

2959-378

The Grove

PRELIMINARY

Reddog Architects acknowledges the Turrbal and Yuggera people as the Traditional Custodians of the land in Meanjin (Brisbane) and recognises their continuing connection to land, waters and community. We respect their enduring knowledge and practices of climate-responsive occupation of these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.



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email@reddogarchitects.com



ADDRESS
21& 23 WESTERN AVENUE, CHERMSIDE QLD 4032

RPD
LOT 17 ON RP 46834 AND LOT 16 ON RP 46834

LOCAL COUNCIL
BRISBANE CITY COUNCIL

DEVELOPMENT DATA

LEVEL	CARS	2-BED	3-BED	COS
B2	31	-	-	-
B1	25	-	-	-
G	11	-	-	-
L1	-	-	-	180m ²
L2	-	4	2	-
L3	-	4	2	-
L4	-	4	2	-
L5	-	4	2	-
L6	-	4	2	-
L7	-	4	2	-
L8	-	4	2	-
TOTAL	67	28	14	180m ²

REQUIRED CARS
1.2 / 2-BED UNIT = 1.2 x 28 = 33.6
1.6 / 3-BED UNIT = 1.6 x 14 = 22.4
0.25 VISITOR / UNIT = 0.25 x 42 = 10.5

56 RESIDENT PARKS
11 VISITOR PARKS
67 TOTAL PARKS

BICYLCES
1 PER APARTMENT IN STORAGE CAGE
11 ON GROUND FOR VISITORS

SITE COVER

SITE AREA	1,216.7m ²
COMPLIANT SITE COVER	547.5m ² (45%)
SITE COVER (GROUND)	907.8m ² (74.6%)
SITE COVER (TOWER)	796.2m ² (65.4%)

SETBACKS

FRONT REQUIRED 4m TO BALCONY, 6m TO WALL
FRONT PROVIDED 3m TO BALCONY, 5.1m TO WALL

REAR REQUIRED 6m (L1-4), 9m (L5-7), 12m (L8)
REAR PROVIDED 4m

SIDES REQUIRED VARIES
SIDES PROVIDED 3m - COMPLIANT UP TO L3

COMMUNAL OPEN SPACE

REQUIRED 60.8m² (5%)
PROVIDED 111.4m²

DEEP PLANTING

REQUIRED 121.6m² (10%)
PROVIDED 107.7m²
ADDITIONAL STREET PLANTING 60.3m²
PODIUM SIDE / REAR PLANTING 51.9m²

HEIGHT

HEIGHT PROVIDED 9 STORIES & 2 BASEMENTS

DRAWING SCHEDULE

DD-00	COVER SHEET
DD-01	DEVELOPMENT DATA & 3D VIEWS
DD-02	FLOOR PLAN - BASEMENT 2
DD-03	FLOOR PLAN - BASEMENT 1
DD-04	FLOOR PLAN - GROUND
DD-05	FLOOR PLAN - LEVEL 1
DD-06	FLOOR PLAN - LEVEL 2
DD-07	FLOOR PLAN - LEVEL 3
DD-08	FLOOR PLAN - LEVEL 4
DD-09	FLOOR PLAN - LEVEL 5
DD-10	FLOOR PLAN - LEVEL 6
DD-11	FLOOR PLAN - LEVEL 7
DD-12	FLOOR PLAN - LEVEL 8
DD-13	ROOF PLAN
DD-14	ELEVATIONS - SHEET 01
DD-15	ELEVATIONS - SHEET 02
DD-16	ELEVATIONS - SHEET 03
DD-17	SECTIONS - SHEET 01
DD-18	SECTIONS - SHEET 02

GFA

GROUND	0m ²
LEVEL 1	485.7m ²
LEVEL 2-8	629.2m ²
TOTAL	4,890.1m ²

GROSS FLOOR AREA, FOR A BUILDING, MEANS THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING, MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN AREAS USED FOR:-

- A. BUILDING SERVICES, PLANT OR EQUIPMENT; OR
- B. ACCESS BETWEEN LEVELS; OR
- C. A GROUND FLOOR PUBLIC LOBBY; OR
- D. A WALL; OR
- E. PARKING, LOADING OR MANOEUVRING VEHICLES; OR
- F. UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT.

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06/08/2026
APPLICATION REF
A007082941



Reddog

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ISSUE	DATE	BY	DESCRIPTION
A	16.07.2026	JM	DA

CHKD
LG

The Grove

DRAWING

DEVELOPMENT DATA & 3D VIEWS

PROJECT NO.

2959-378

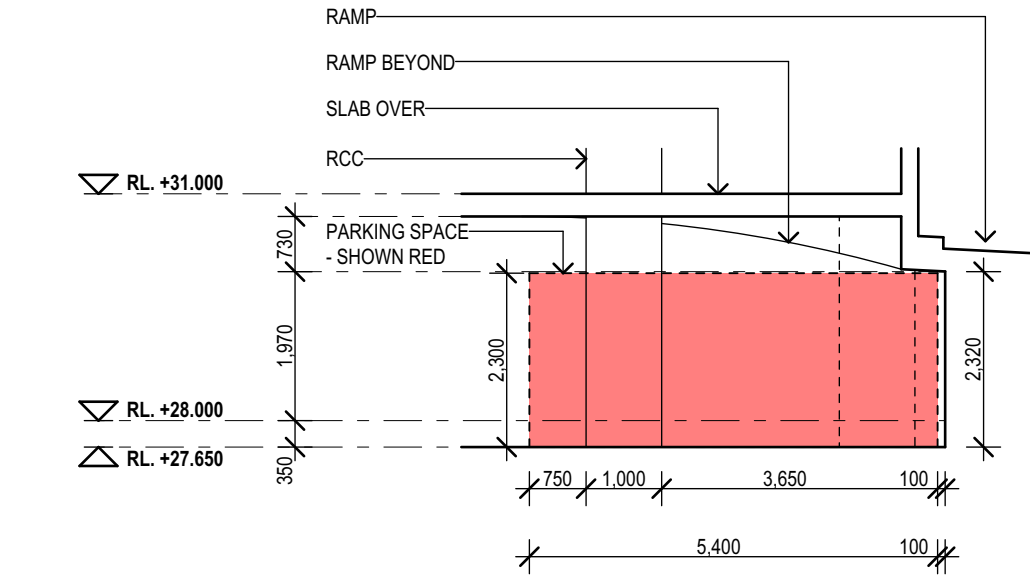
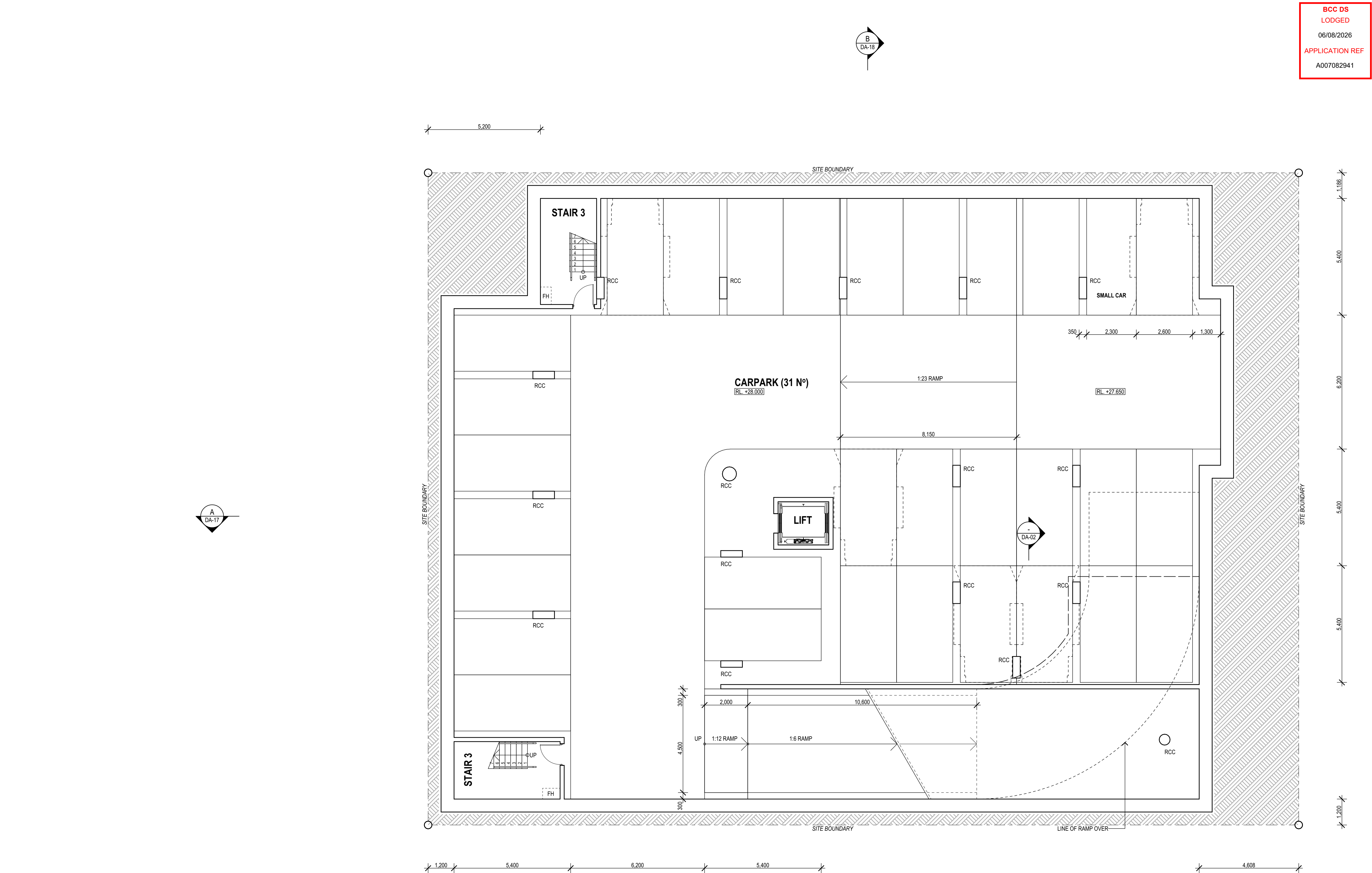
DRAWING NO.

