

BCC DS
RECEIVED
1/10/2026
APPLICATION REF
A007124935

A CONCEPT BY
CERA
STRIBLEY

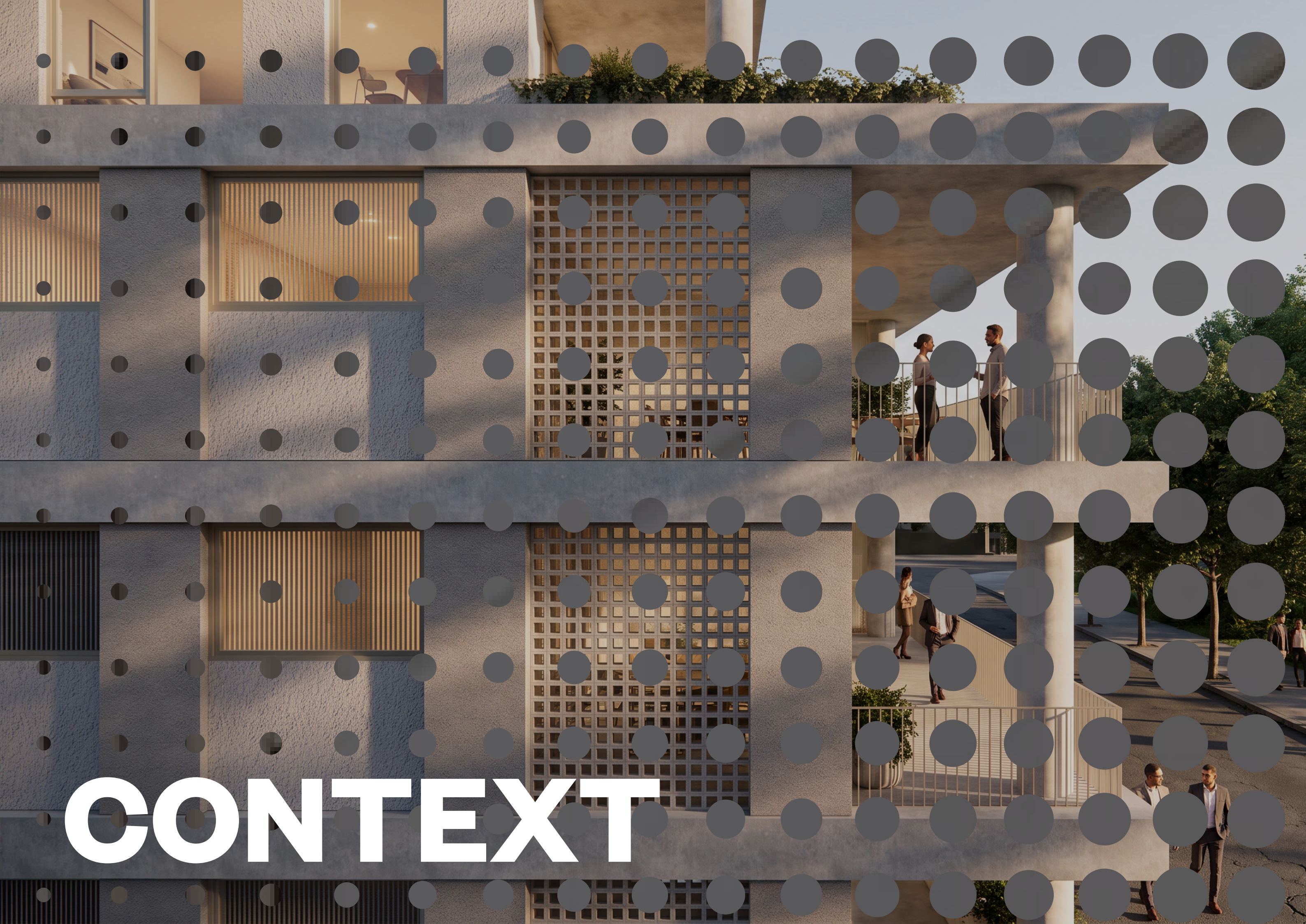
PROJECT
17 FOX ST, WYNNUM, QLD

DATE
SEPTEMBER 2026

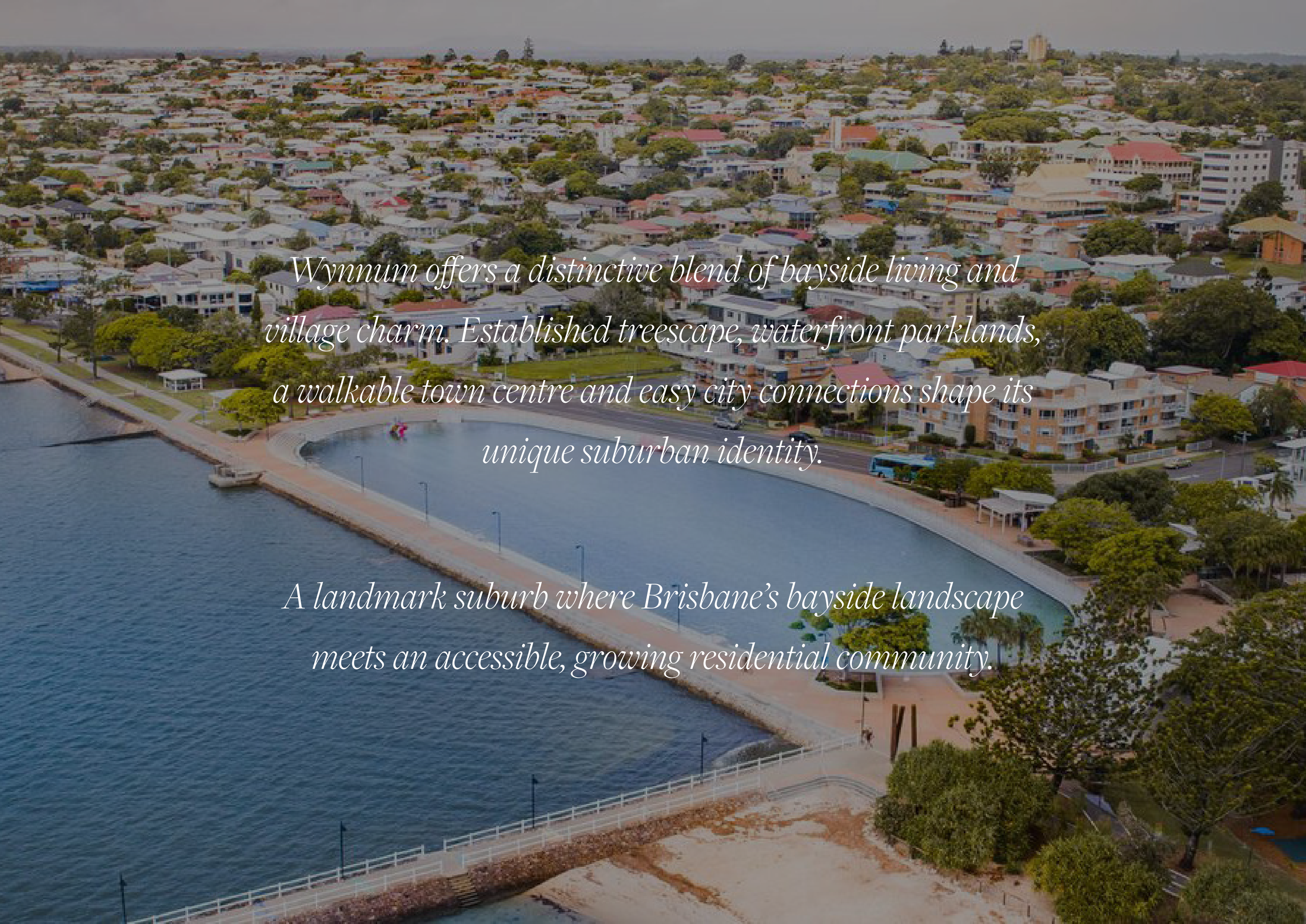
CONCEPT
DEVELOPMENT APPLICATION

We respectfully acknowledge the Quandamooka people
as the Traditional Custodians of Quandamooka Country,
the land on which this project is based.

We recognise their continuing connection to lands, waters and
communities, and we pay our deepest respects to their elders
past, present and emerging.

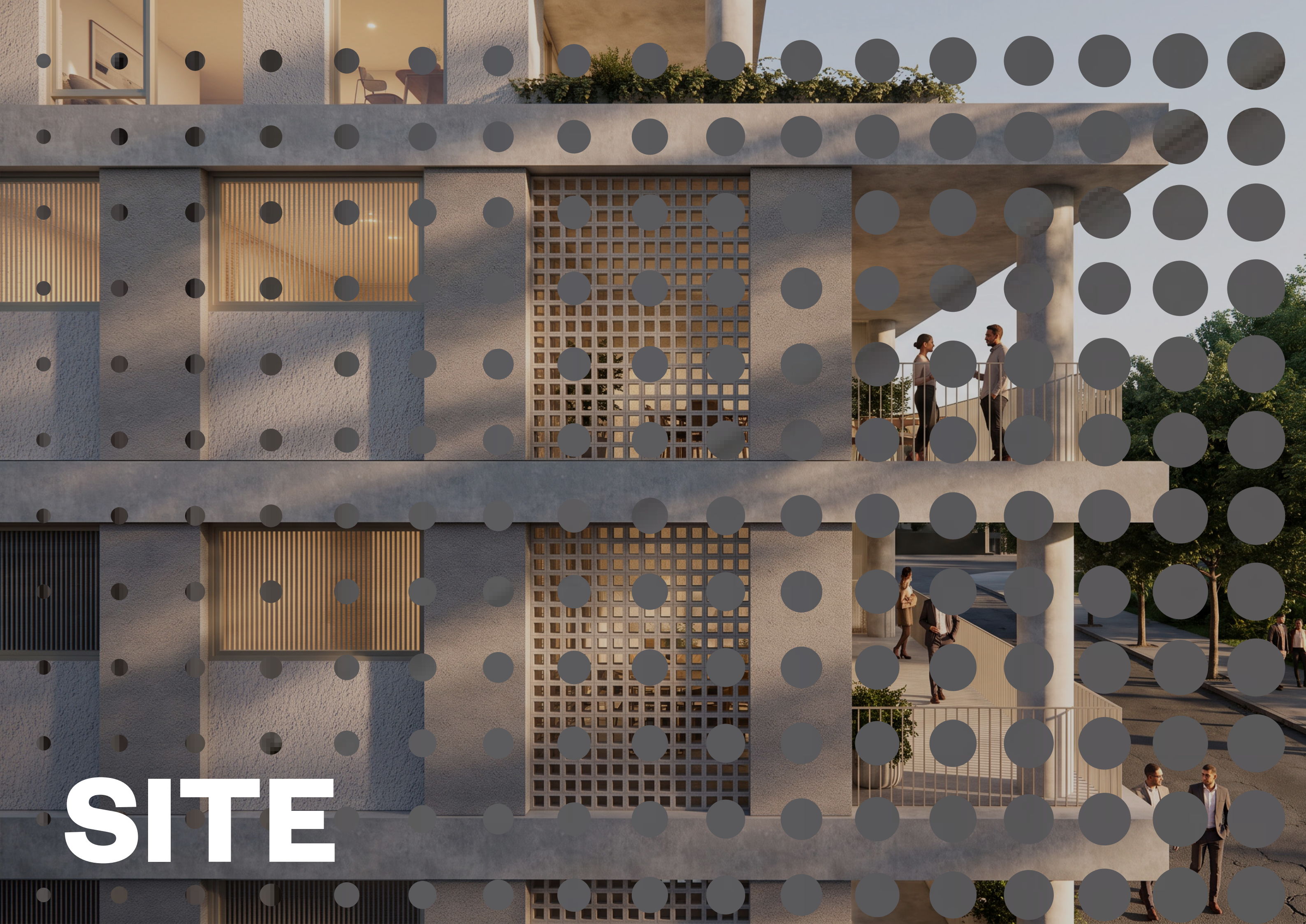


CONTEXT



Wynnum offers a distinctive blend of bayside living and village charm. Established treescape, waterfront parklands, a walkable town centre and easy city connections shape its unique suburban identity.

A landmark suburb where Brisbane's bayside landscape meets an accessible, growing residential community.



SITE

SITE

Fox St, Wynnum

EXISTING ADDRESS

17 Fox St, Wynnum QLD 4178

SITE AREA

1336 sqm approx.

SITE FRONTAGE

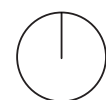
24.89m Fox St approx.

LOCAL COUNCIL

Brisbane City Council

PLAN NUMBER

Lot 3 on RP47594



SITE

Planning Controls

EXISTING ADDRESS
17 Fox St, Wynnum QLD 4178

SITE AREA
1336 sqm approx.

SITE FRONTAGE
24.89m Fox St approx.

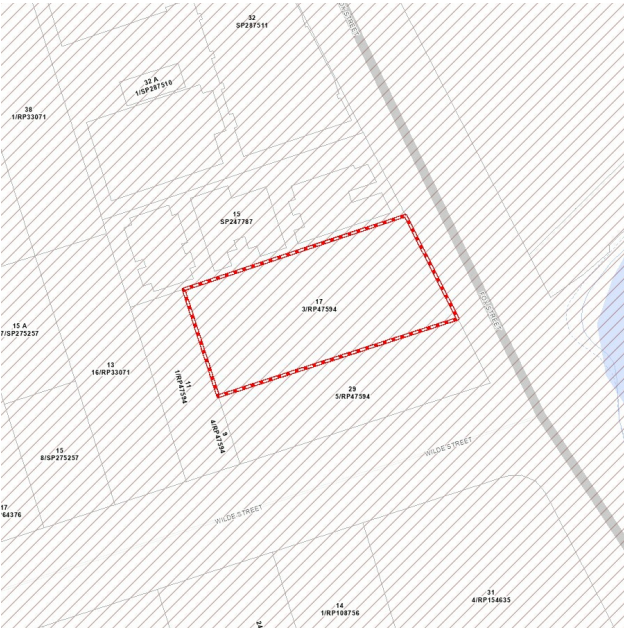
LOCAL COUNCIL
Brisbane City Council

PLAN NUMBER
Lot 3 on RP47594

Planning Zone
Neighbourhood centre



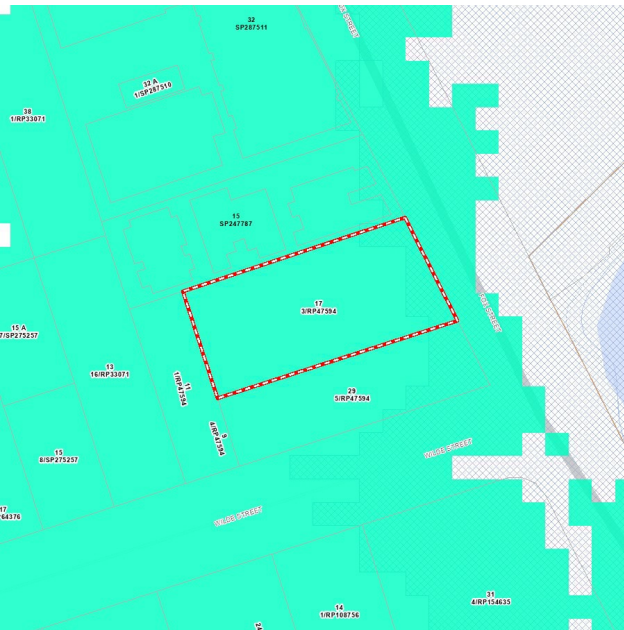
Planning Overlays
Priority infrastructure area



Planning Overlays
Potential and actual acid sulfate soil



Planning Overlays
Coastal hazard - medium storm-tide inundation



Planning Overlays
Creek/waterway flood planning area



SITE

Street Views

EXISTING ADDRESS
17 Fox St, Wynnum QLD 4178

SITE AREA
1336 sqm approx.

