

RH FRANKLAND ARCHITECTS

Presents:

PROPOSED INDUSTRIAL DEVELOPMENT

**@ LOTS (43,45,45,53) JOBS CIRCUIT, YARRABILBA
for 360 DEVELOPMENTS PTY. LTD.**

February, 2026



JOBS CIRCUIT

The site plan illustrates a development with eight lots and eight townships. Each lot is detailed with its specific zones and dimensions. The plan includes a grid system with letters A through J and numbers 1 through 15. Key features include:

- LOT 43:** SITE AREA 15,700, INDUSTRIAL AREA 15,700, OFFICE AREA 15,700, FEEDER AREA 15,700, MEZZANINE 15,700. TOTAL 15,700.
- LOT 53:** SITE AREA 15,700, INDUSTRIAL AREA 15,700, OFFICE AREA 15,700, FEEDER AREA 15,700, MEZZANINE 15,700. TOTAL 15,700.
- LOT 44:** SITE AREA 15,700, INDUSTRIAL AREA 15,700, OFFICE AREA 15,700, FEEDER AREA 15,700, MEZZANINE 15,700. TOTAL 15,700.
- LOT 45:** SITE AREA 15,700, INDUSTRIAL AREA 15,700, OFFICE AREA 15,700, FEEDER AREA 15,700, MEZZANINE 15,700. TOTAL 15,700.
- LOT 46:** SITE AREA 15,700, INDUSTRIAL AREA 15,700, OFFICE AREA 15,700, FEEDER AREA 15,700, MEZZANINE 15,700. TOTAL 15,700.
- LOT 47:** SITE AREA 15,700, INDUSTRIAL AREA 15,700, OFFICE AREA 15,700, FEEDER AREA 15,700, MEZZANINE 15,700. TOTAL 15,700.
- LOT 48:** SITE AREA 15,700, INDUSTRIAL AREA 15,700, OFFICE AREA 15,700, FEEDER AREA 15,700, MEZZANINE 15,700. TOTAL 15,700.
- LOT 49:** SITE AREA 15,700, INDUSTRIAL AREA 15,700, OFFICE AREA 15,700, FEEDER AREA 15,700, MEZZANINE 15,700. TOTAL 15,700.

The plan also shows various setbacks, including a 2m landscape setback, a 2m landscape setback, and a 2m landscape setback. It includes a 'JOBS CIRCUIT' label on the left side. The plan is oriented with North at the top.

1 : 200

Ensure all street trees are located in accordance with Council's requirements

Project: PROPOSED INDUSTRY UNIT DEVELOPMENT		Current Rev C
Address: LOTS (43.45,45.53) JOBS CIRCUIT, YARRABILL, BA		Project No. 25192
Client: 360 DEVELOPMENTS PTY. LTD.		Sheet No. DA 00/3
SHEET OVERALL SITE PLAN		

RH FRANKLAND ARCHITECTS PTY LTD		1/59 Link Drive, Yarrabill, QLD 4209, Australia ABN 24 488 559 551 www.rhfrankland.com.au	
ARCHITECTURE & CONSULTING STUDIO		Tel: 0601 949 374 Fax: 0601 949 374 www.rhfrankland.com.au	

Scale: 1 : 200		Checked By: Ivan Listinac	
Sheet Size		Architect's License No. 5816	