DA-01

ISSUE

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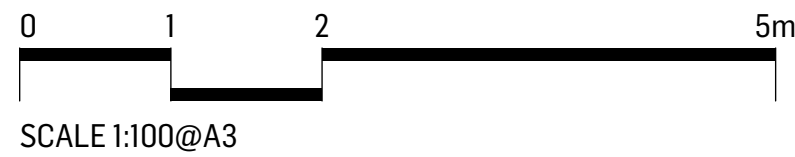
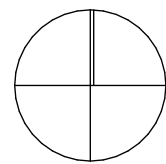
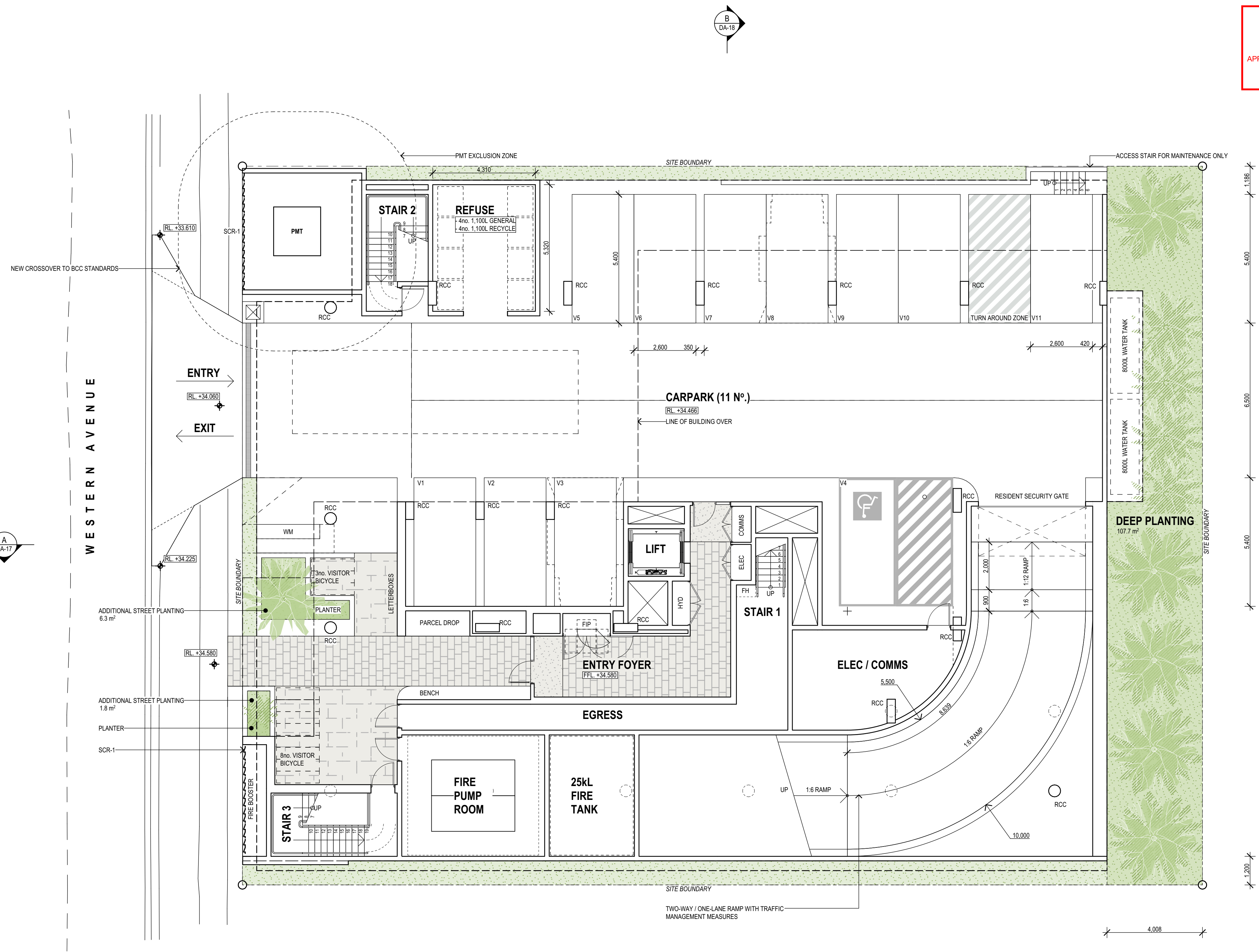


CARPARK CLEARANCE
SECTION
1:100

LEGEND	
AC	AIR CONDITIONING UNIT
ACC	ACCESSABLE
BAL	BALCONY
BAL-#	BALUSTRADE-TYPE
BRK	BRICK
CUP/D	CUPBOARD
COMMS	COMMUNICATIONS RISER
CT	COOK TOP
DP	DOWN PIPE
DW	DISHWASHER
EG	EAVES GUTTER
ELEC	ELECTRICIAL RISER
ENS	ENSUITE
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
HYD	HYDRAULIC RISER
MRS	METAL ROOF SHEETING
NGL	NATURAL GROUND LINE
OV	OVEN
P	PANTRY
RL	RELATIVE LEVEL
REN	RENDER
RCC	REINFORCED CONCRETE COLUMN
SCR-#	SCREEN-TYPE
WIR	WALK IN ROBE
WH	WINDOW HOOD
REF	REFRIDGETATOR
ROBE	WARDROBE
SHR	SHOWER
WC	WATER CLOSET
PCP	PREFABRICATED CONCRETE PANEL
VB	VANITY BASIN

LEGEND

AC	AIR CONDITIONING UNIT
ACC	ACCESSABLE
BAL	BALCONY
BAL-#	BALUSTRADE-TYPE
BRK	BRICK
CUPD	CUPBOARD
COMMS	COMMUNICATIONS RISER
CT	COOK TOP
DP	DOWN PIPE
DW	DISHWASHER
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ELEC	ELECTRICAL RISER
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FH	FIRE HYDRANT
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REN	RENDER
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SCR-#	SCREEN-TYPE
WIR	WALK IN ROBE
WH	WINDOW HOOD
REF	REFRIGERATOR
ROBE	WARDROBE
SHR	SHOWER
WC	WATER CLOSET
PCP	PREFABRICATED CONCRETE PANEL
VB	VANITY BASIN



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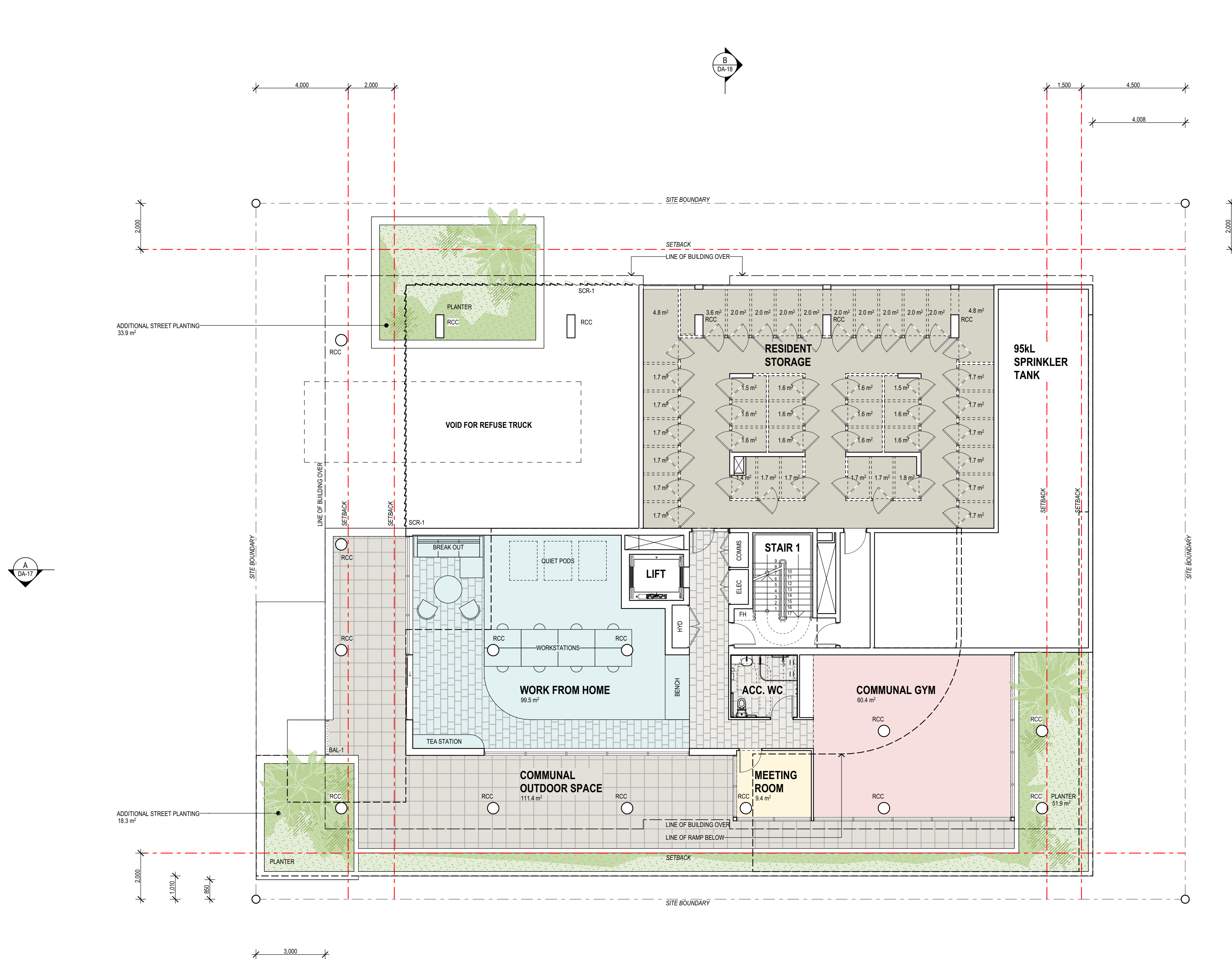
The Grove