SITE FRONTAGE
24.89m Fox St approx.

LOCAL COUNCIL
Brisbane City Council

PLAN NUMBER
Lot 3 on RP47594



SITE

Analysis

EXISTING ADDRESS
17 Fox St, Wynnum QLD 4178

SITE AREA
1336 sqm approx.

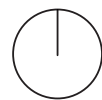
SITE FRONTAGE
24.89m Fox St approx.

LOCAL COUNCIL
Brisbane City Council

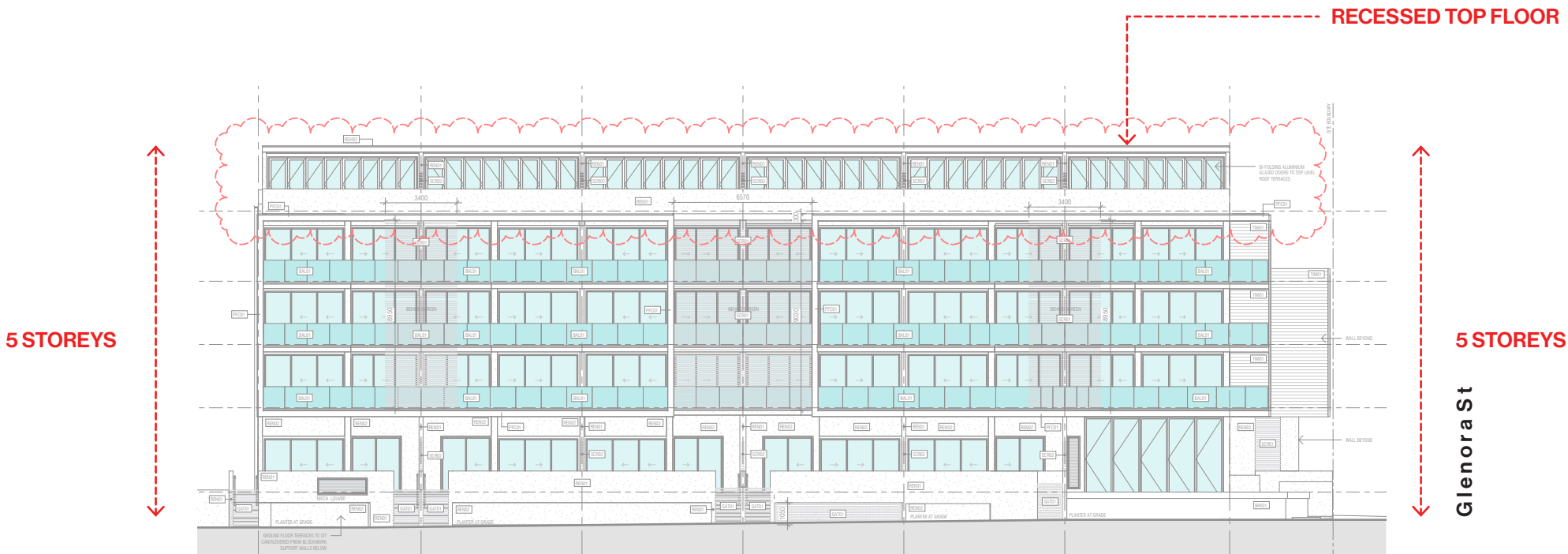
PLAN NUMBER
Lot 3 on RP47594

 Sunrise / sunset

 Views



SITE
32 Glenora St



Fox St Elevation

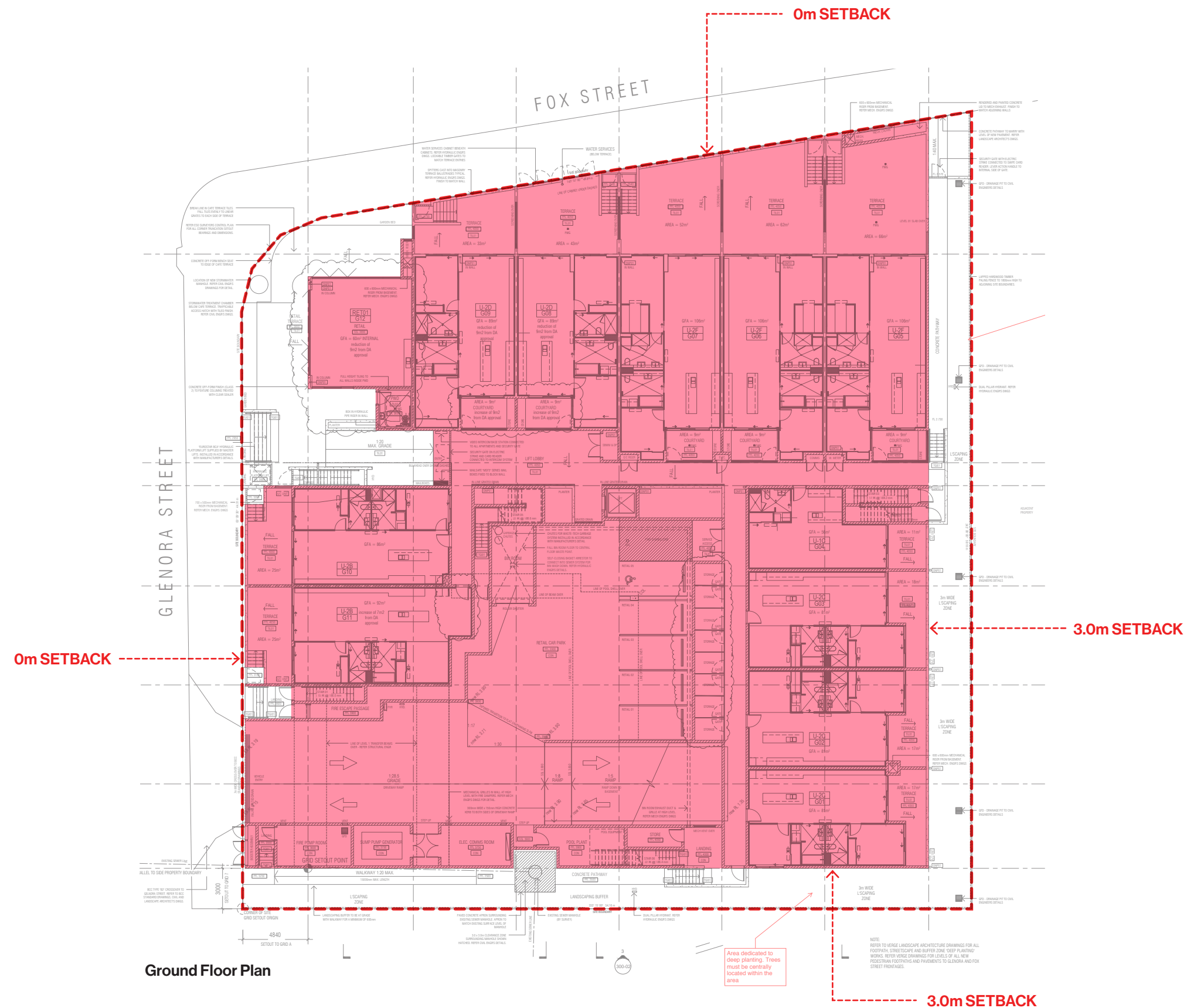


South-East Elevation

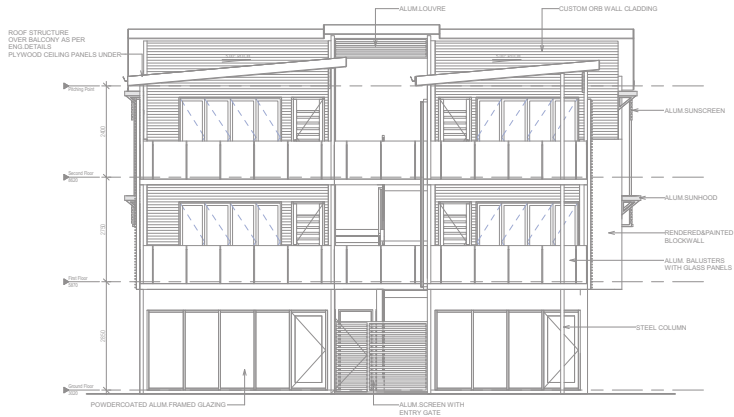
SITE
32 Glenora St

PROJECT SUMMARY - SITE AREAS

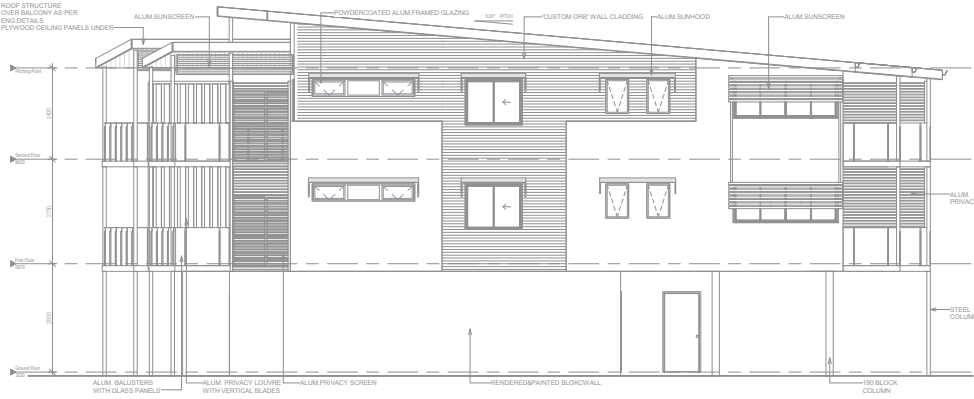
SITE AREA:	APPROX. 2958m2
BUILDING FOOTPRINT:	APPROX. 2417m2
SITE COVERAGE (GROUND FLOOR):	APPROX. 81%
SITE COVERAGE (TYPICAL FLOOR):	APPROX. 61%



