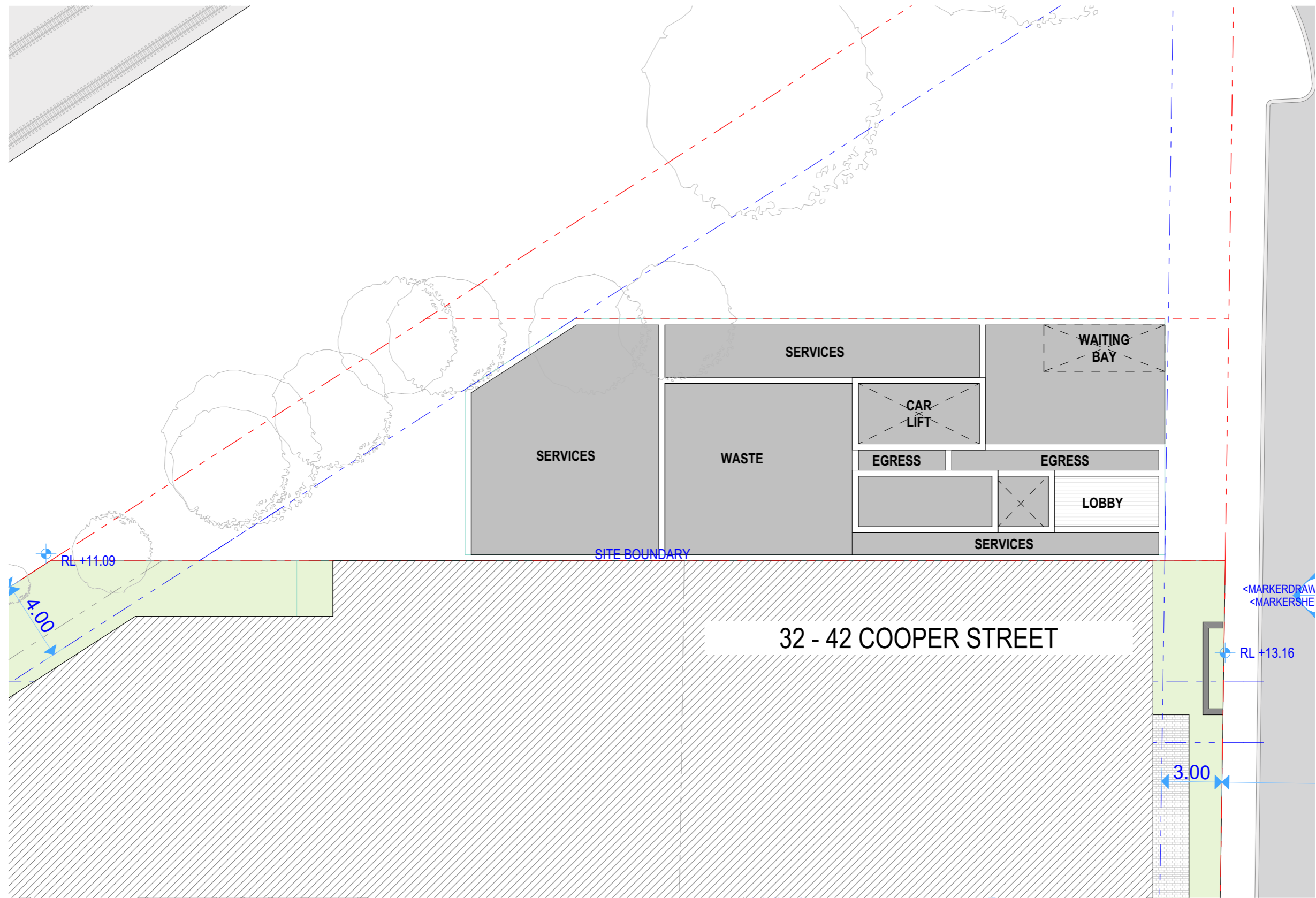


# SITE ANALYSIS

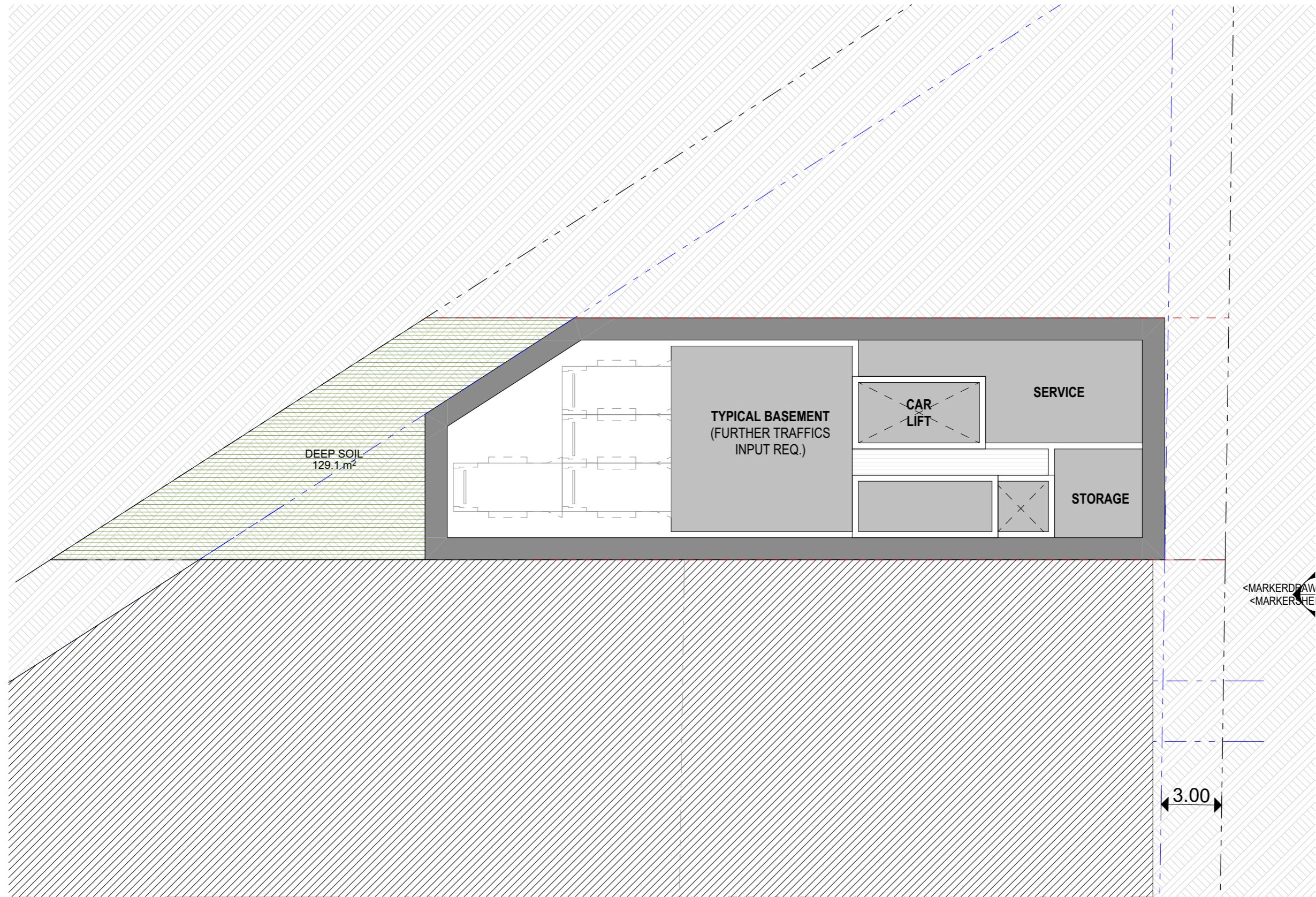


2 CLARENCE STREET  
FEASIBILITY STUDY

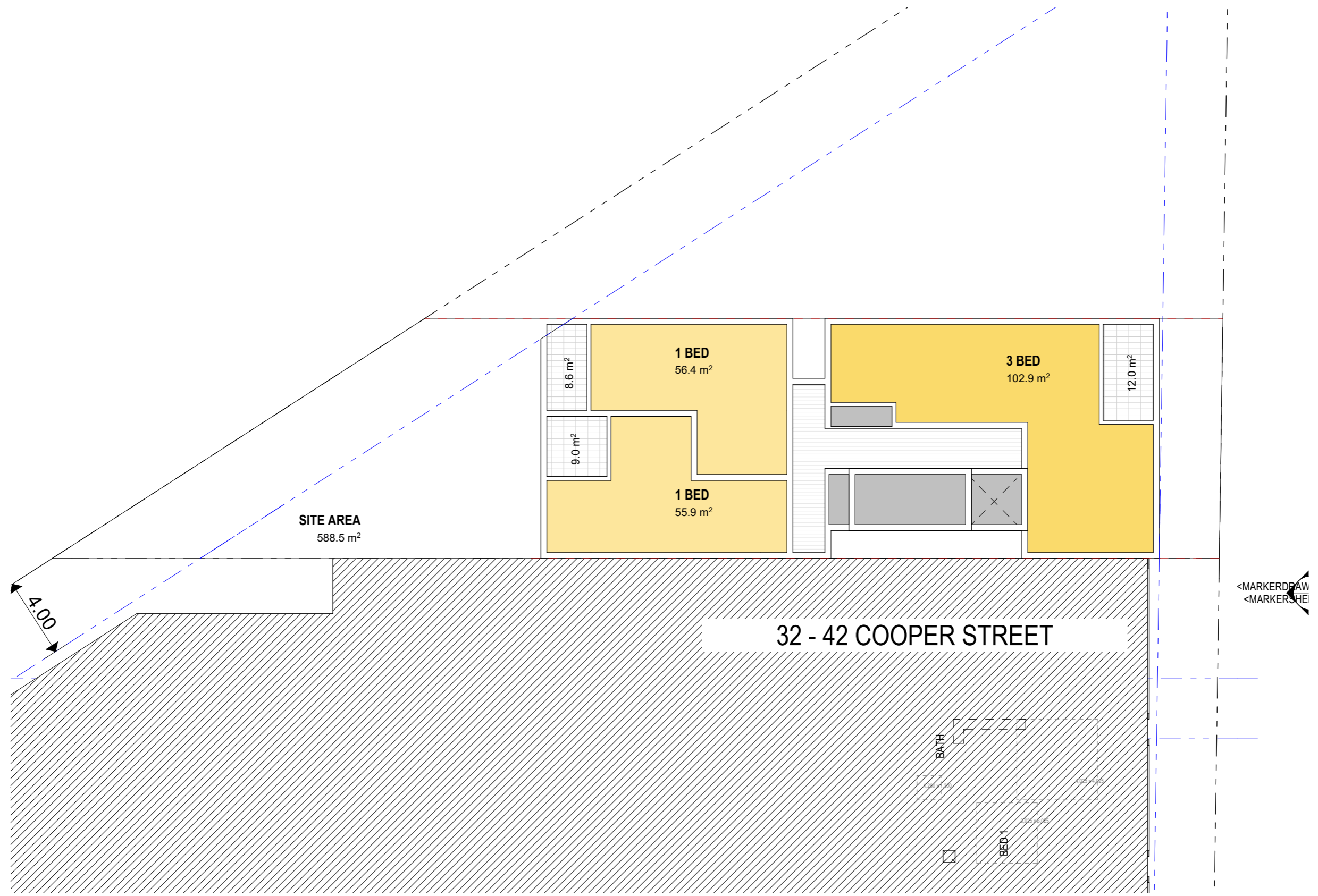
# GROUND



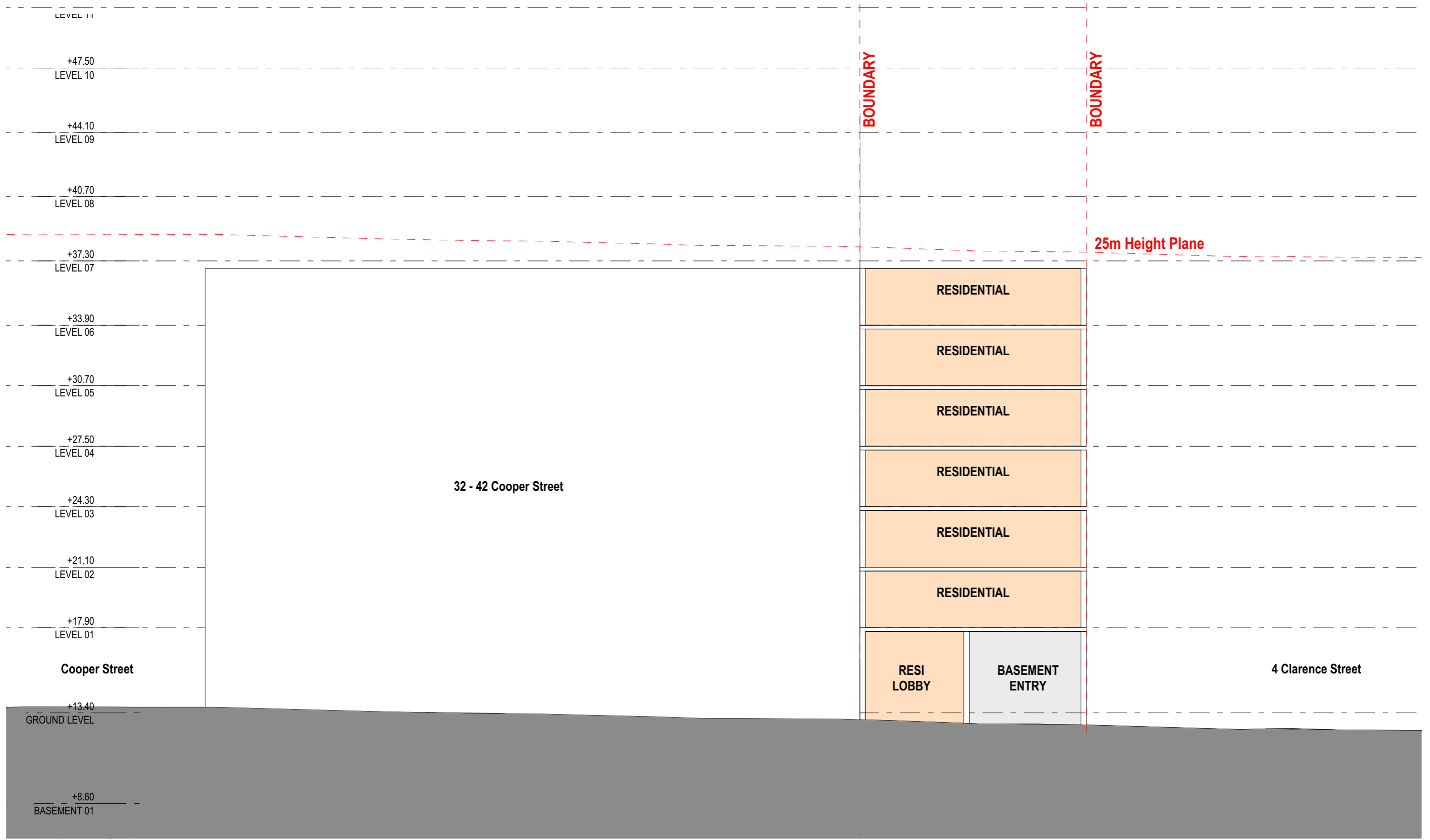
# TYPICAL BASEMENT



# TYPICAL TOWER



# NORTHERN ELEVATION



TYPICAL BASEMENT

# YIELD TABLE

2 Clarence Street, Strathfield, NSW, 2135  
Development Summary

Site Area: 588 m<sup>2</sup>

Proposed GFA: 1,555 m<sup>2</sup>

Proposed FSR: 2.64 :1

| LEVELS          | Yield       |          |          |           | *NLA     | *NSA     | GFA          | Cross Vent | Solar    | No Solar |
|-----------------|-------------|----------|----------|-----------|----------|----------|--------------|------------|----------|----------|
|                 | 1B/ST       | 2B       | 3B       | Sub       |          |          |              |            |          |          |
|                 | Residential |          |          |           |          |          |              |            |          |          |
| Ground Level    | 0           | 0        | 0        | 0         |          |          | 13.0         |            |          |          |