DRAWING
FLOOR PLAN - GROUND
PROJECT NO.
2959-378

DRAWING NO.
DA-04

ISSUE
A





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06/08/2026
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A007082941

LEGEND

AC	AIR CONDITIONING UNIT
ACC	ACCESSABLE
BAL	BALCONY
BAL-#	BALUSTRADE-TYPE
BRK	BRICK
CUP/D	CUPBOARD
COMMS	COMMUNICATIONS RISER
CT	COOK TOP
DP	DOWN PIPE
DW	DISHWASHER
EG	EAVES GUTTER
ELEC	ELECTRICIAL RISER
ENS	ENSUITE
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
HYD	HYDRAULIC RISER
MRS	METAL ROOF SHEETING
NGL	NATURAL GROUND LINE
OV	OVEN
P	PANTRY
RL	RELATIVE LEVEL
REN	RENDER
RCC	REINFORCED CONCRETE COLUMN
SCR-#	SCREEN-TYPE
WIR	WALK IN ROBE
WH	WINDOW HOOD
REF	REFRIDGETATOR
ROBE	WARDROBE
SHR	SHOWER
WC	WATER CLOSET
PCP	PREFABRICATED CONCRETE PANEL
VB	VANITY BASIN

LEGEND

- AC

ACC

BAL

BAL-#

BRK

CUPD

COMMS

CT

DP

DW

EG

ELEC

ENS

FFL

FH

HYD

MRS

NGL

OV

P

RL

REN

RCC

SCR-#

WIR

WH

REF

ROBE

SHR

WC

PCP

VB
- AIR CONDITIONING UNIT

ACCESSABLE

BALCONY

BALUSTRADE-TYPE

BRICK

CUPBOARD

COMMUNICATIONS RISER

COOK TOP

DOWN PIPE

DISHWASHER

EAVES GUTTER

ELECTRICIAL RISER

ENSUITE

FINISHED FLOOR LEVEL

FIRE HYDRANT

HYDRAULIC RISER

METAL ROOF SHEETING

NATURAL GROUND LINE

OVEN

PANTRY

RELATIVE LEVEL

RENDER

REINFORCED CONCRETE COLUMN

SCREEN-TYPE

WALK IN ROBE

WINDOW HOOD

REFRIDGETATOR

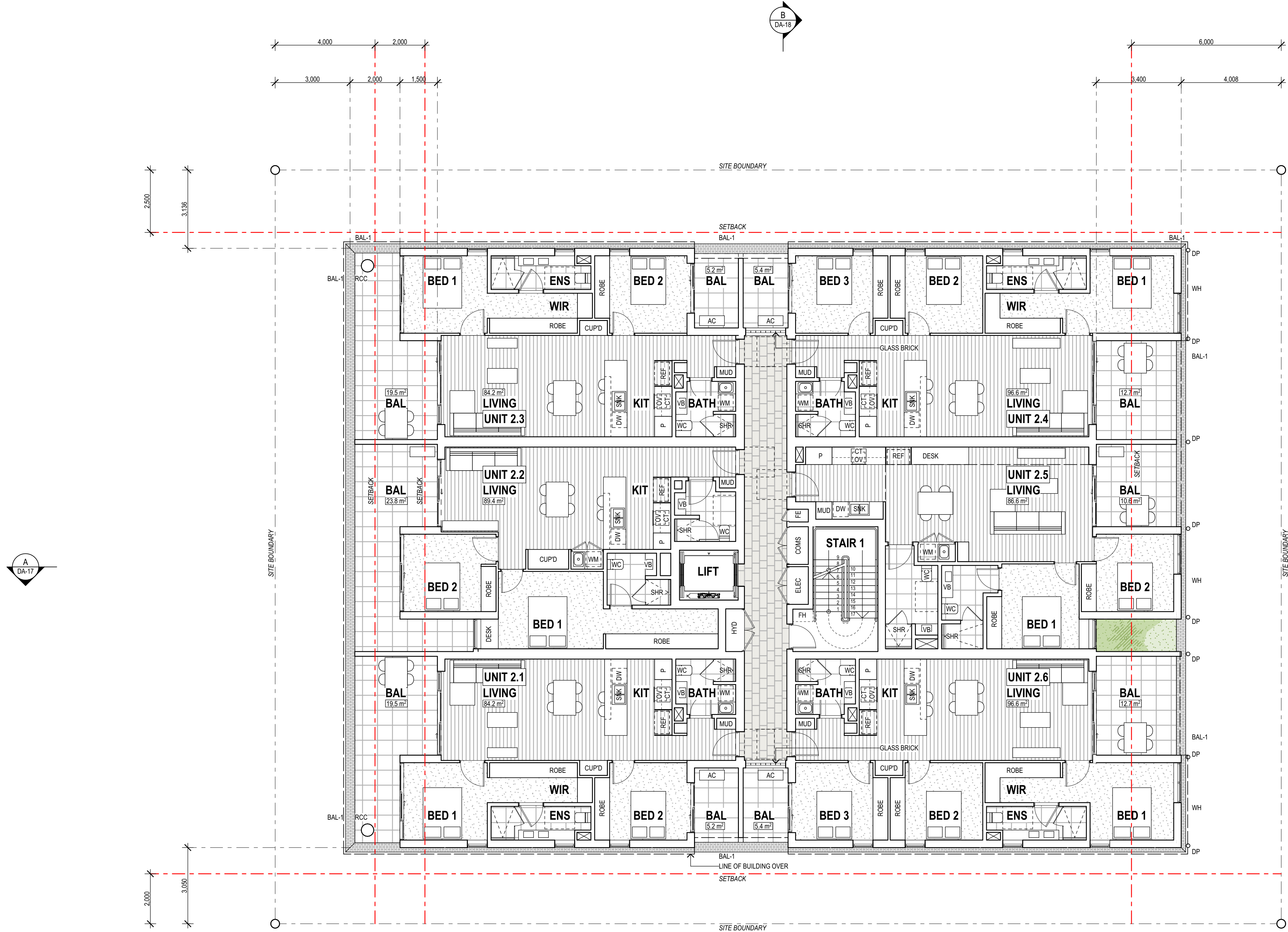
WARDROBE

SHOWER

WATER CLOSET

PREFABRICATED CONCRETE PANEL

VANITY BASIN



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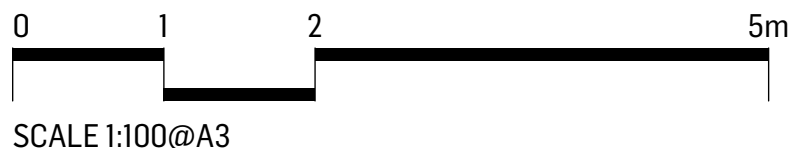
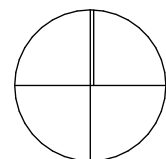


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DRAWING

FLOOR PLAN - LEVEL 2

PROJECT NO.

2959-378

DRAWING NO.