SITE
15 Fox St

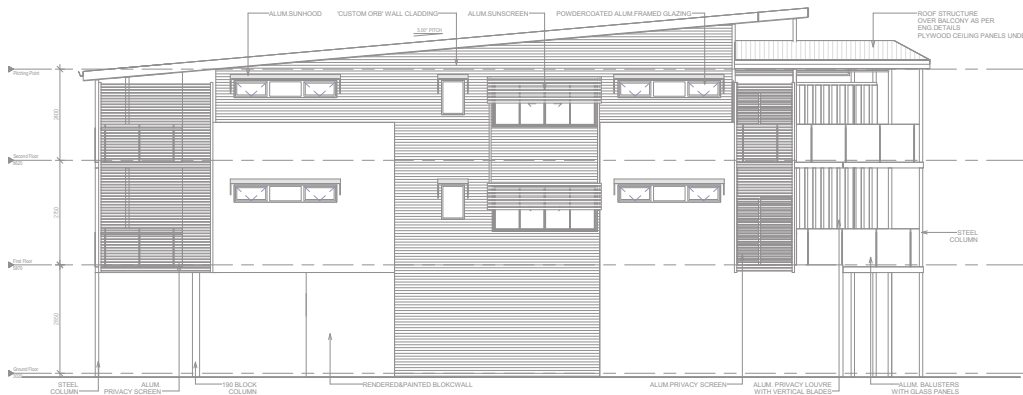


East Elevation



North Elevation

3 STOREYS



South Elevation



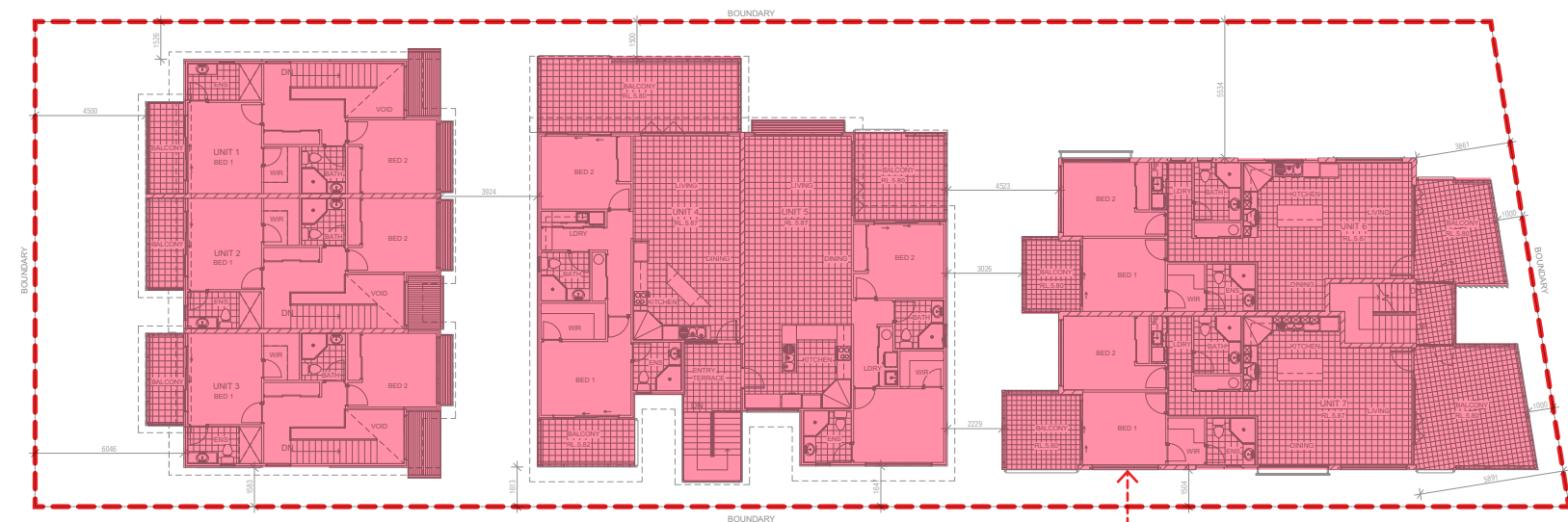
West Elevation

3 STOREYS

SITE
15 Fox St

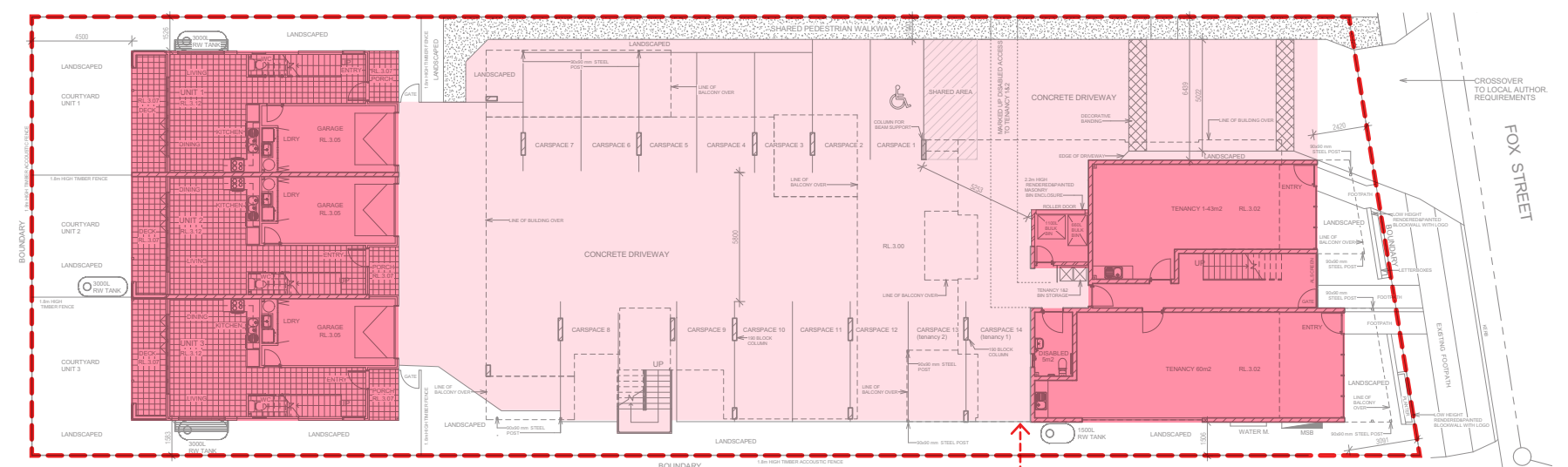
PROJECT SUMMARY - SITE AREAS

SITE AREA:	APPROX. 1200m2
BUILDING FOOTPRINT:	APPROX. 895m2
SITE COVERAGE (GROUND FLOOR):	APPROX. 75%
SITE COVERAGE (TYPICAL FLOOR):	APPROX. 56%



First Floor Plan

--- 1.5m SETBACK



Ground Floor Plan

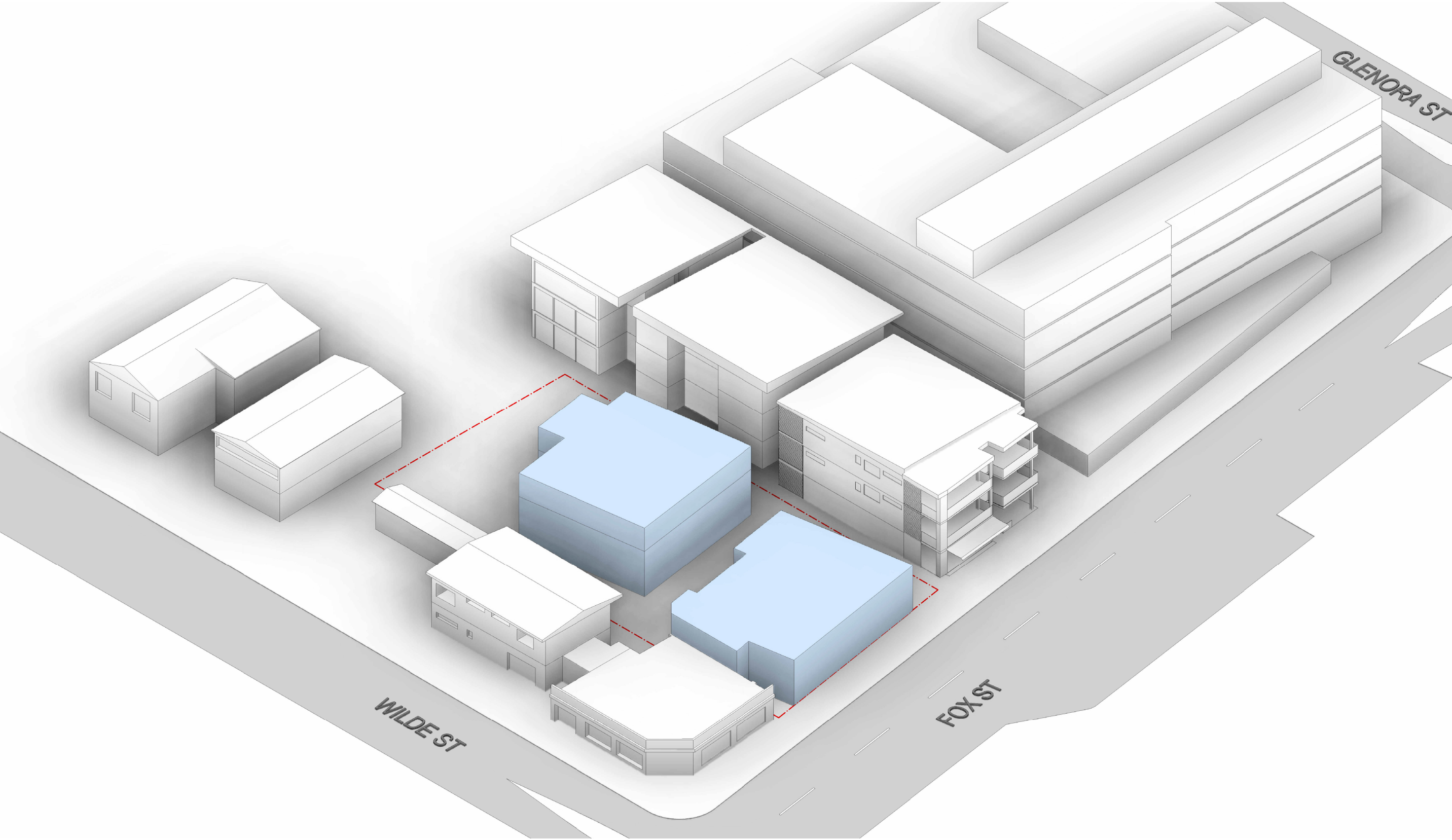
--- 1.5m SETBACK



MASSING

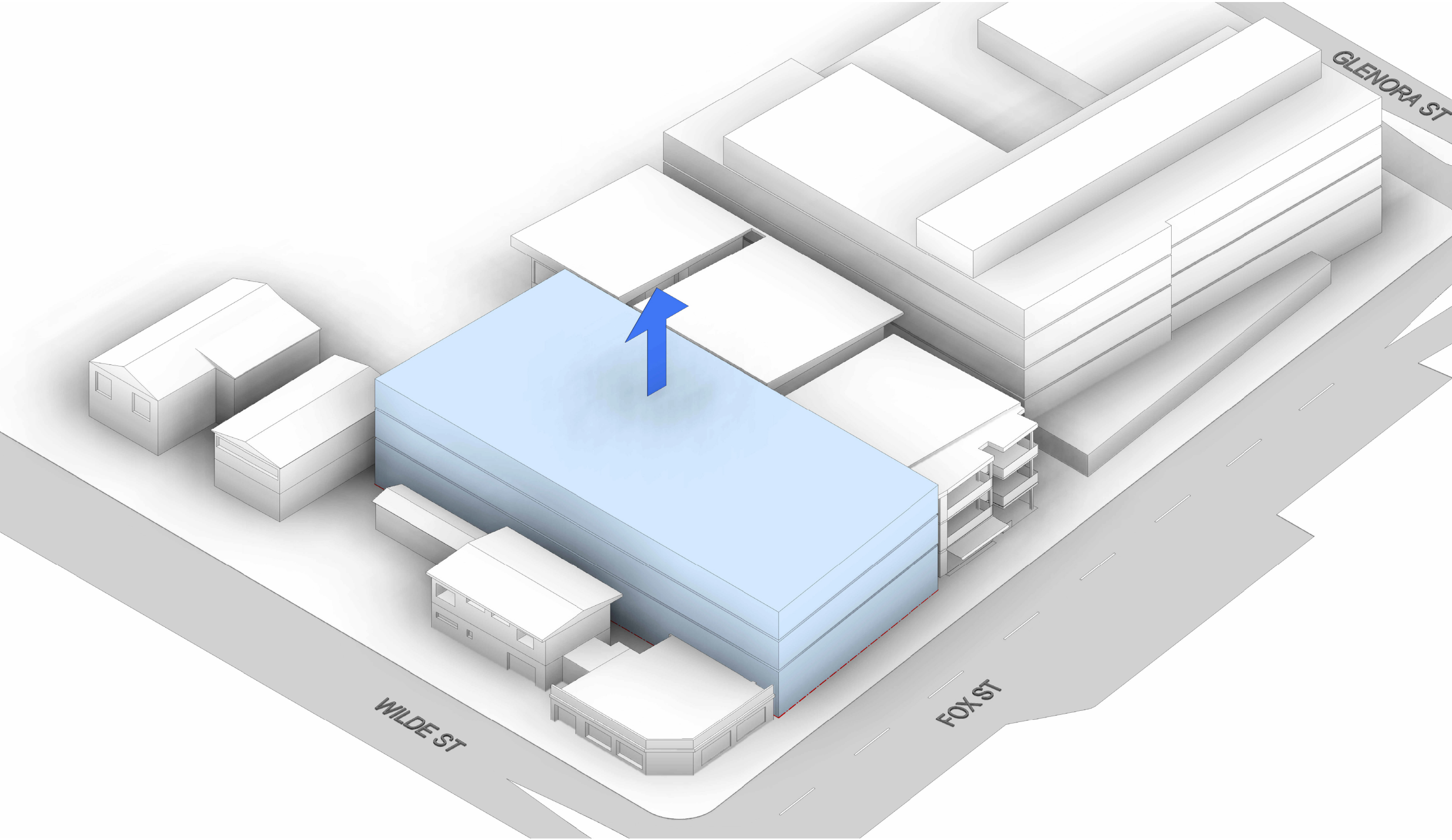
MASSING

Existing Site



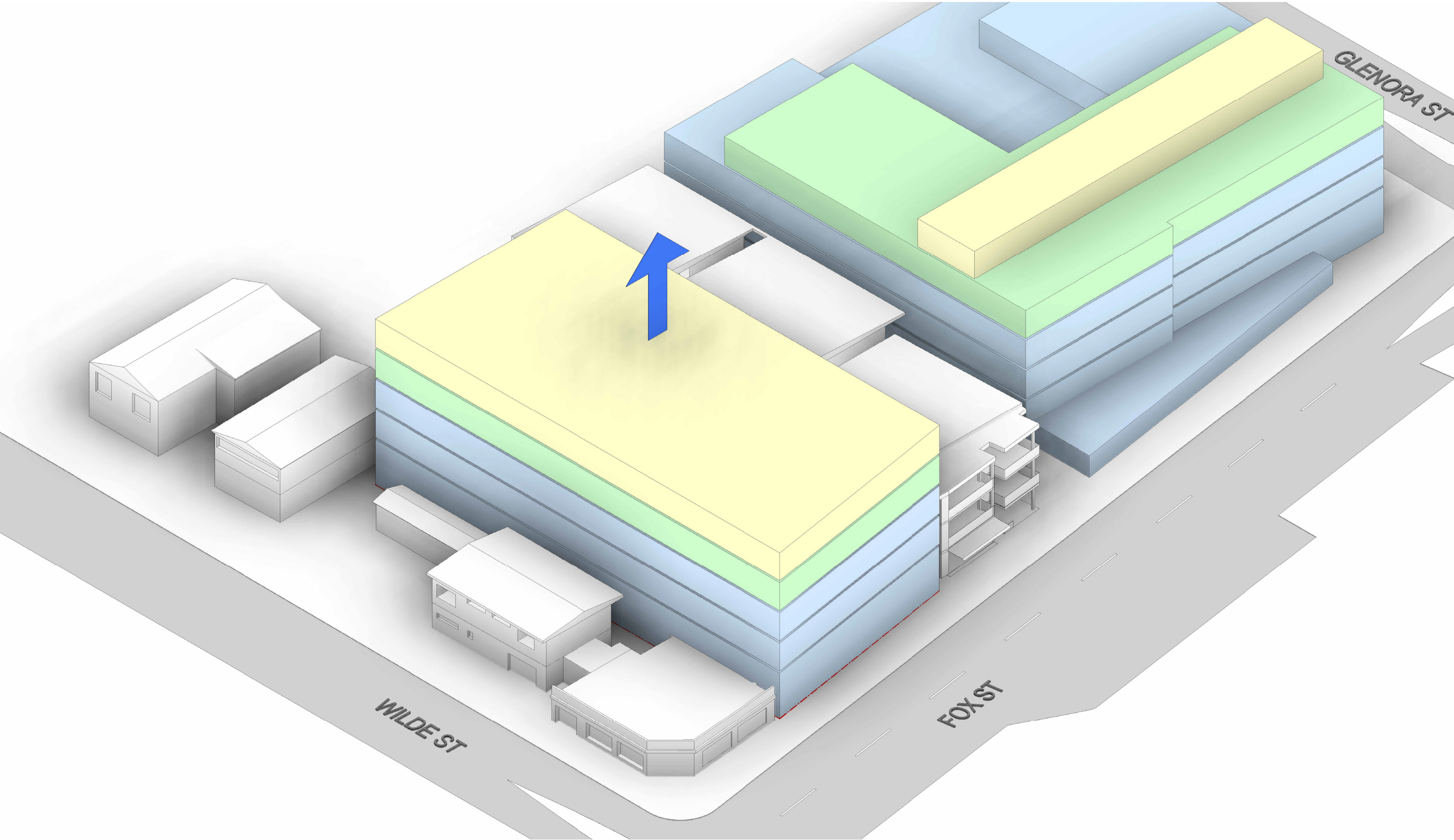
MASSING

Envelope (compliant)