| Level 01        | 2           | 0        | 1        | 3         |          |          | 257.0        |            |          | 0        |
| Level 02        | 2           | 0        | 1        | 3         |          |          | 257.0        |            |          | 0        |
| Level 03        | 2           | 0        | 1        | 3         |          |          | 257.0        |            |          | 0        |
| Level 04        | 2           | 0        | 1        | 3         |          |          | 257.0        |            |          | 0        |
| Level 05        | 2           | 0        | 1        | 3         |          |          | 257.0        |            |          | 0        |
| Level 06        | 2           | 0        | 1        | 3         |          |          | 257.0        |            |          | 0        |
| Level 07        |             |          |          |           |          |          |              |            |          | 0        |
| Level 08        |             |          |          |           |          |          |              |            |          | 0        |
| Level 09        |             |          |          |           |          |          |              |            |          | 0        |
| Level 10        |             |          |          |           |          |          |              |            |          | 0        |
| Level 11        |             |          |          |           |          |          |              |            |          | 0        |
| Level 12        |             |          |          |           |          |          |              |            |          | 0        |
| Level 13        |             |          |          |           |          |          |              |            |          | 0        |
| Level 14        |             |          |          |           |          |          |              |            |          | 0        |
| Level 15        |             |          |          |           |          |          |              |            |          | 0        |
| Level 16        |             |          |          |           |          |          |              |            |          | 0        |
| Level 17        |             |          |          |           |          |          |              |            |          | 0        |
| Level 18        |             |          |          |           |          |          |              |            |          | 0        |
| Level 19        |             |          |          |           |          |          |              |            |          | 0        |
| Level 20        |             |          |          |           |          |          |              |            |          | 0        |
| Roof            |             |          |          | 18        |          |          |              |            |          |          |
| <b>Subtotal</b> | <b>12</b>   | <b>0</b> | <b>6</b> | <b>18</b> | <b>0</b> | <b>0</b> | <b>1,555</b> | <b>0</b>   | <b>0</b> | <b>0</b> |
| Achieved Mix    | 67%         | 0%       | 33%      | 100%      |          |          |              | 0%         | 0%       | 0%       |
| Target Mix      | 20%         | 60%      | 20%      | 100%      |          |          |              | 60%        | 70%      |          |