DA-06

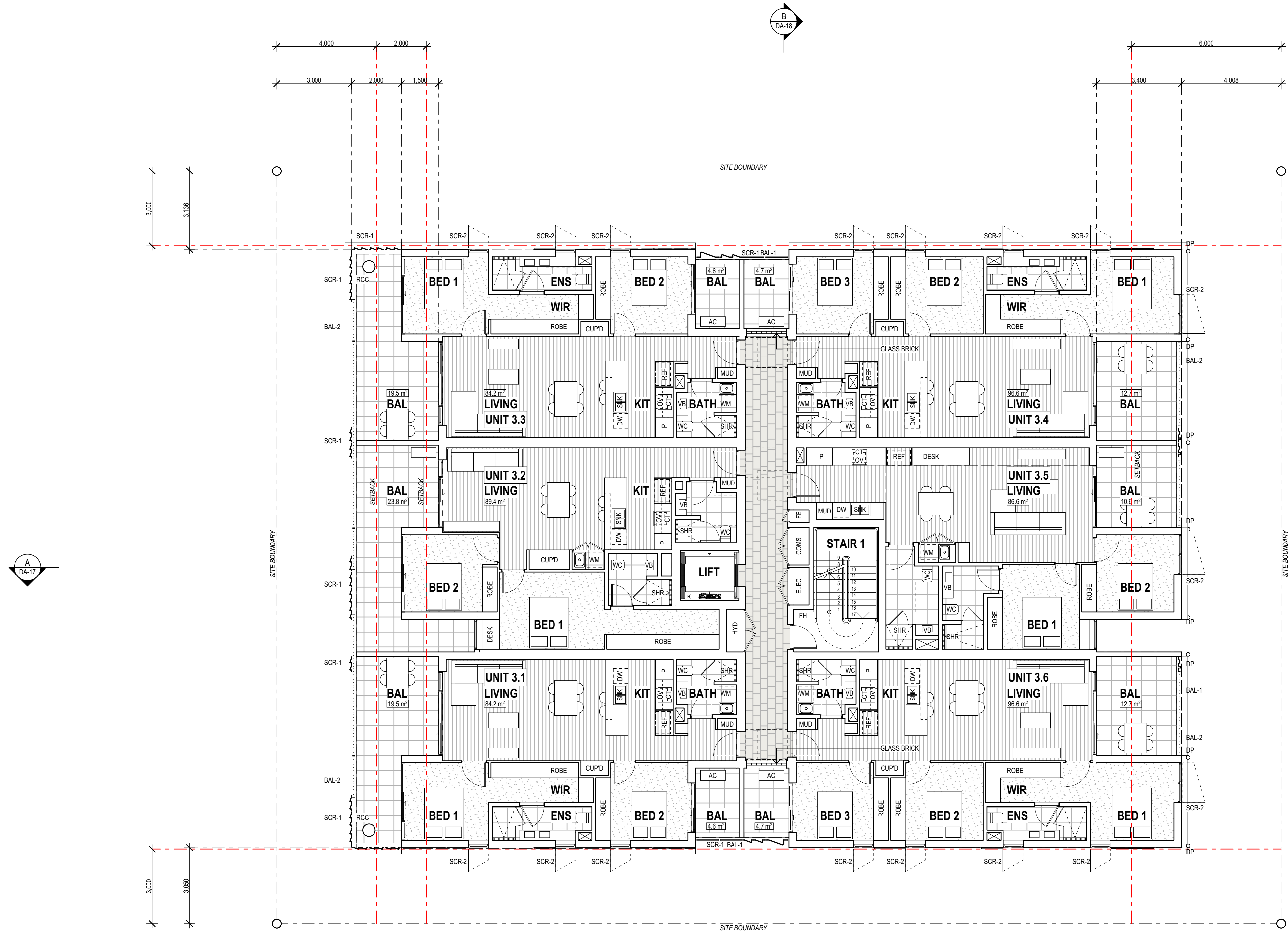
ISSUE

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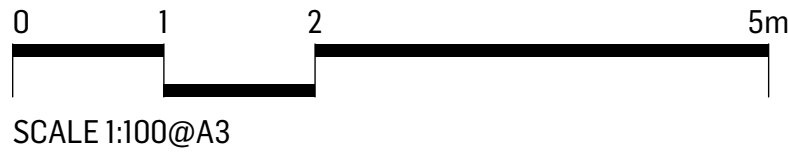
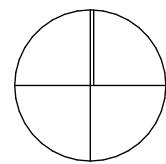


LEGEND

- AC AIR CONDITIONING UNIT
- ACC ACCESSABLE
- BAL BALCONY
- BAL-# BALUSTRADE-TYPE
- BRK BRICK
- CUPD CUPBOARD
- COMMS COMMUNICATIONS RISER
- CT COOK TOP
- DP DOWN PIPE
- DW DISHWASHER
- EG EAVES GUTTER
- ELEC ELECTRICAL RISER
- ENS ENSUITE
- FFL FINISHED FLOOR LEVEL
- FH FIRE HYDRANT
- HYD HYDRAULIC RISER
- MRS METAL ROOF SHEETING
- NGL NATURAL GROUND LINE
- OV OVEN
- P PANTRY
- RL RELATIVE LEVEL
- REN RENDER
- RCC REINFORCED CONCRETE COLUMN
- SCR-# SCREEN-TYPE
- WIR WALK IN ROBE
- WH WINDOW HOOD
- REF REFRIDGETATOR
- ROBE WARDROBE
- SHR SHOWER
- WC WATER CLOSET
- PCP PREFABRICATED CONCRETE PANEL
- VB VANITY BASIN