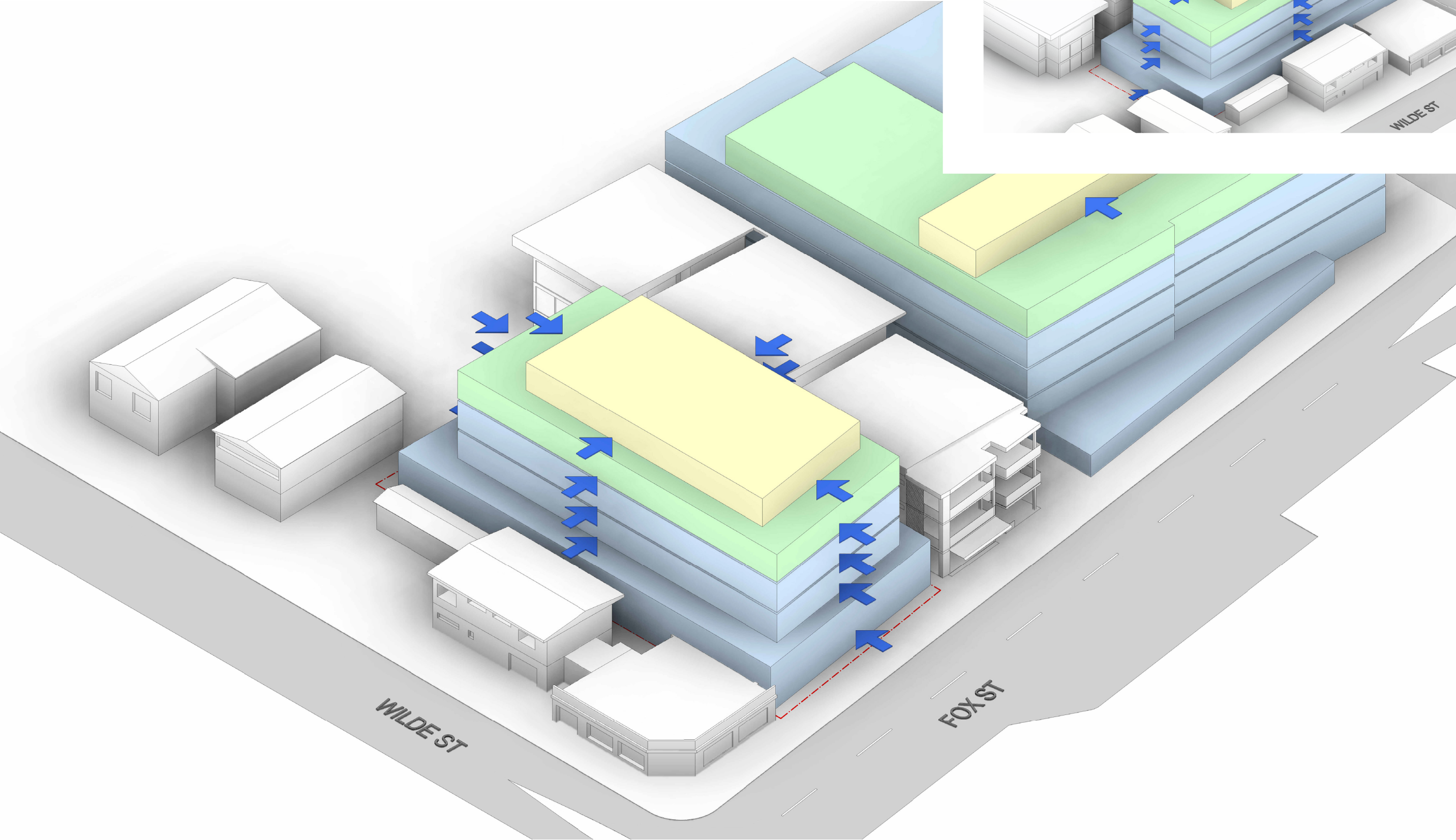


MASSING

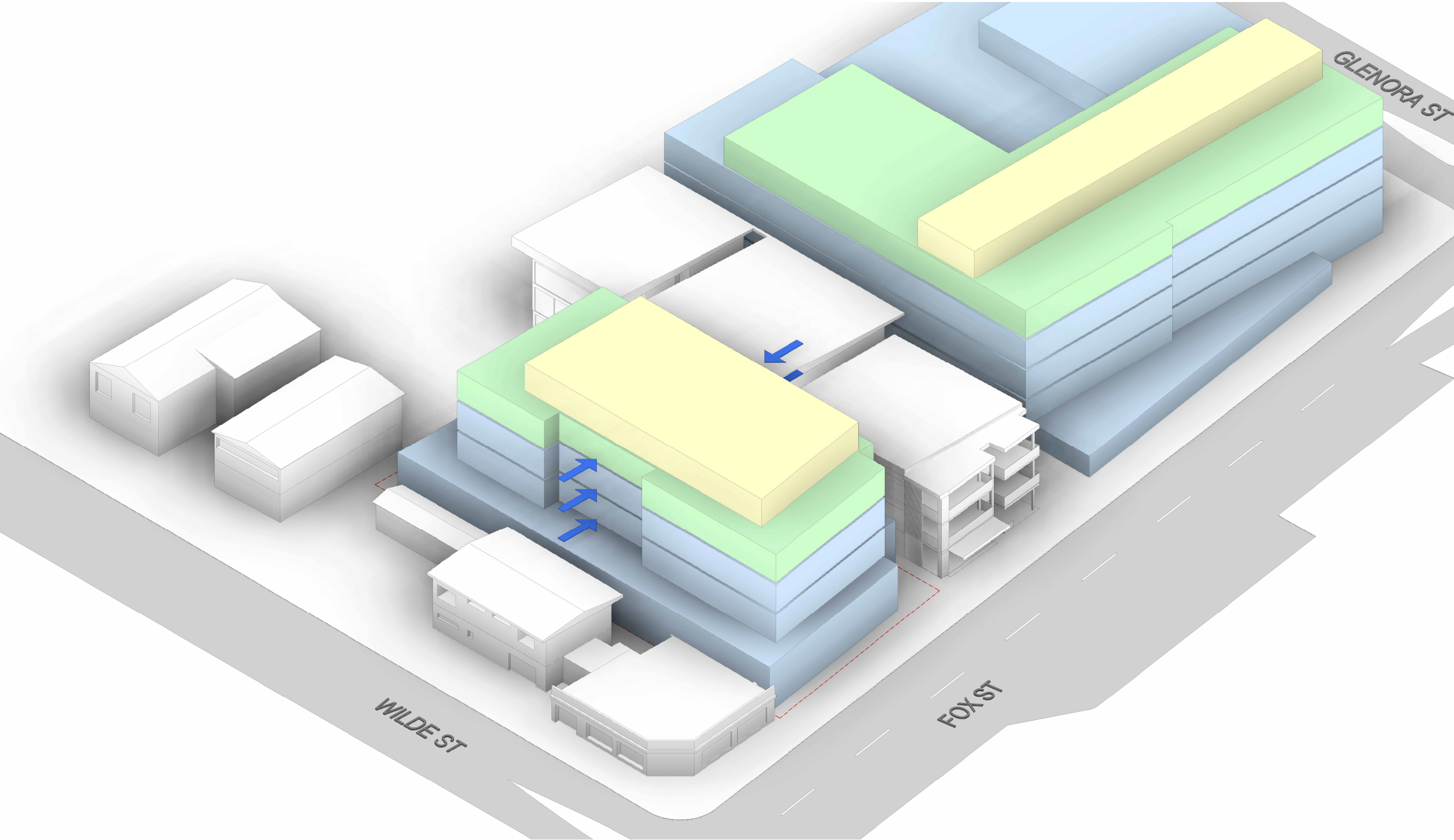
Envelope (uplift)