0 2 4 10 20	
m	

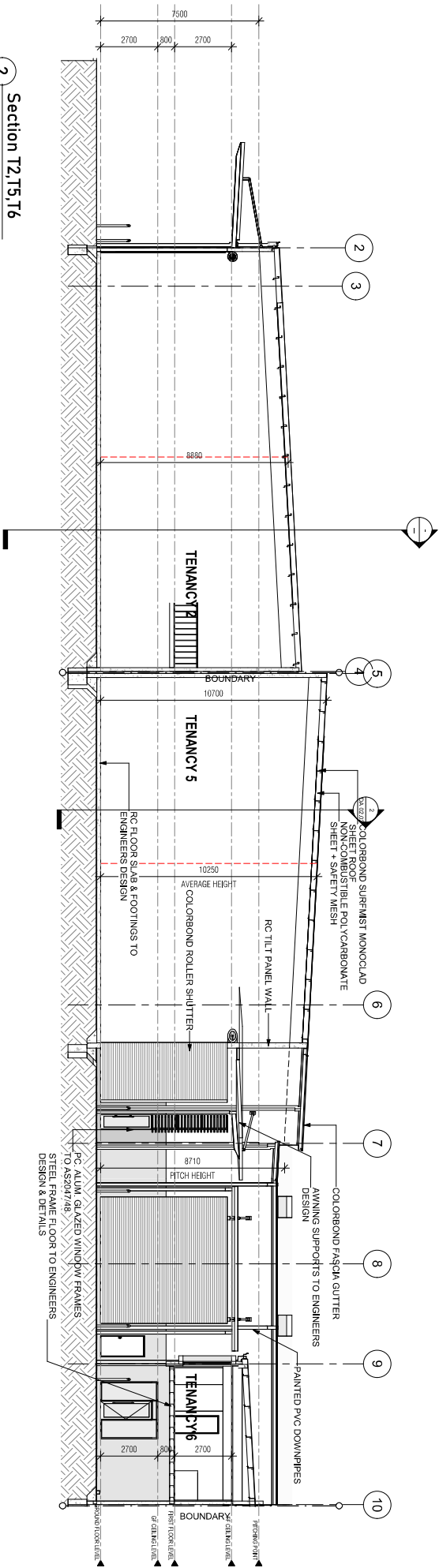
1	
North	

The owner is advised that this drawing is prepared for the use of the client and is not to be used for any other purpose without the written consent of the architect.	
The architect is not responsible for the accuracy of the information provided by the client or for the consequences of any action taken by the client or any third party based on this drawing.	
The architect is not responsible for the accuracy of the information provided by the client or for the consequences of any action taken by the client or any third party based on this drawing.	

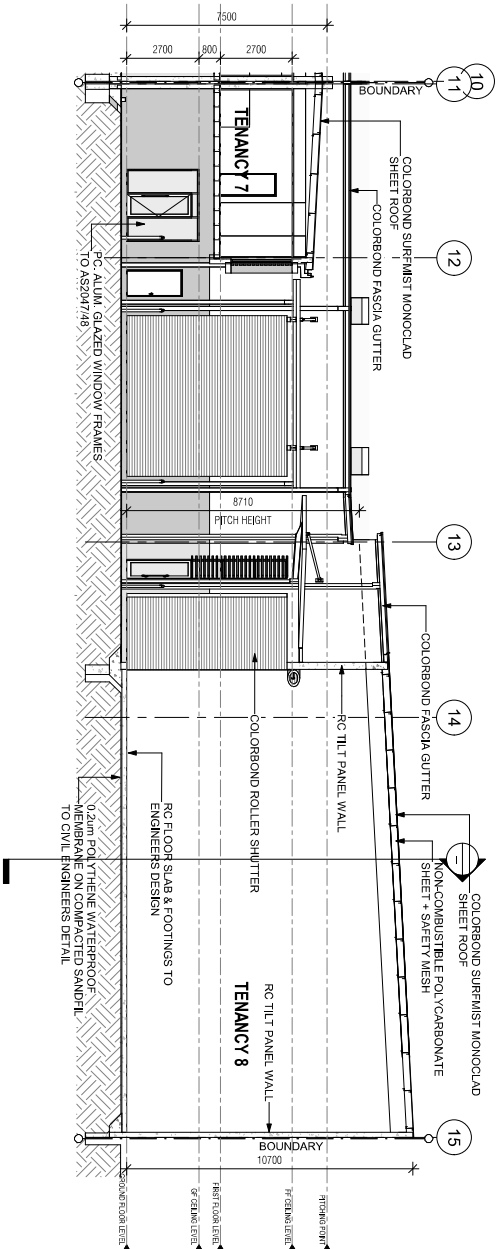
Date: 05/07/2024		Issued By:	
Drawn By: C		Checked By:	
Title: OVERALL SITE PLAN		Scale:	
Client: 360 DEVELOPMENTS PTY. LTD.		Sheet Size:	
Project: PROPOSED INDUSTRY UNIT DEVELOPMENT		Architect's License No.:	
Address: LOTS (43.45,45.53) JOBS CIRCUIT, YARRABILL, BA		Project No.:	
Client: 360 DEVELOPMENTS PTY. LTD.		Sheet No.:	