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A	16.07.2026	JM	DA	LG

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DRAWING
FLOOR PLAN - LEVEL 3
PROJECT NO.
2959-378
DRAWING NO.
DA-07

ISSUE
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LEGEND

- AC

ACC

BAL

BAL-#

BRK

CUPD

COMMS

CT

DP

DW

EG

ELEC

ENS

FFL

FH

HYD

MRS

NGL

OV

P

RL

REN

RCC

SCR-#

WIR

WH

REF

ROBE

SHR

WC

PCP

VB
- AIR CONDITIONING UNIT

ACCESSABLE

BALCONY

BALUSTRADE-TYPE

BRICK

CUPBOARD

COMMUNICATIONS RISER

COOK TOP

DOWN PIPE

DISHWASHER

EAVES GUTTER

ELECTRICIAL RISER

ENSUITE

FINISHED FLOOR LEVEL

FIRE HYDRANT

HYDRAULIC RISER

METAL ROOF SHEETING

NATURAL GROUND LINE

OVEN

PANTRY

RELATIVE LEVEL

RENDER

REINFORCED CONCRETE COLUMN

SCREEN-TYPE

WALK IN ROBE

WINDOW HOOD

REFRIDGETATOR

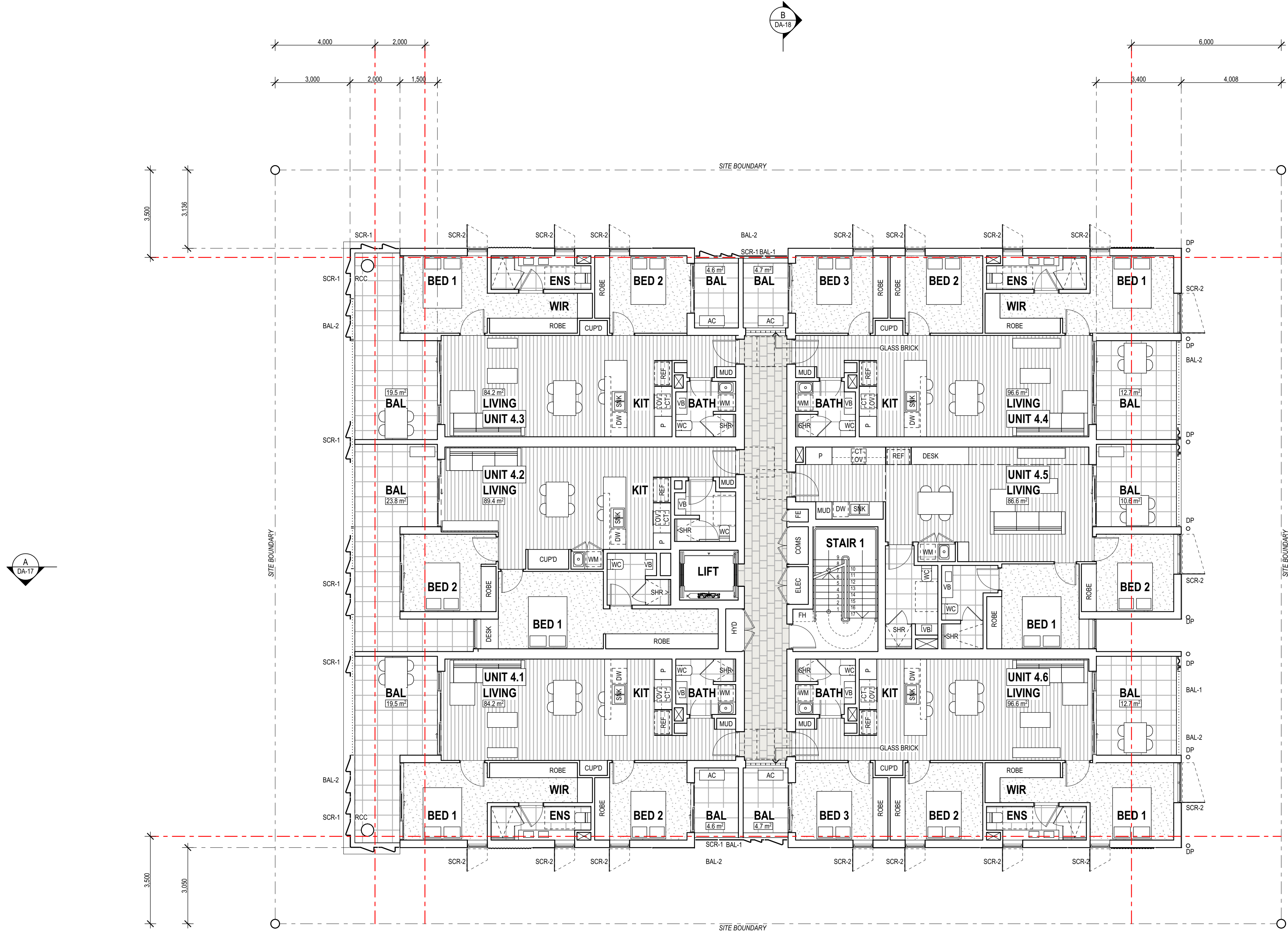
WARDROBE

SHOWER

WATER CLOSET

PREFABRICATED CONCRETE PANEL

VANITY BASIN

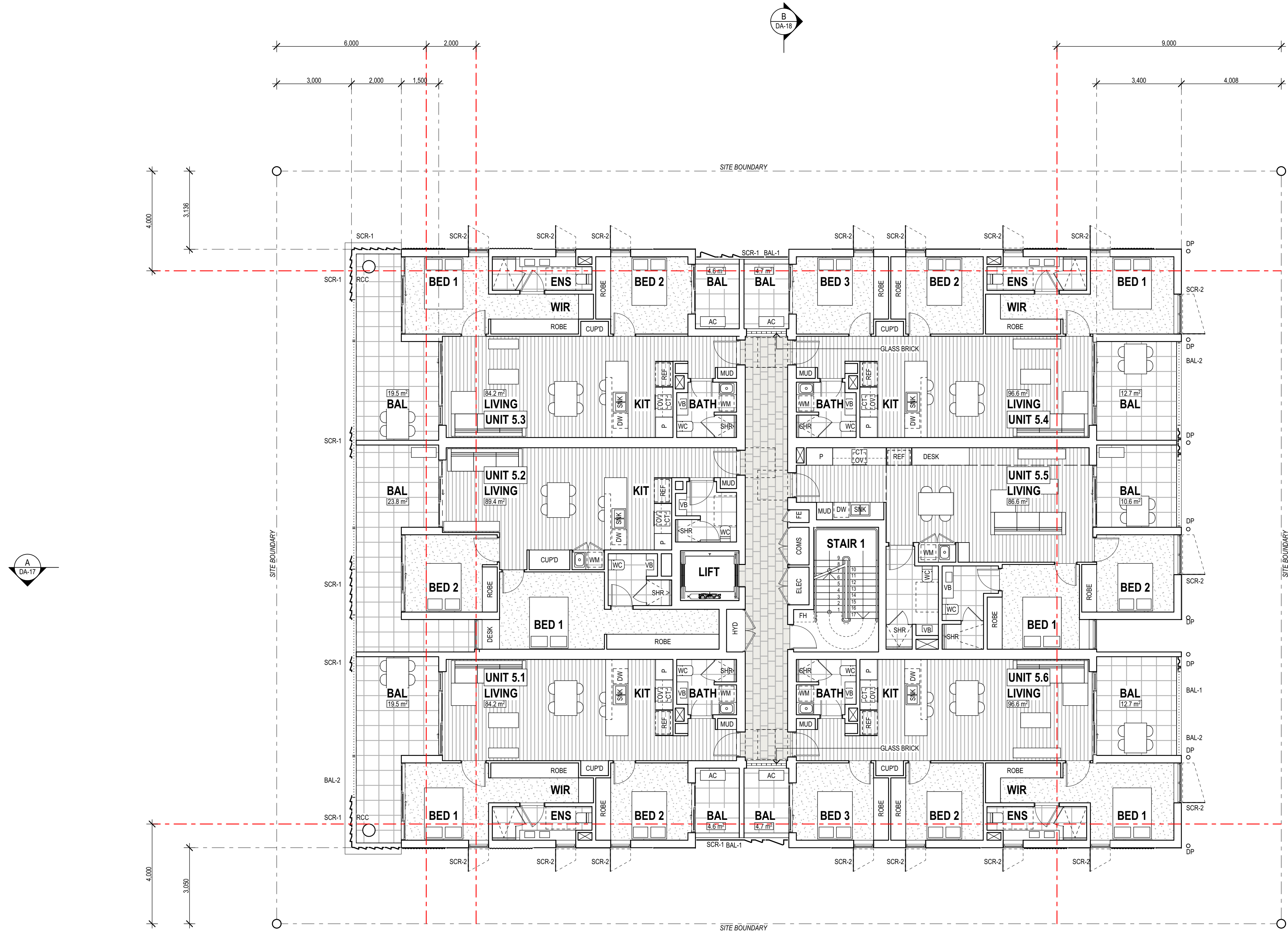


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LEGEND

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ACC	ACCESSABLE
BAL	BALCONY
BAL-#	BALUSTRADE-TYPE
BRK	BRICK
CUPD	CUPBOARD
COMMS	COMMUNICATIONS RISER
CT	COOK TOP
DP	DOWN PIPE
DW	DISHWASHER
EG	EAVES GUTTER
ELEC	ELECTRICIAL RISER
ENS	ENSUITE
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
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PCP	PREFABRICATED CONCRETE PANEL
VB	VANITY BASIN

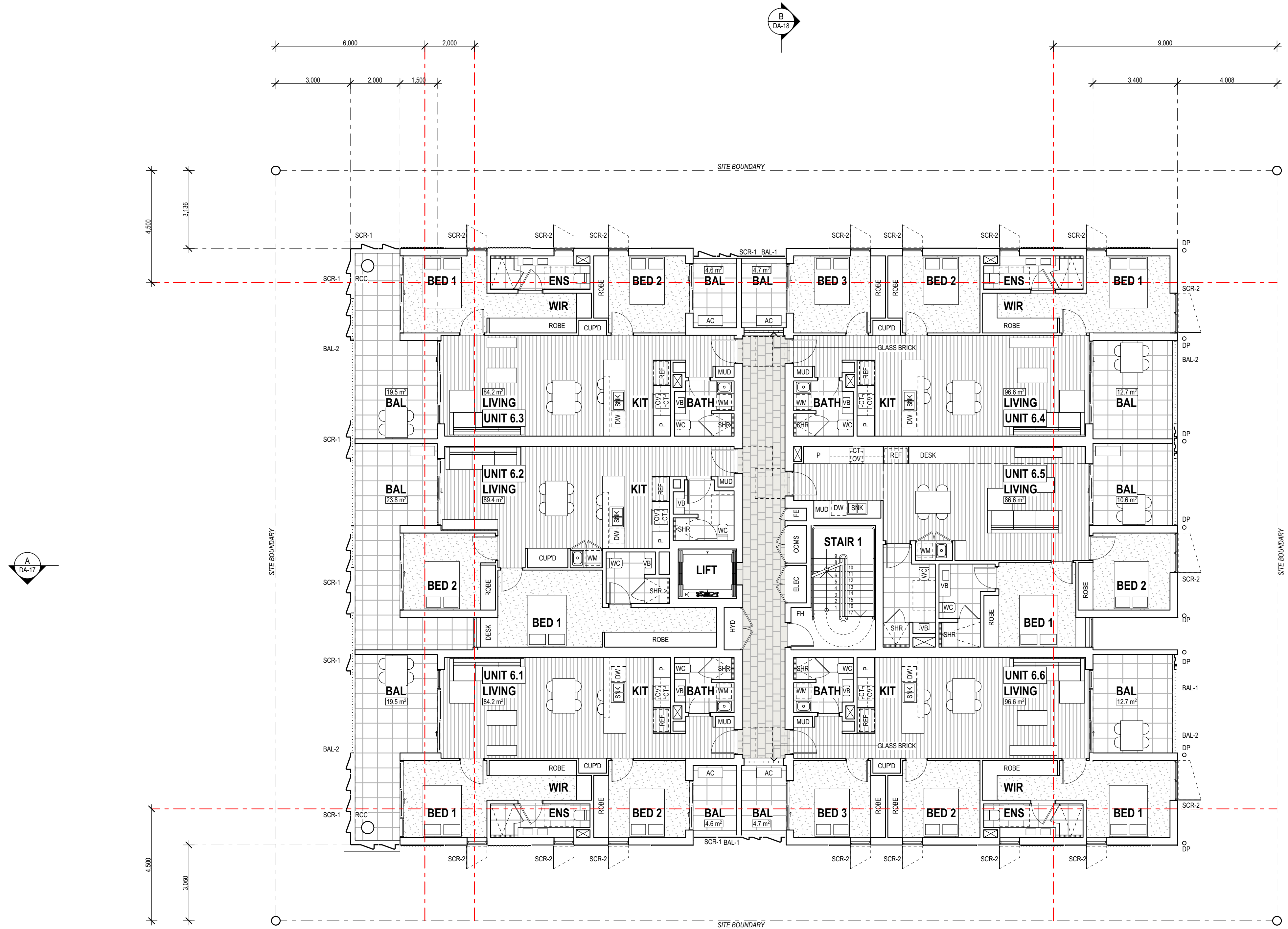


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LEGEND

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ACC	ACCESSABLE
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BAL-#	BALUSTRADE-TYPE
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PCP	PREFABRICATED CONCRETE PANEL
VB	VANITY BASIN