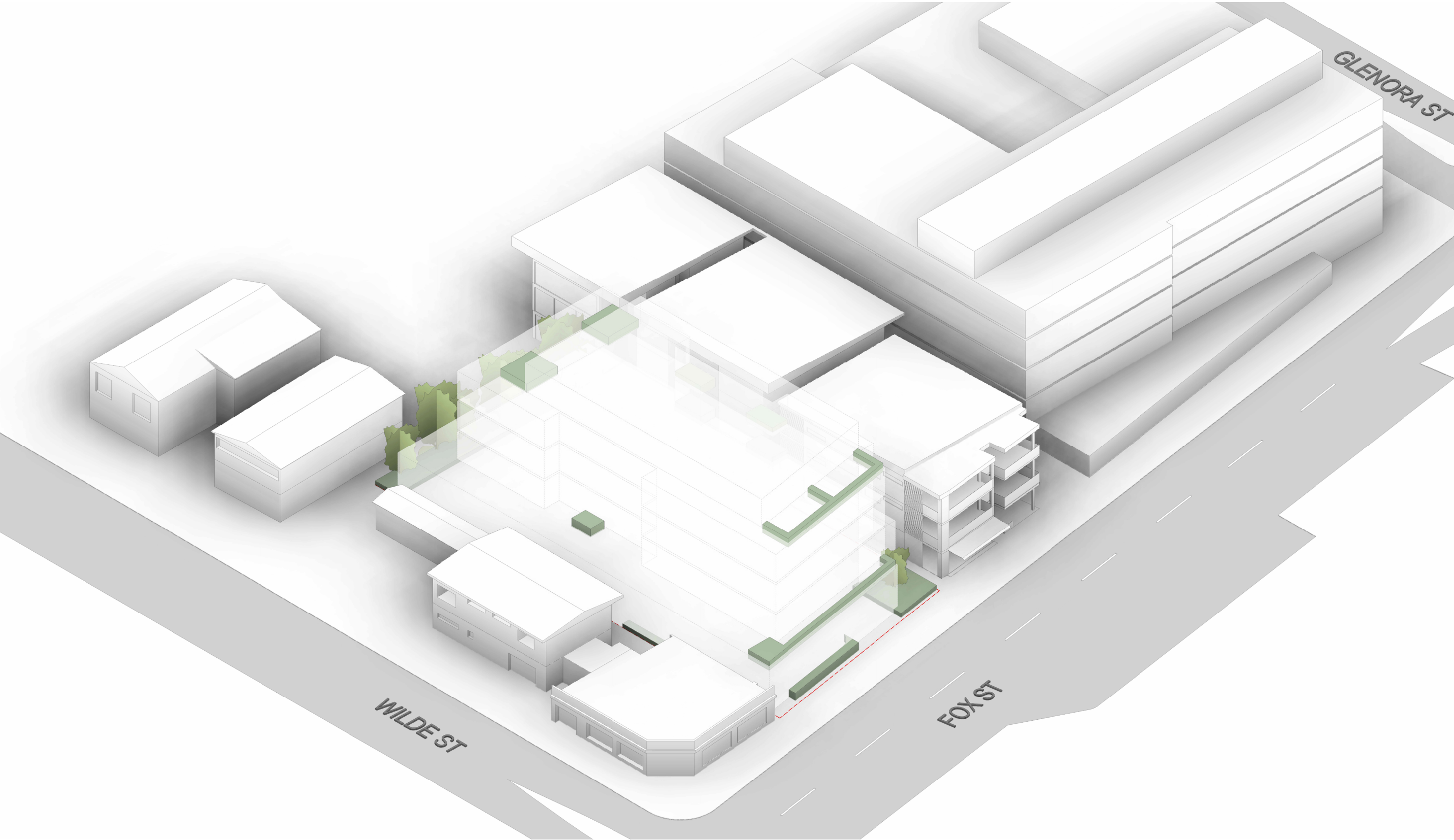
MASSING
Setbacks



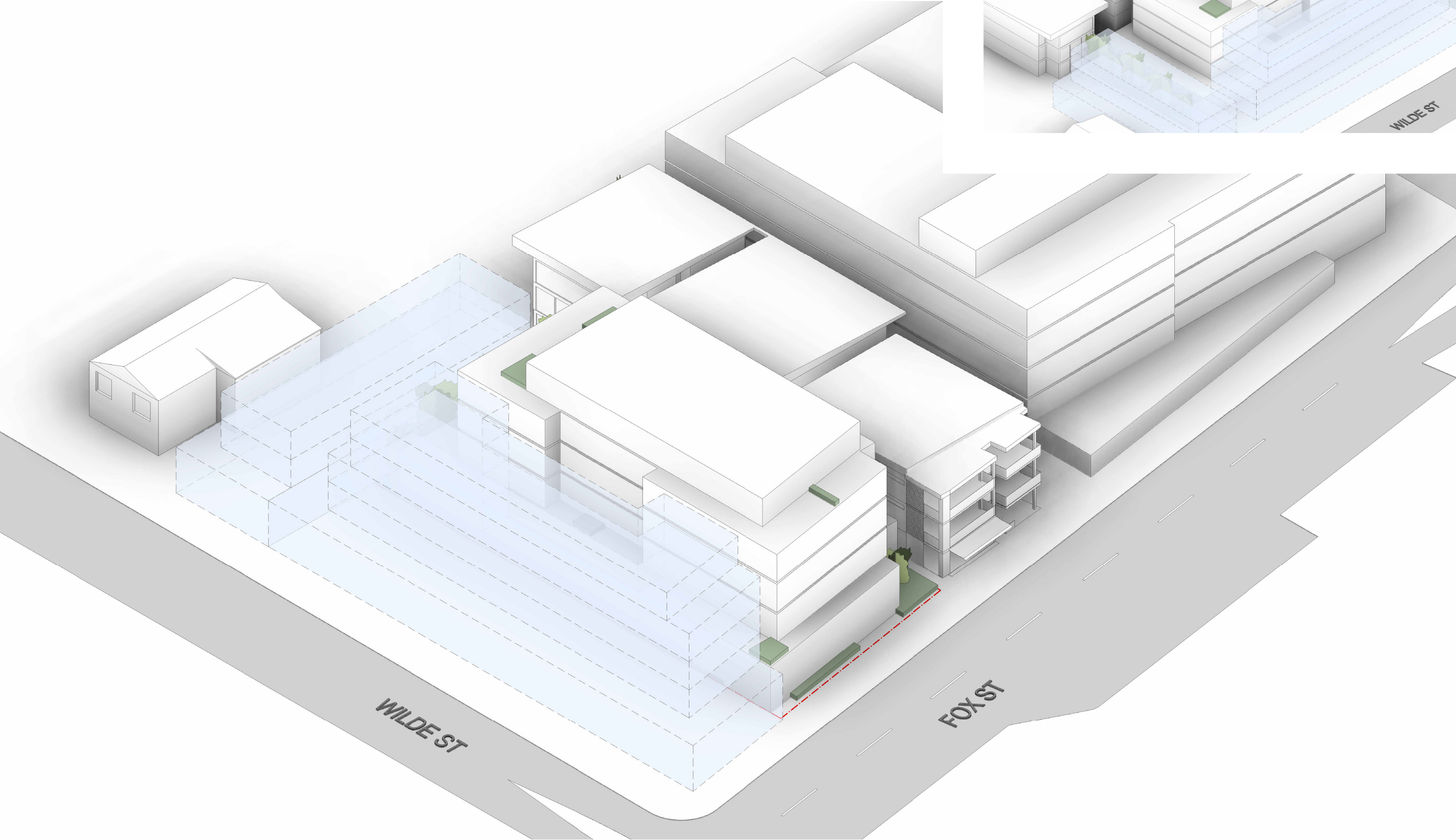
MASSING
Soften



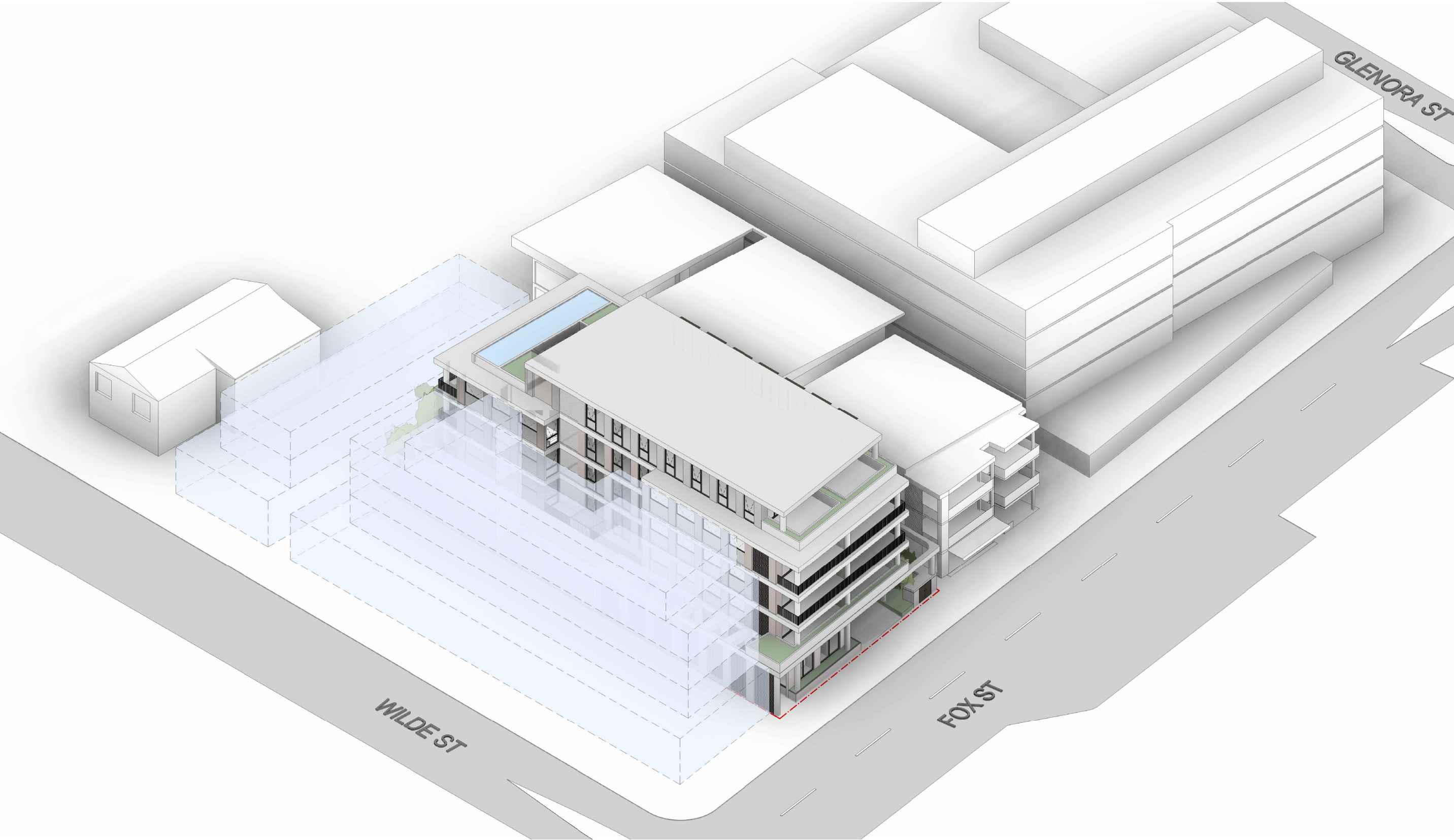
MASSING
Planting



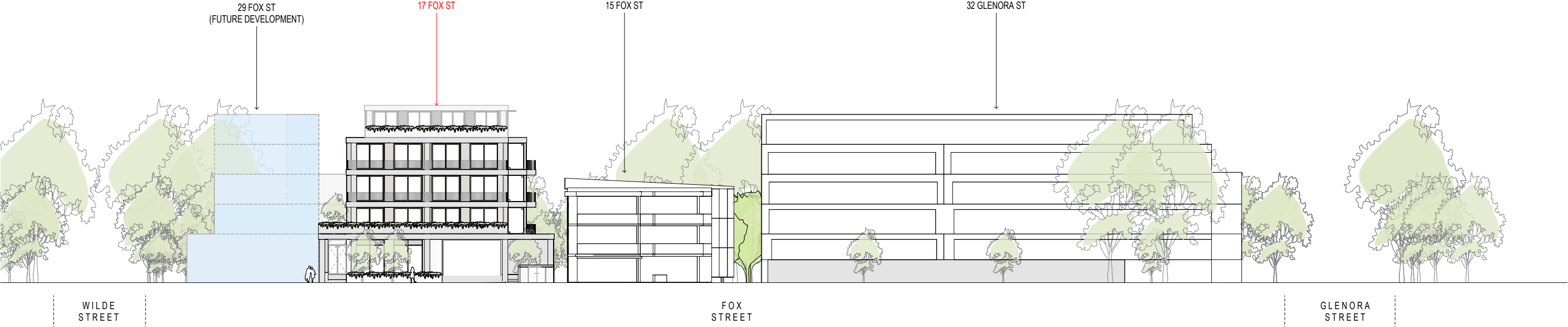
MASSING
Future Streetscape

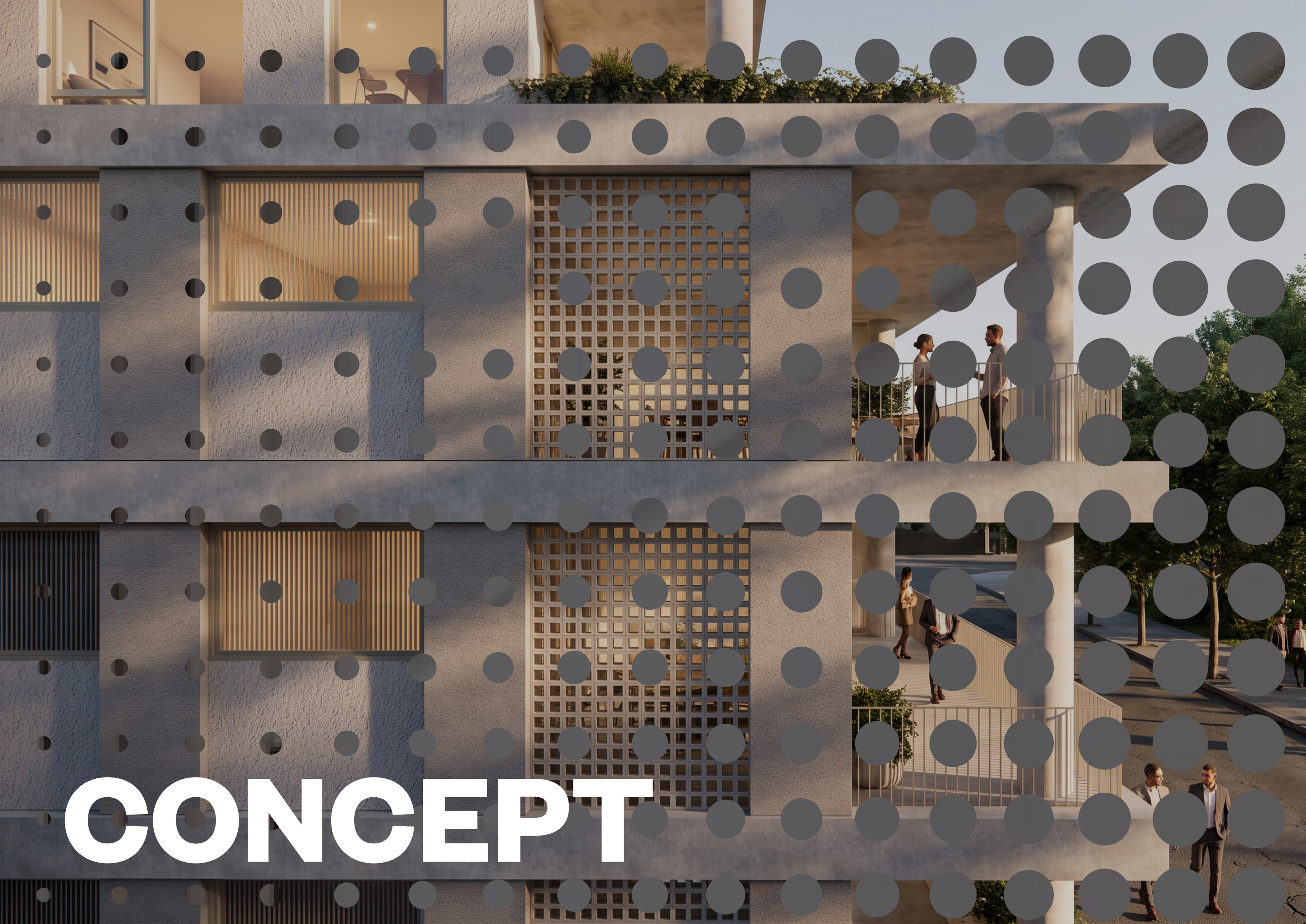


MASSING
Concept



SITE
Fox St Elevation





CONCEPT

CONCEPT

Narrative



Local Character



Elegance

CONCEPT
Precedents



Brickwork

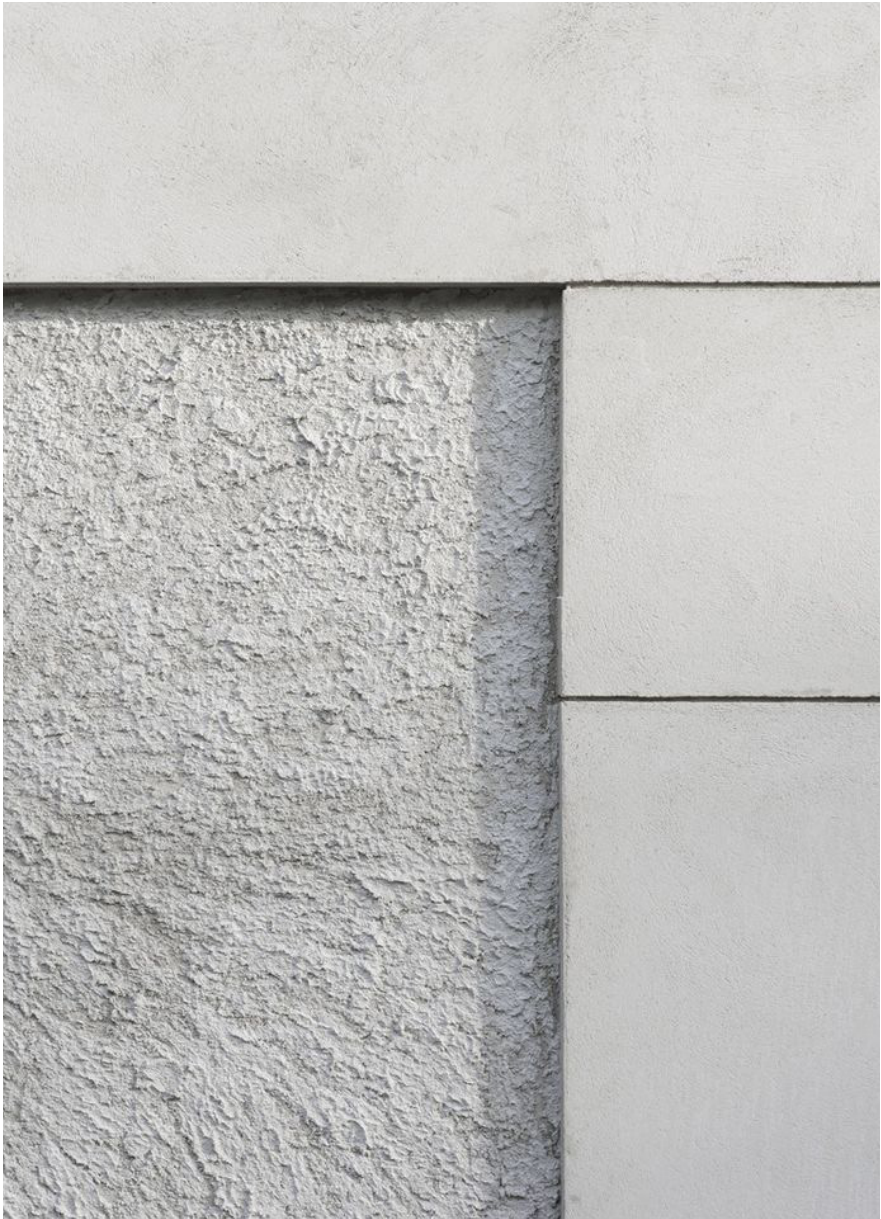


Exposed slabs



Breeze blocks

CONCEPT
Architectural Expression



Exposed slabs & textured render



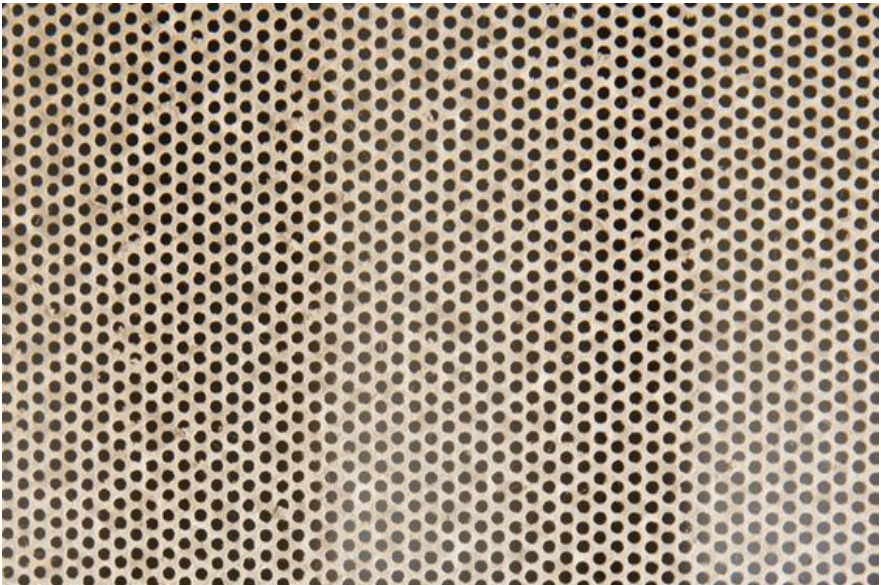
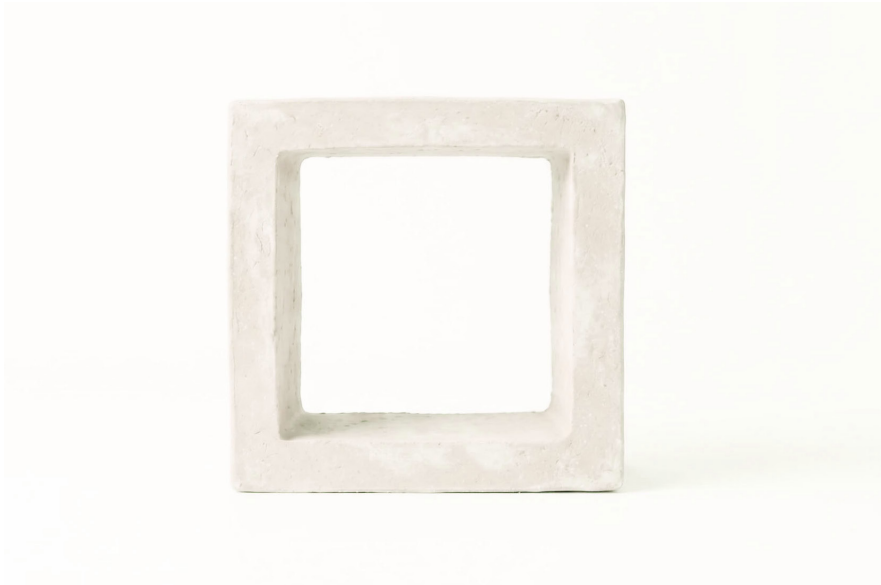
Tactile brickwork