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LEGEND

- AC

ACC

BAL

BAL-#

BRK

CUPD

COMMS

CT

DP

DW

EG

ELEC

ENS

FFL

FH

HYD

MRS

NGL

OV

P

RL

REN

RCC

SCR-#

WIR

WH

REF

ROBE

SHR

WC

PCP

VB
- AIR CONDITIONING UNIT

ACCESSABLE

BALCONY

BALUSTRADE-TYPE

BRICK

CUPBOARD

COMMUNICATIONS RISER

COOK TOP

DOWN PIPE

DISHWASHER

EAVES GUTTER

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NATURAL GROUND LINE

OVEN

PANTRY

RELATIVE LEVEL

RENDER

REINFORCED CONCRETE COLUMN

SCREEN-TYPE

WALK IN ROBE

WINDOW HOOD

REFRIDGETATOR

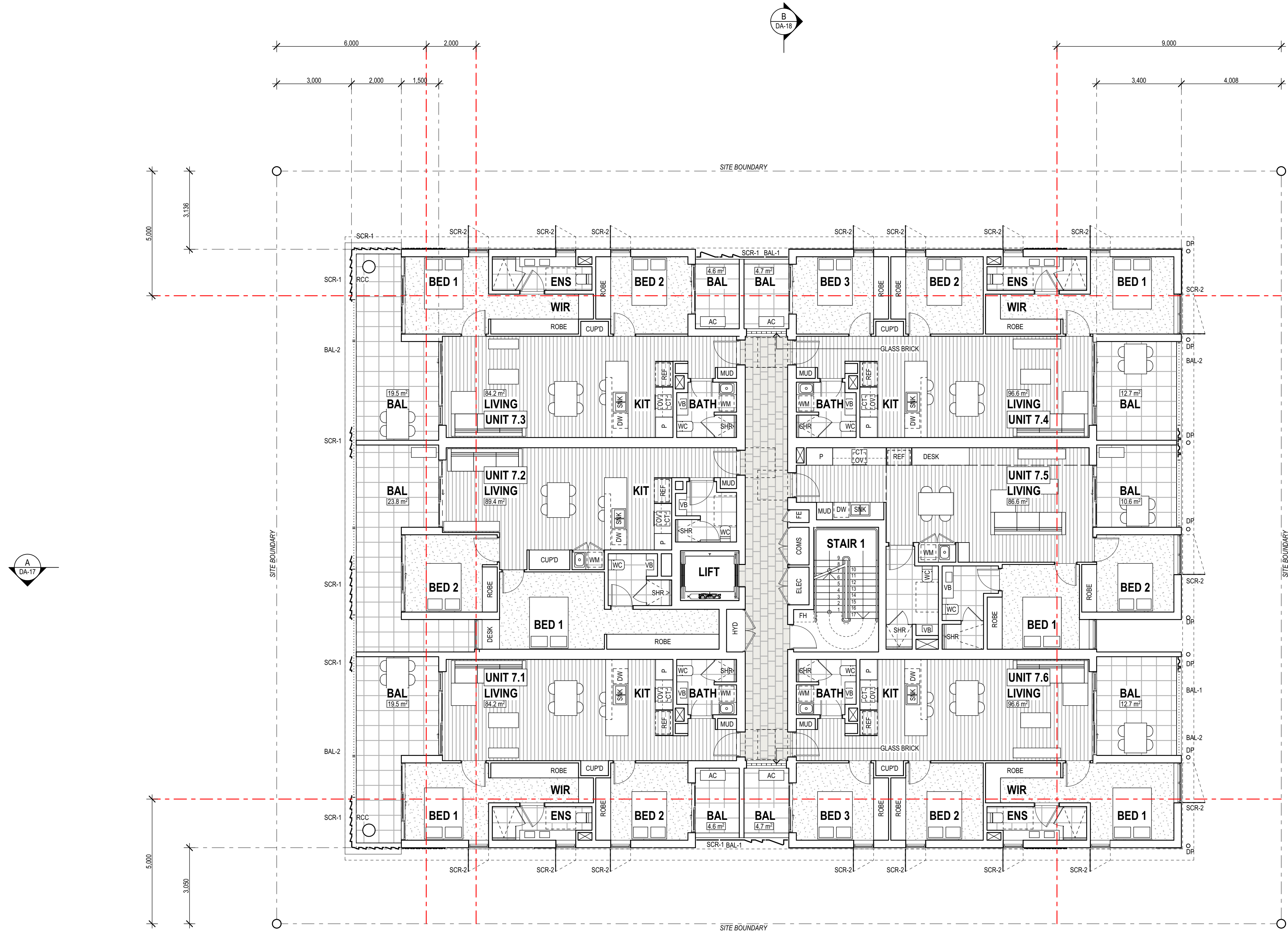
WARDROBE

SHOWER

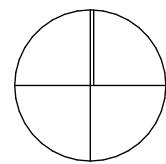
WATER CLOSET

PREFABRICATED CONCRETE PANEL

VANITY BASIN



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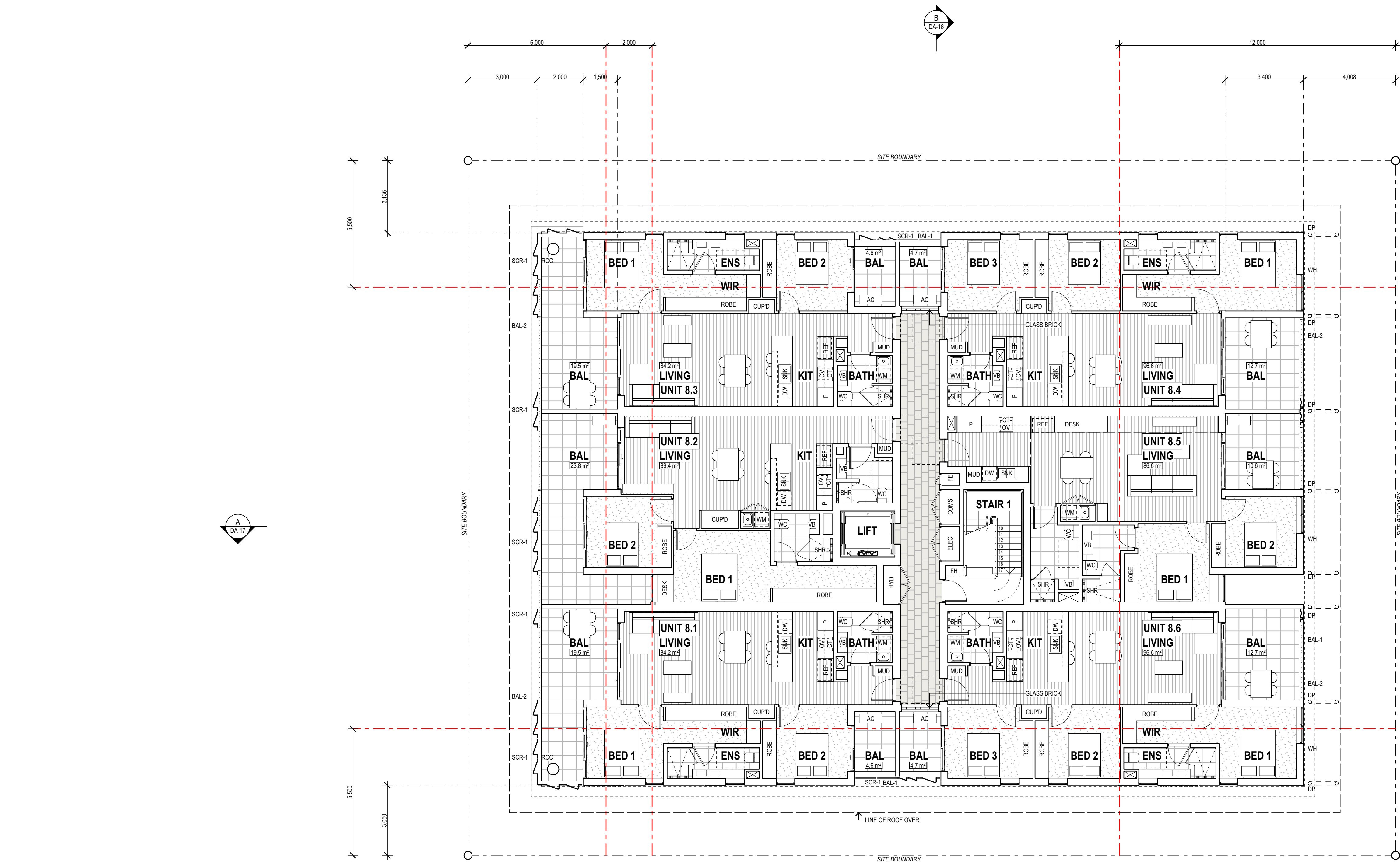
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A	16.07.2026	JM	DA	LG

The Grove

DRAWING
FLOOR PLAN - LEVEL 7
PROJECT NO.
2959-378
DRAWING NO.
DA-11

ISSUE
A

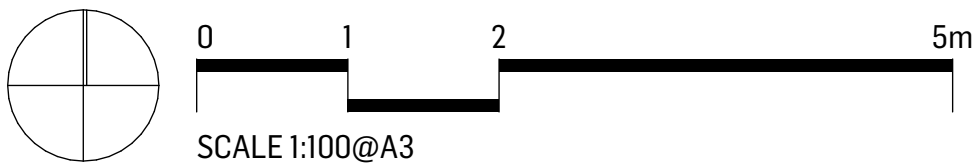




LEGEND

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- ACC ACCESSABLE
- BAL BALCONY
- BAL-# BALUSTRADE-TYPE
- BRK BRICK
- CUPD CUPBOARD
- COMMS COMMUNICATIONS RISER
- CT COOK TOP
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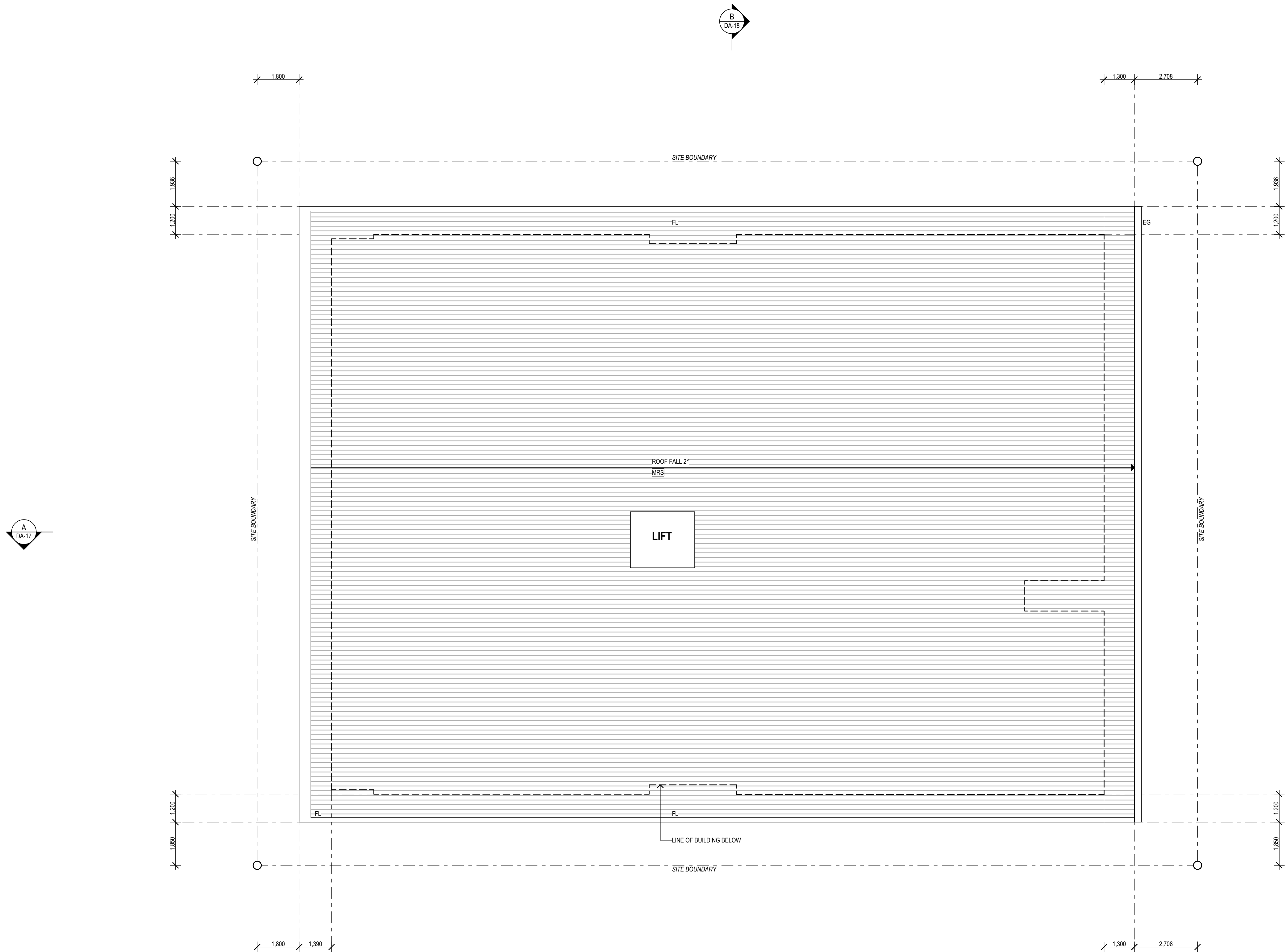
The Grove

DRAWING
FLOOR PLAN - LEVEL 8
PROJECT NO.
2959-378
DRAWING NO.
DA-12
ISSUE
A



LEGEND

AC	AIR CONDITIONING UNIT
ACC	ACCESSABLE
BAL	BALCONY
BAL-#	BALUSTRADE-TYPE
BRK	BRICK
CUP/D	CUPBOARD
COMMS	COMMUNICATIONS RISER
CT	COOK TOP
DP	DOWN PIPE
DW	DISHWASHER
EG	EAVES GUTTER
ELEC	ELECTRCIAL RISER
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FFL	FINISHED FLOOR LEVEL
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RL	RELATIVE LEVEL
REN	RENDER
RCC	REINFORCED CONCRETE COLUMN
SCR-#	SCREEN-TYPE
WIR	WALK IN ROBE
WH	WINDOW HOOD
REF	REFRIDGETATROR
ROBE	WARDROBE
SHR	SHOWER
WC	WATER CLOSET
PCP	PREFABRICATED CONCRETE PANEL
VB	VANITY BASIN



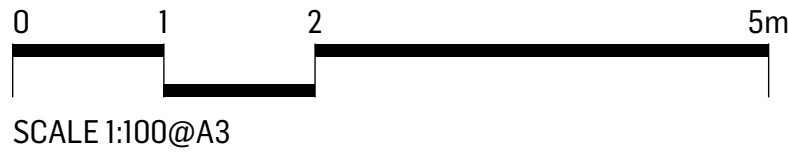
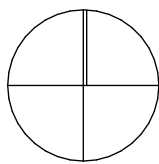
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DRAWING
ROOF PLAN

PROJECT NO.
2959-378

DRAWING NO.
DA-13

ISSUE
A



LEGEND

- AC

ACC

BAL

BAL-#

BRK

CUPD

COMMS

CT

DP

DW

EG

ELEC

ENS

FFL

FH

HYD

MRS

NGL

OV

P

RL

REN

RCC

SCR-#

WIR

WH

REF

ROBE

SHR

WVC

PCP

VB
- AIR CONDITIONING UNIT

ACCESSABLE

BALCONY

BALUSTRADE-TYPE

BRICK

CUPBOARD

COMMUNICATIONS RISER

COOK TOP

DOWN PIPE

DISHWASHER

EAVES GUTTER

ELECTRICAL RISER

ENSUITE

FINISHED FLOOR LEVEL

FIRE HYDRANT

HYDRAULIC RISER

METAL ROOF SHEETING

NATURAL GROUND LINE

OVEN

PANTRY

RELATIVE LEVEL

RENDER

REINFORCED CONCRETE COLUMN

SCREEN-TYPE

WALK IN ROBE

WINDOW HOOD

REFRIDGETATOR

WARDROBE

SHOWER

WATER CLOSET

PREFABRICATED CONCRETE PANEL

VANITY BASIN



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ELEVATION - WEST
(WESTERN AVE)
1:100

ELEVATION - EAST
1:100





LEGEND

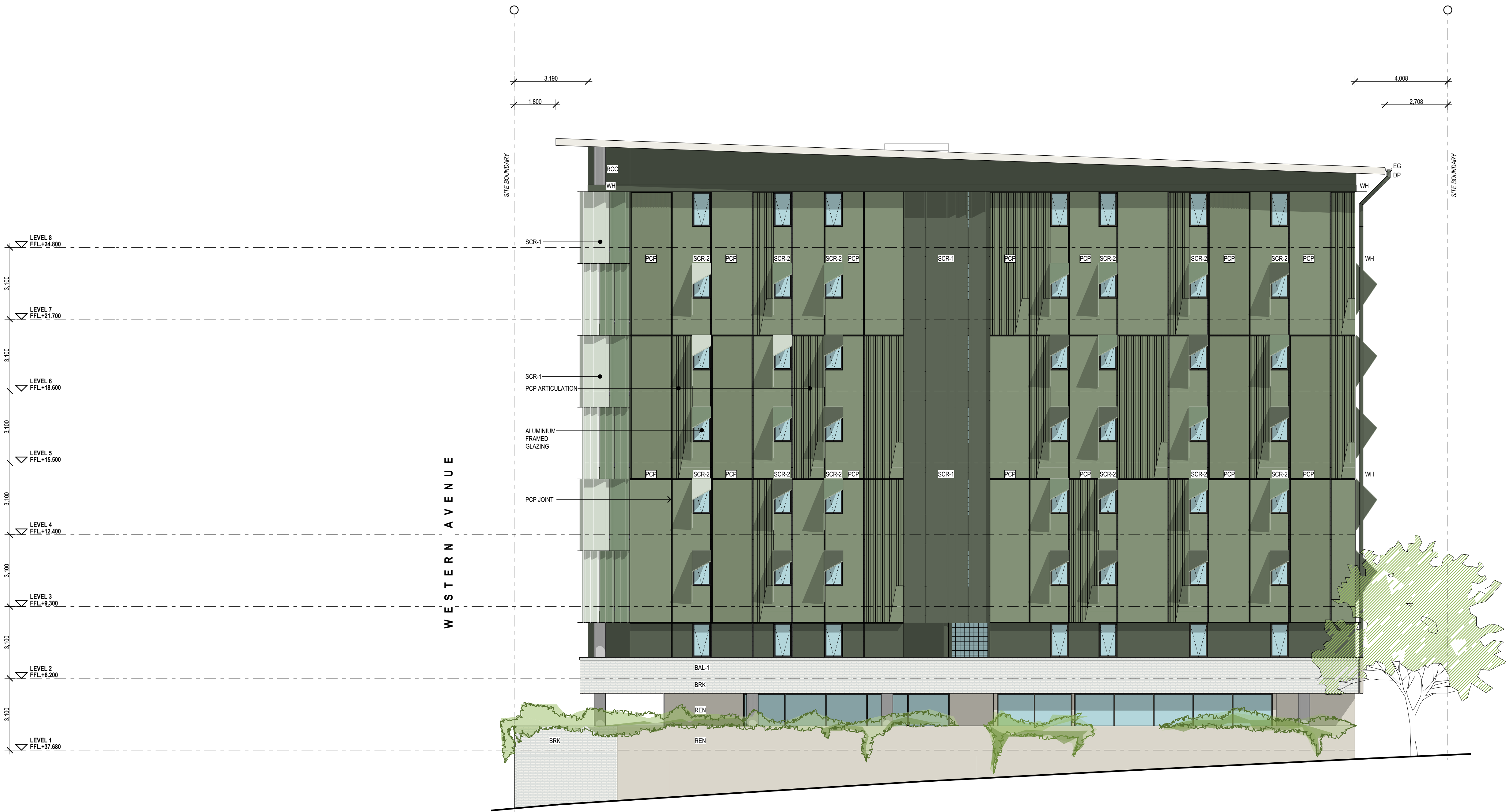
AC	AIR CONDITIONING UNIT
ACC	ACCESSABLE
BAL	BALCONY
BAL-#	BALUSTRADE-TYPE
BRK	BRICK
CUP/D	CUPBOARD
COMMS	COMMUNICATIONS RISER
CT	COOK TOP
DP	DOWN PIPE
DW	DISHWASHER
EG	EAVES GUTTER
ELEC	ELECTRICIAL RISER
ENS	ENSUITE
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
HYD	HYDRAULIC RISER
MRS	METAL ROOF SHEETING
NGL	NATURAL GROUND LINE
OV	OVEN
P	PANTRY
RL	RELATIVE LEVEL
REN	RENDER
RCC	REINFORCED CONCRETE COLUMN
SCR-#	SCREEN-TYPE
WIR	WALK IN ROBE
WH	WINDOW HOOD
REF	REFRIDGETATOR
ROBE	WARDROBE
SHR	SHOWER
WC	WATER CLOSET
PCP	PREFABRICATED CONCRETE PANEL
VB	VANITY BASIN