Breeze blocks

CONCEPT

Proposed Materials



Exposed concrete / textured render

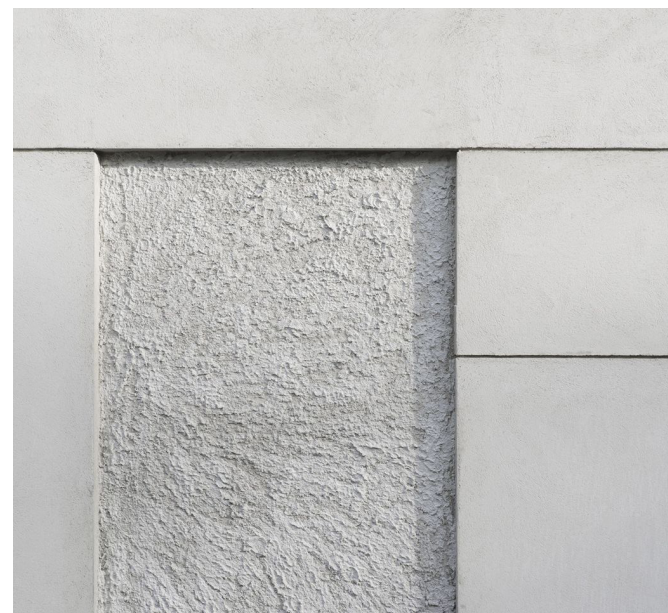
Breeze blocks / tactile brickwork

Light bronze metal / mesh



NOTE
PRECEDENT IMAGES ARE INCLUDED FOR ILLUSTRATIVE PURPOSES ONLY TO CONVEY DESIGN INTENT AND REMAIN THE INTELLECTUAL PROPERTY OF THEIR RESPECTIVE ARCHITECTS, PHOTOGRAPHERS AND OWNERS. THEY DO NOT FORM PART OF THE PROPOSED DEVELOPMENT.

Concrete & textured render

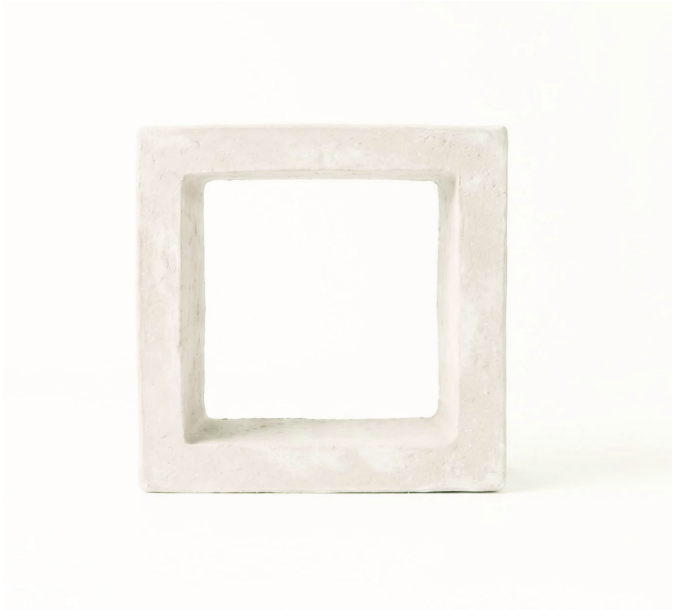


A rich interplay of exposed concrete and textured render, animated by deep reveals and protruding slab edges, frames views and lends a sense of generosity to both residents and passers-by.



NOTE
PRECEDENT IMAGES ARE INCLUDED FOR ILLUSTRATIVE
PURPOSES ONLY TO CONVEY DESIGN INTENT AND
REMAIN THE INTELLECTUAL PROPERTY OF THEIR
RESPECTIVE ARCHITECTS, PHOTOGRAPHERS AND
OWNERS. THEY DO NOT FORM PART OF THE PROPOSED
DEVELOPMENT.

Breeze Blocks



*Offering dappled daylight to the building entrance,
softened by climbing plants, creates a sense of arrival for
residents and visitors, as well as privacy when used on
terraces.*



NOTE

PRECEDENT IMAGES ARE INCLUDED FOR ILLUSTRATIVE PURPOSES ONLY TO CONVEY DESIGN INTENT AND REMAIN THE INTELLECTUAL PROPERTY OF THEIR RESPECTIVE ARCHITECTS, PHOTOGRAPHERS AND OWNERS. THEY DO NOT FORM PART OF THE PROPOSED DEVELOPMENT.

Integrated planting



Softening the built form by introducing lush, creeping and climbing plants horizontally and vertically.



**BUILDINGS THAT
BREATHE**

BUILDINGS THAT BREATHE

1. *Orientate Yourself*

1.1 LOCATION AND ORIENTATION

The site has a prominent frontage to Fox St, facing east across the street to Greene Park and Wynnum Creek. The building runs east to west, perpendicular to the street, so apartments at both ends address either the park and creek or the rear deep planting.

1.2 MASSING AND INTERNAL LAYOUT

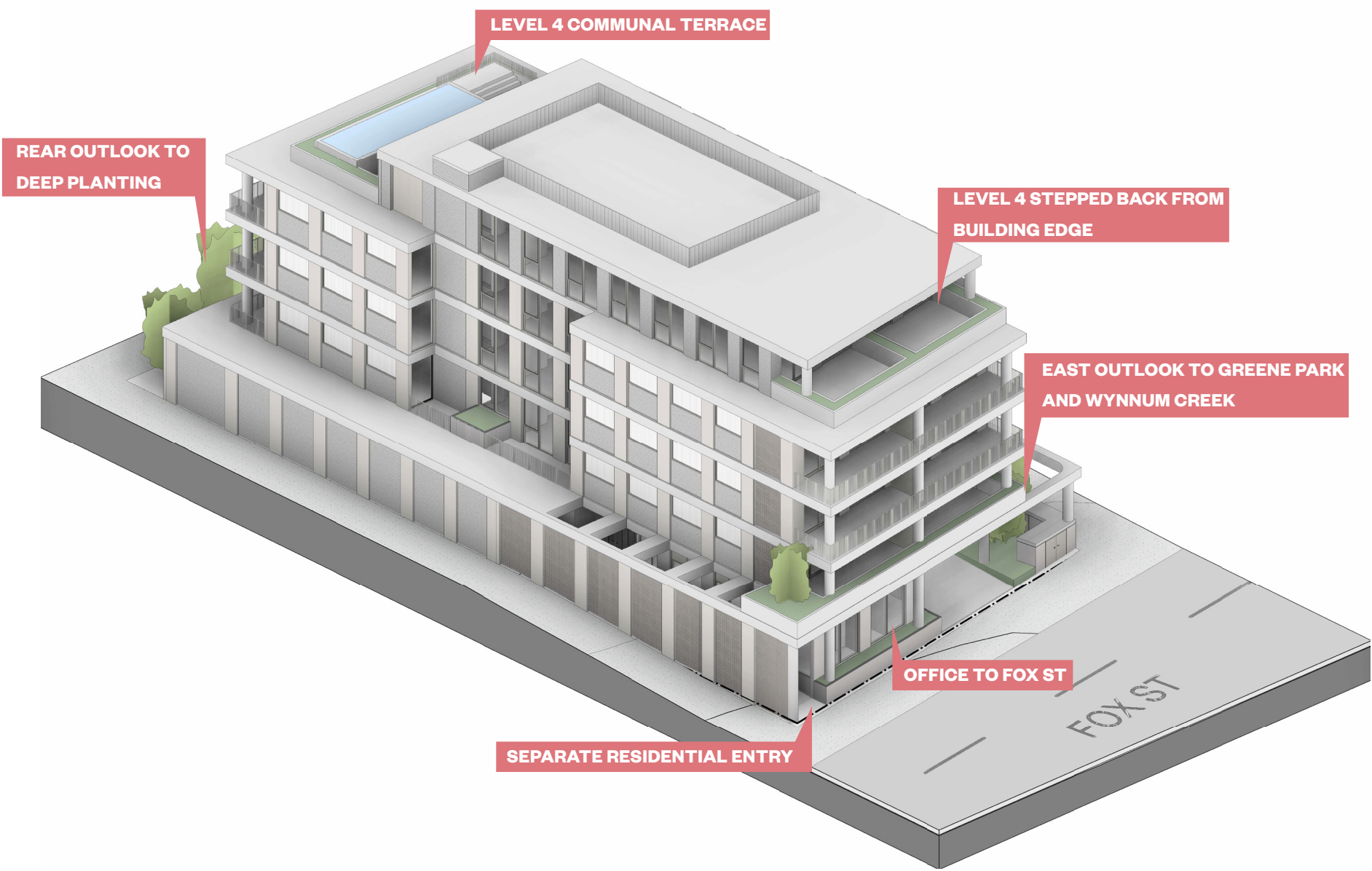
A central lift, stair and corridor core places five apartments per level around the perimeter on Levels 1 to 3, so every apartment has an external frontage. Level 4 steps back from the building edges to two penthouses and a communal terrace, which reduces the perceived height from Fox St and from the lower-density residential lots to the west and south.

1.3 VIEWS

The Fox St apartments and both penthouses face east to Greene Park and Wynnum Creek. The west apartments look over the rear landscape zone.

1.4 STREET ACTIVATION

The ground floor presents an office with reception to Fox St, a separate residential entry and pedestrian ramp, and frontage landscaping. Vehicle access is a single 6.5 m crossover.



BUILDINGS THAT BREATHE

2. Occupy Outdoor Spaces

2.1 CITY ROOMS

The residential entry is a landscaped, screened breezeway along the southern side of the building. It combines the stair and ramp, visitor bicycle parking and planting, and is open to the air from the street to the lobby.

2.2 SKY TERRACES

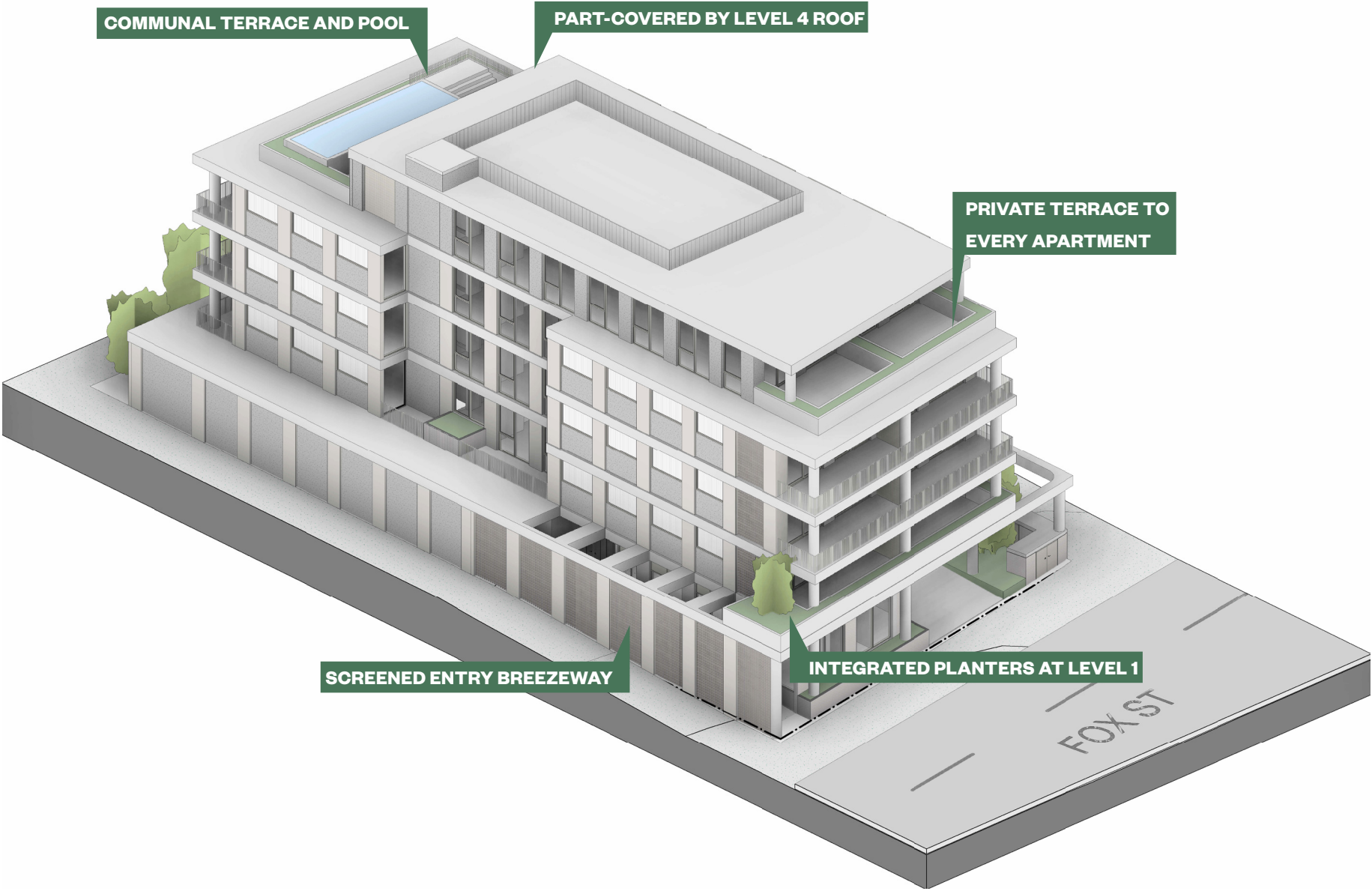
A generous communal terrace with a pool and landscaped edge occupies the western end of Level 4, with outlook over the rear deep planting. Part of the terrace sits under the roof above Level 4, giving residents a covered area, and the balance is open to the sky.

2.3 BALCONIES

Every apartment has a covered terrace directly off its living area. Terraces sit behind integrated planters on the slab edge on Level 1.

2.4 LANEWAYS AND CROSS-BLOCK LINKS

Not applicable. The site is a single mid-block lot with one street frontage.



BUILDINGS THAT BREATHE

3. *Illuminate With Daylight*

3.1 BUILDING SETBACKS

Upper levels are set back from the side boundaries to the habitable setback lines to the north and south, and the Level 4 footprint is pulled in further. Recesses in the north and south facades bring daylight to the middle apartments and the corridor.

3.2 GLAZING

Living areas open onto terraces through full-height glazing. Where windows face neighbouring buildings to the north and south, high-privacy glazing and perforated screens admit daylight while managing overlooking.