WESTERN AVENUE

BCC DS
LODGED
06/08/2026
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ELEVATION - NORTH
1:100





- LEGEND
- | | |
|-------|------------------------------|
| AC | AIR CONDITIONING UNIT |
| ACC | ACCESSABLE |
| BAL | BALCONY |
| BAL-# | BALUSTRADE-TYPE |
| BRK | BRICK |
| CUP/D | CUPBOARD |
| COMMS | COMMUNICATIONS RISER |
| CT | COOK TOP |
| DP | DOWN PIPE |
| DW | DISHWASHER |
| EG | EAVES GUTTER |
| ELEC | ELECTRICIAL RISER |
| ENS | ENSUITE |
| FFL | FINISHED FLOOR LEVEL |
| FH | FIRE HYDRANT |
| HYD | HYDRAULIC RISER |
| MRS | METAL ROOF SHEETING |
| NGL | NATURAL GROUND LINE |
| OV | OVEN |
| P | PANTRY |
| RL | RELATIVE LEVEL |
| REN | RENDER |
| RCC | REINFORCED CONCRETE COLUMN |
| SCR-# | SCREEN-TYPE |
| WIR | WALK IN ROBE |
| WH | WINDOW HOOD |
| REF | REFRIDGETATOR |
| ROBE | WARDROBE |
| SHR | SHOWER |
| WC | WATER CLOSET |
| PCP | PREFABRICATED CONCRETE PANEL |
| VB | VANITY BASIN |

BCC DS
LODGED
06/08/2026
APPLICATION REF
A007082941

ELEVATION - SOUTH
1:100

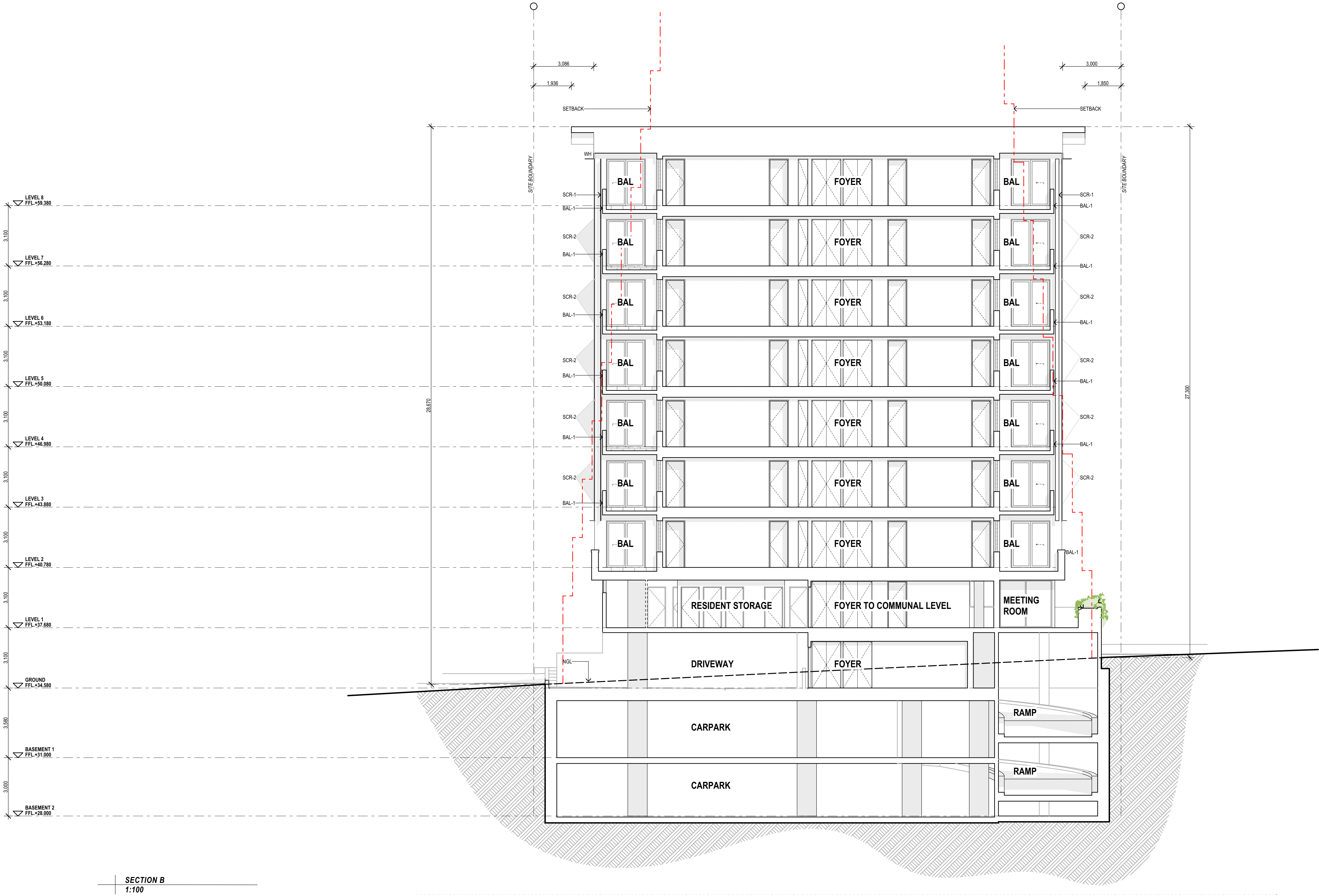




LEGEND	
AC	AIR CONDITIONING UNIT
ACC	ACCESSABLE
BAL	BALCONY
BAL-#	BALUSTRADE-TYPE
BRK	BRICK
CUP'D	CUPBOARD
COMMS	COMMUNICATIONS RISER
CT	COOK TOP
DP	DOWN PIPE
DW	DISHWASHER
EG	EAVES GUTTER
ELEC	ELECTRICIAL RISER
ENS	ENSUITE
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
HYD	HYDRAULIC RISER
MRS	METAL ROOF SHEETING
NGL	NATURAL GROUND LINE
OV	OVEN
P	PANTRY
RL	RELATIVE LEVEL
REN	RENDER
RCC	REINFORCED CONCRETE COLUMN
SCR-#	SCREEN-TYPE
WIR	WALK IN ROBE
WH	WINDOW HOOD
REF	REFRIGERATOR
ROBE	WARDROBE
SHR	SHOWER
WC	WATER CLOSET
PCP	PREFABRICATED CONCRETE PANEL
VB	VANITY BASIN

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LEGEND

AC	AIR CONDITIONING UNIT
ACC	ACCESSABLE
BAL	BALCONY
BAL-#	BALUSTRADE-TYPE
BRK	BRICK
CUPD	CUPBOARD
COMMS	COMMUNICATIONS RISER
CT	COOK TOP
DP	DOWN PIPE
DW	DISHWASHER
EG	EAVES GUTTER
ELEC	ELECTRICIAL RISER
ENS	ENSUITE
FFL	FINISHED FLOOR LEVEL
FH	FIRE HYDRANT
HYD	HYDRAULIC RISER
MRS	METAL ROOF SHEETING
NGL	NATURAL GROUND LINE
OV	OVEN
P	PANTRY
RL	RELATIVE LEVEL
REN	RENDER
RCC	REINFORCED CONCRETE COLUMN
SCR-#	SCREEN-TYPE
WIR	WALK IN ROBE
WH	WINDOW HOOD
REF	REFRIDGETATOR
ROBE	WARDROBE
SHR	SHOWER
WC	WATER CLOSET
PCP	PREFABRICATED CONCRETE PANEL
VB	VANITY BASIN

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