3.3 LIGHT WELLS AND SKYLIGHTS

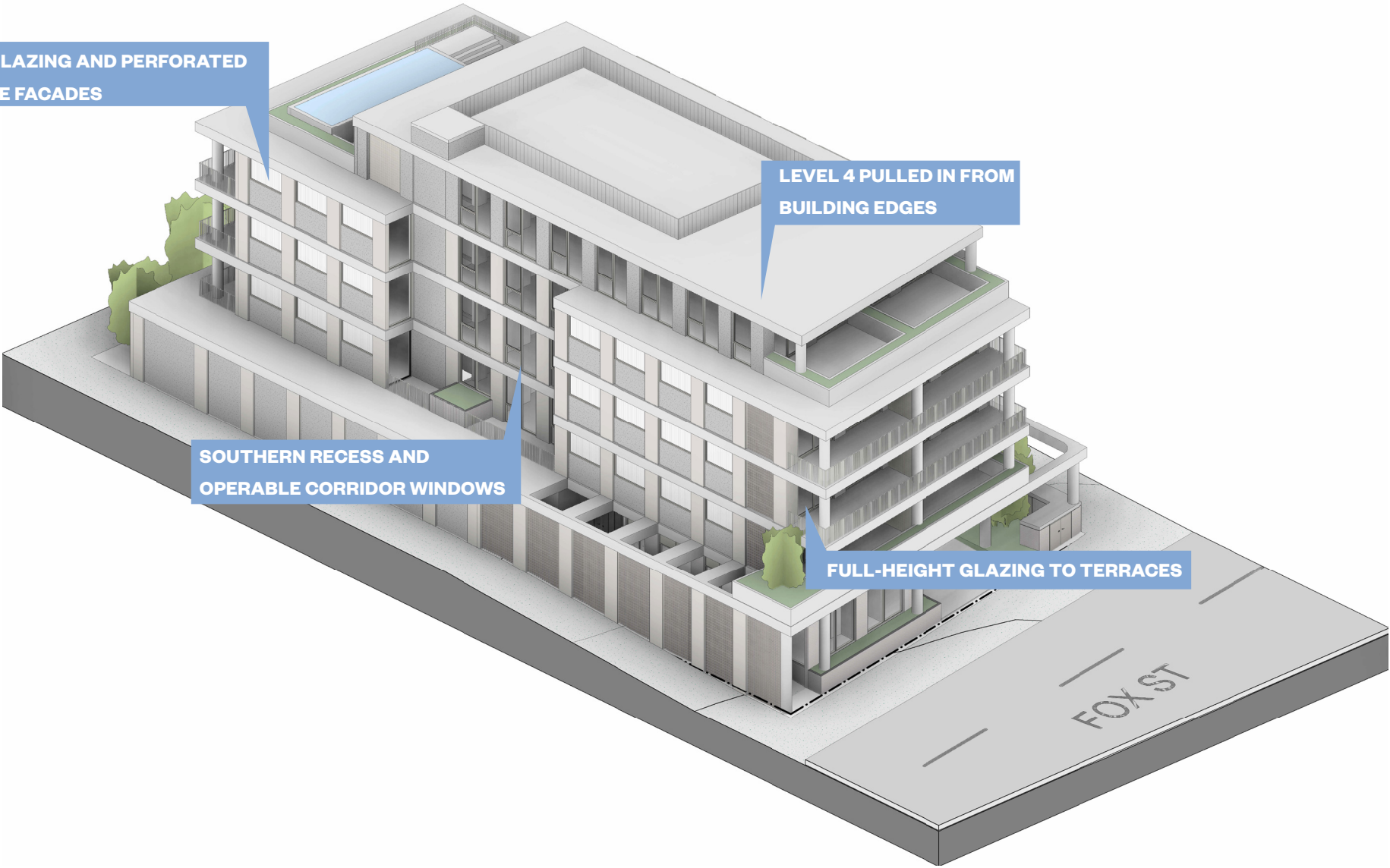
The residential corridor on each level ends in an operable window on the southern facade, bringing daylight and air into the common circulation.

HIGH-PRIVACY GLAZING AND PERFORATED SCREENS TO SIDE FACADES

LEVEL 4 PULLED IN FROM BUILDING EDGES

SOUTHERN RECESS AND OPERABLE CORRIDOR WINDOWS

FULL-HEIGHT GLAZING TO TERRACES



BUILDINGS THAT BREATHE

4. Natural Air and Ventilation

4.1 OPERABLE WINDOWS

Every habitable room has an operable window or a door opening to a balcony. Operable windows are also provided to the lift lobbies.

4.2 DOORS AND OPENINGS

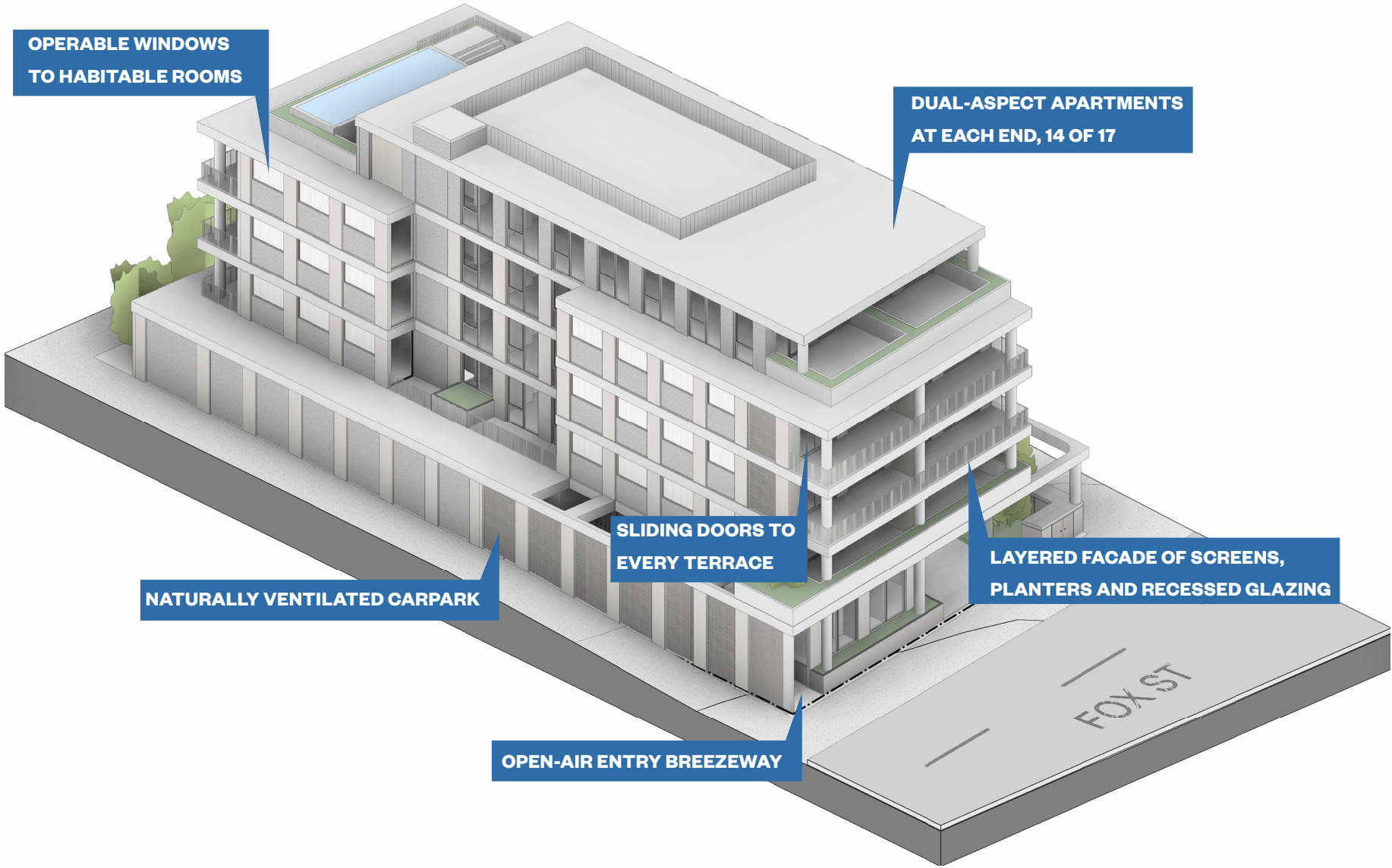
Every balcony is accessed through sliding doors, so the terrace works as an extension of the living space.

4.3 NATURAL VENTILATION

The ground floor car park is naturally ventilated through perforated screens to the west and east. The entry breezeway is also naturally ventilated. 14 of the 17 apartments (82%) are dual aspect and cross-ventilated. Only the middle 2-bedroom apartment on each of Levels 1 to 3 is single aspect.

4.4 LAYERED FACADES

The facades are layered: breeze-block and perforated metal screens, planters on the slab edges, and recessed glazing behind terraces. These filter sun, breeze and views to the street and neighbours.



BUILDINGS THAT BREATHE

5. Shade and Protection

5.1 AWNINGS AND COLONNADES

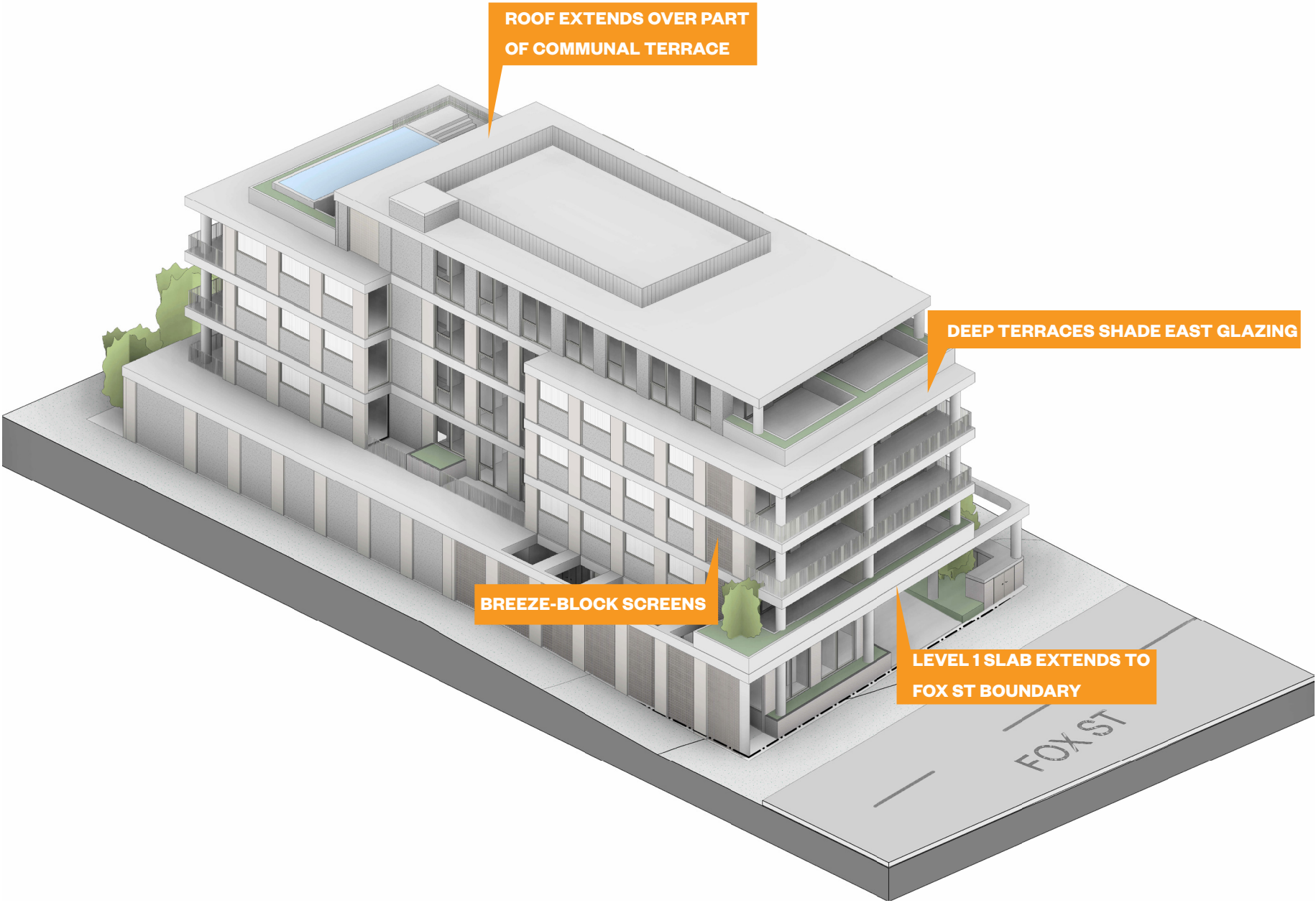
The Level 1 slab extends to the Fox St site boundary, covering the office frontage and the residential entry and providing weather protection at street level.

5.2 SHADING DEVICES

Deep terraces shade the east and west glazing on Levels 1 to 3, and breeze-block and perforated metal screens shade the north and south facades. Metal hoods shade the north-facing windows on Level 4. On Levels 1 to 3, north-facing windows are high-set with privacy glazing, which limits their area and the direct sun they admit.

5.3 SHADE STRUCTURES

The roof above Level 4 extends over part of the communal terrace, providing shade and rain cover. The rest of the terrace is open to the sky.



BUILDINGS THAT BREATHE

6. Living Greenery

6.1 VERTICAL GARDENS

Planters on the slab edges at Levels 1 and 4 carry cascading planting down the east, north and south facades.

6.2 ELEVATED GARDENS

Landscape is provided at every residential level, including planters flanking the north terraces on Levels 1 to 3 and facing east on Level 4.

6.3 INTERNAL PLANTING

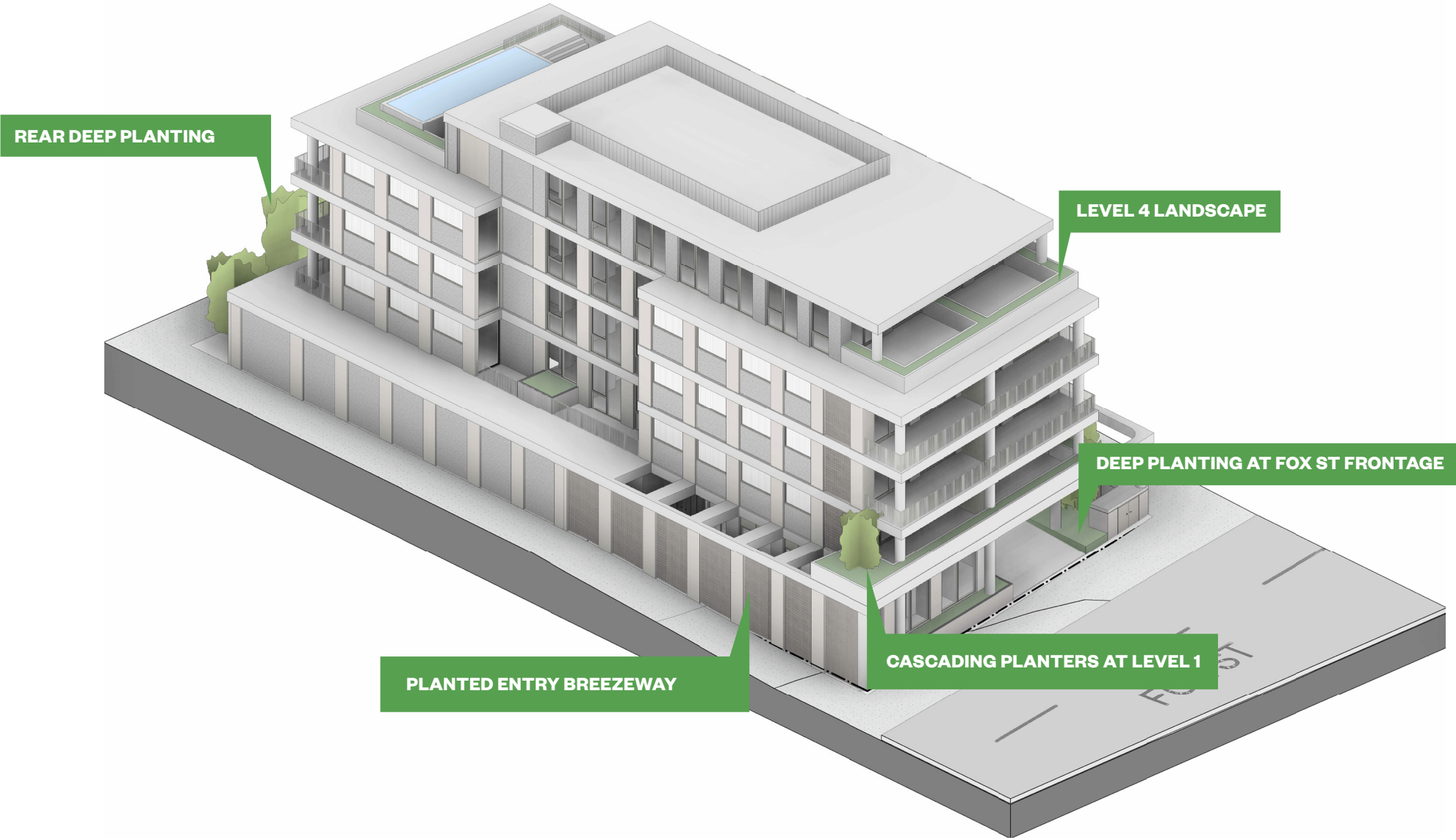
Planting lines the entry breezeway from Fox St to the residential lobby.

6.4 GROUND PLANE GARDENS

Deep planting is provided at the rear of the site and at the Fox St frontage beside the services cupboards, with street trees to the frontage. Frontage landscape beds presents towards Fox St on both ground plane and Level 1.

6.5 MAINTAIN THE GREENERY

All planters are irrigated and drain to the building's hydraulic system. Podium planters range from 500 mm to 1,100 mm deep, with deep planting in natural ground. Maintenance access will be finalised at detailed design; the indicative approaches are managed internal access via apartments. Stormwater from the roof and podium is captured in an on-site detention tank, which limits discharge to below pre-development flows.



BUILDINGS THAT BREATHE

7. Identity Matters

7.1 CHOICE OF MATERIALS

The palette is concrete, smooth and textured render, light bronze metal as well as breeze-block and brick-like masonry.

7.2 LONGEVITY

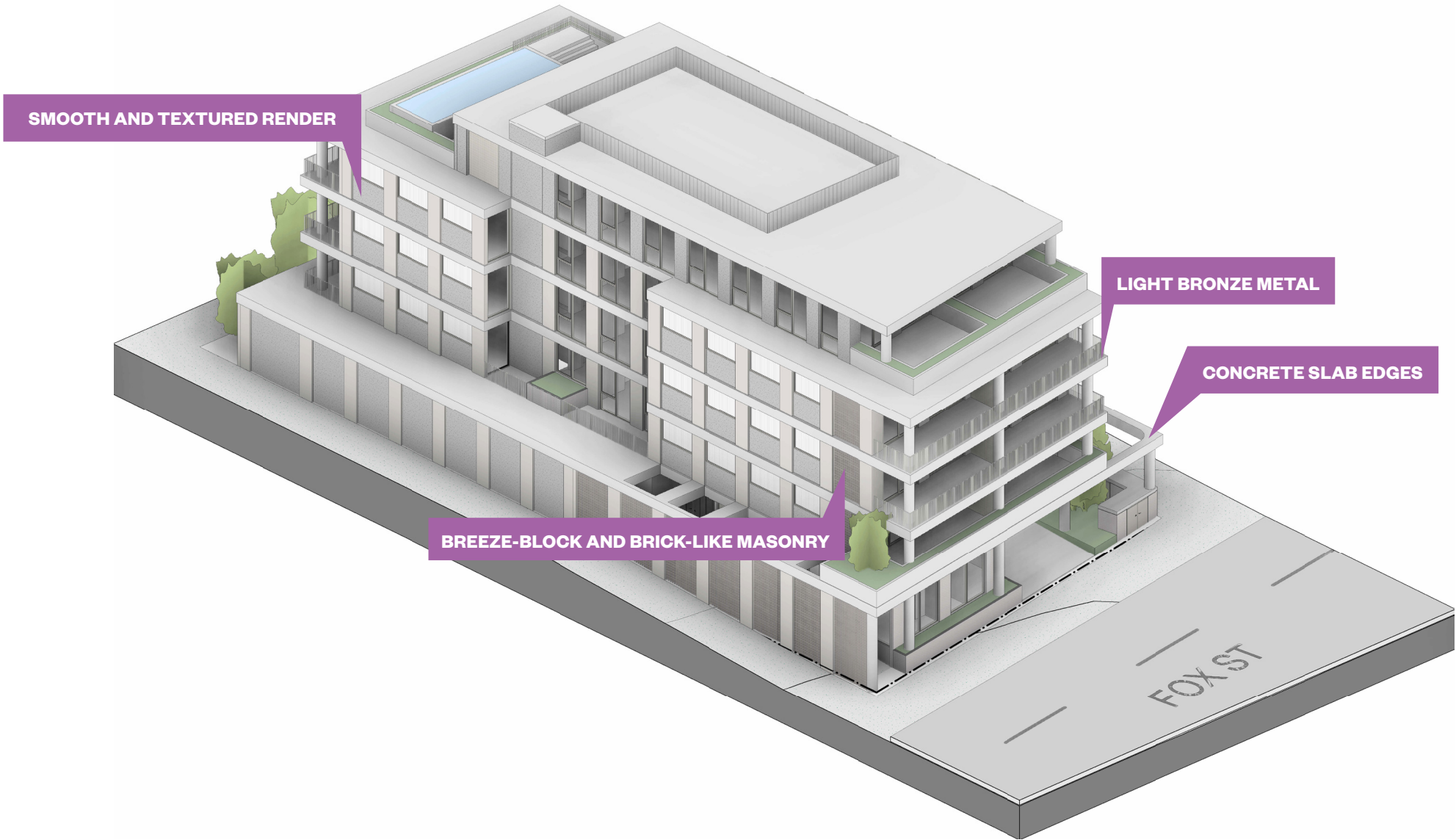
Masonry, concrete and render are durable, low-maintenance finishes suited to a coastal site.

7.3 PUBLIC ART

Not proposed.

7.4 CREATIVE LIGHTING

A lighting strategy has not yet been developed.



BUILDINGS THAT BREATHE

8. Reduce Energy and Waste

8.1 ENERGY AND TECHNOLOGY

Passive measures (orientation, shading, natural ventilation of the car park and corridors) reduce the reliance on mechanical systems. The hot water system and any on-site renewable energy will be confirmed during detailed design.

8.2 WASTE AND WATER

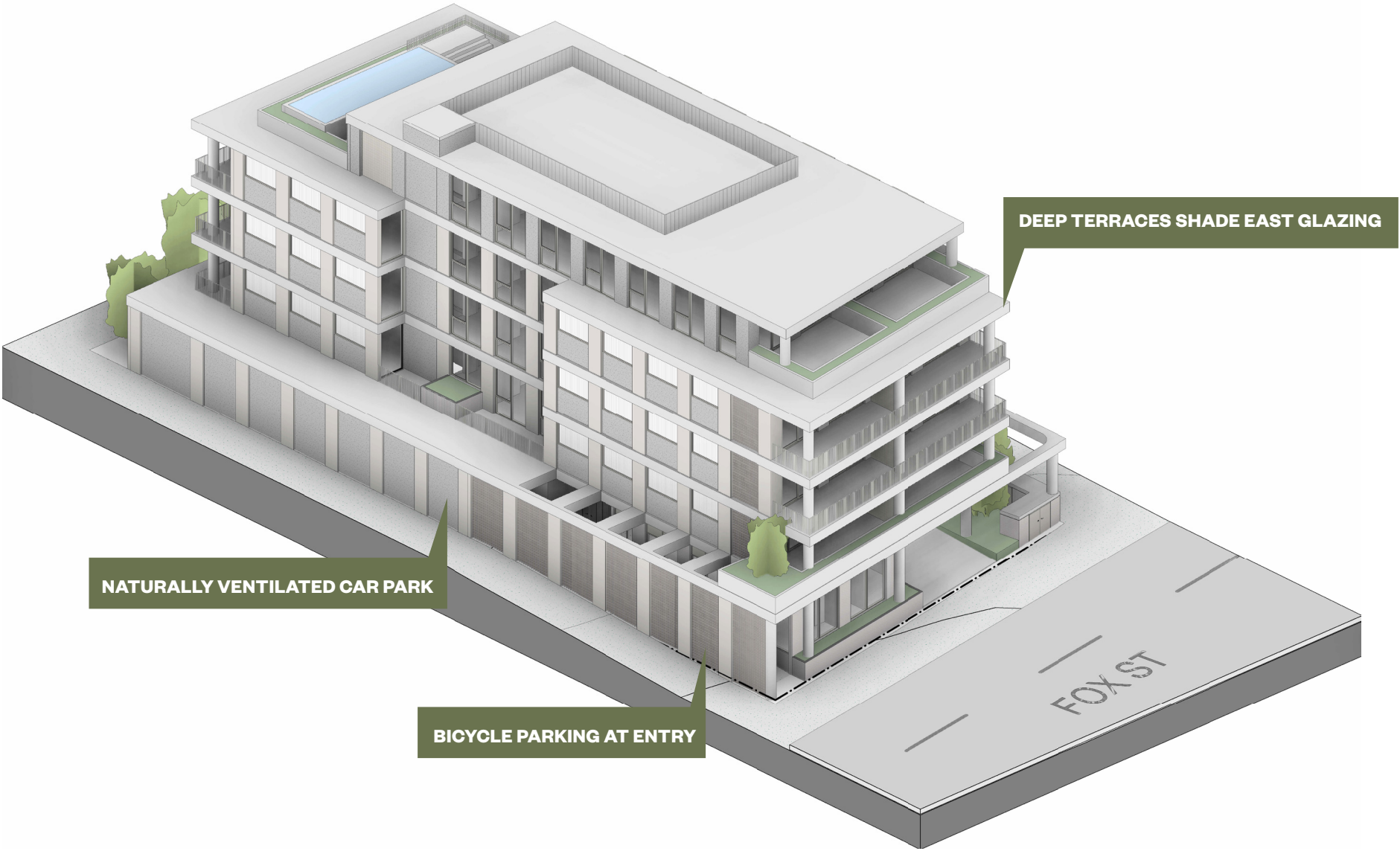
Waste is separated into general waste and commingled recycling, stored in a residential refuse room and a separate office refuse room on the ground floor. Residential general waste is compacted 3:1 by a bin press, which reduces the residential general waste bins to one 1,100 L bin. Bin wash facilities are provided, and all streams are collected on site once a week. Organics collection is not proposed; the waste management plan identifies on-site composting as an option for building management. An on-site detention tank manages stormwater discharge to Fox St.

8.3 ACTIVE TRANSPORT

A secure bicycle room holds 17 resident bicycles, and 6 visitor bicycle spaces sit at the entry, meeting the TAPS PSP requirement. EV charging provision will be confirmed during detailed design.

8.4 CERTIFICATION

A sustainability rating or certification is not proposed at this stage.





PERSPECTIVES



NOTE

ARTIST'S IMPRESSION ONLY. THIS IMAGE IS INDICATIVE AND INTENDED TO CONVEY DESIGN INTENT. MATERIALS, FINISHES, LANDSCAPING AND SURROUNDING CONTEXT ARE ILLUSTRATIVE AND MAY VARY. REFER TO THE DEVELOPMENT APPLICATION DRAWINGS FOR THE PROPOSAL AS LODGED.

**FOX STREET
LOOKING NORTHWEST**



NOTE

ARTIST'S IMPRESSION ONLY. THIS IMAGE IS INDICATIVE AND INTENDED TO CONVEY DESIGN INTENT. MATERIALS, FINISHES, LANDSCAPING AND SURROUNDING CONTEXT ARE ILLUSTRATIVE AND MAY VARY. REFER TO THE DEVELOPMENT APPLICATION DRAWINGS FOR THE PROPOSAL AS LODGED.

**FOX STREET
LOOKING WEST**



NOTE

ARTIST'S IMPRESSION ONLY. THIS IMAGE IS INDICATIVE AND INTENDED TO CONVEY DESIGN INTENT. MATERIALS, FINISHES, LANDSCAPING AND SURROUNDING CONTEXT ARE ILLUSTRATIVE AND MAY VARY. REFER TO THE DEVELOPMENT APPLICATION DRAWINGS FOR THE PROPOSAL AS LODGED.

**FOX STREET
LOOKING SOUTHWEST**



NOTE

ARTIST'S IMPRESSION ONLY. THIS IMAGE IS INDICATIVE AND INTENDED TO CONVEY DESIGN INTENT. MATERIALS, FINISHES, LANDSCAPING AND SURROUNDING CONTEXT ARE ILLUSTRATIVE AND MAY VARY. REFER TO THE DEVELOPMENT APPLICATION DRAWINGS FOR THE PROPOSAL AS LODGED.

**SOUTH FACADE
LOOKING NORTH**



NOTE

ARTIST'S IMPRESSION ONLY. THIS IMAGE IS INDICATIVE AND INTENDED TO CONVEY DESIGN INTENT. MATERIALS, FINISHES, LANDSCAPING AND SURROUNDING CONTEXT ARE ILLUSTRATIVE AND MAY VARY FROM THE DEVELOPMENT APPLICATION DRAWINGS FOR THE PROPOSAL AS LODGED.

**PEDESTRIAN ENTRANCE
LOOKING WEST**

A CONCEPT BY

CERA STRIBLEY

Domenic Cerantonio

Managing Principal
dom@c-s.com.au

Chris Stribley

Managing Principal
chris@c-s.com.au

Cera Stribley Pty. Ltd.

ACN 166 374 170

Level 3/29 Stewart St,
Richmond VIC 3121

T +61 3 9533 2582

E info@c-s.com.au

www.c-s.com.au