DA 00/3

2 Section T2,T5,T6
1 : 100



4 LOT 45 T7,T8 Section
1 : 100

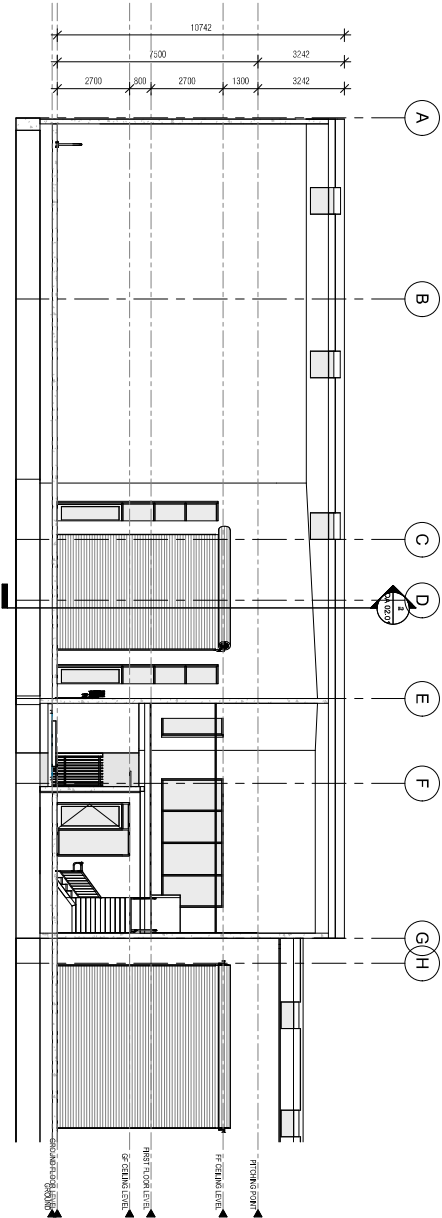


REVISIONS		DATE	REVISION BY
A	REVISION 1	10/02/2024	ISA BL
NOTES: REVISIONS TO BE MADE IN ACCORDANCE TO SCALE TO CORRECT, VERIFY ALL DIMENSIONS TO SCALE.			

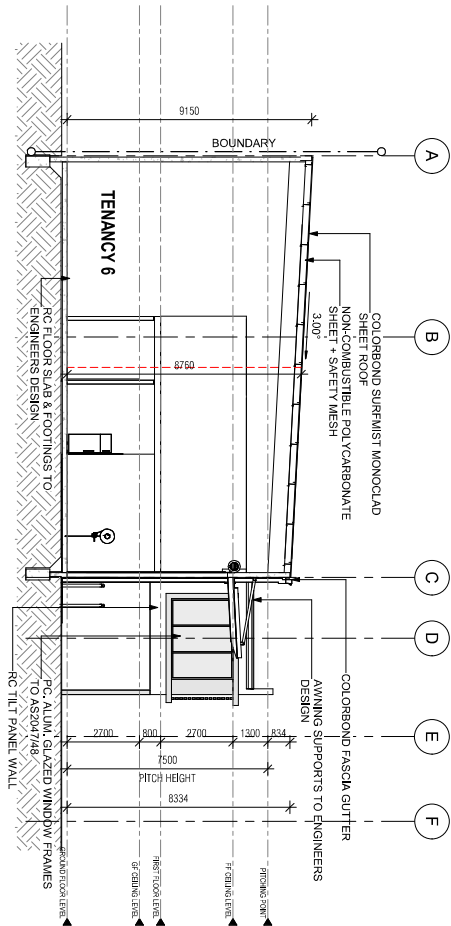
Scale		Checked By:
1 : 100		Ivan Lisinac
Sheet Size		Architect License No.
		5816

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Tel: 0401 949 314 mail@rhfrankland.com.au www.rhfrankland.com.au	

Project:	PROPOSED INDUSTRY UNIT DEVELOPMENT	Current Rev:	A
Address:	LOTS (43,45,46,53) JOBS CIRCUIT, YARRALA BA	Project No:	25192
Client:	360 DEVELOPMENTS PTY. LTD.	Sheet No:	DA 02.01
Sheet	SECTIONS		



2 LOT 44 T5 SECTION
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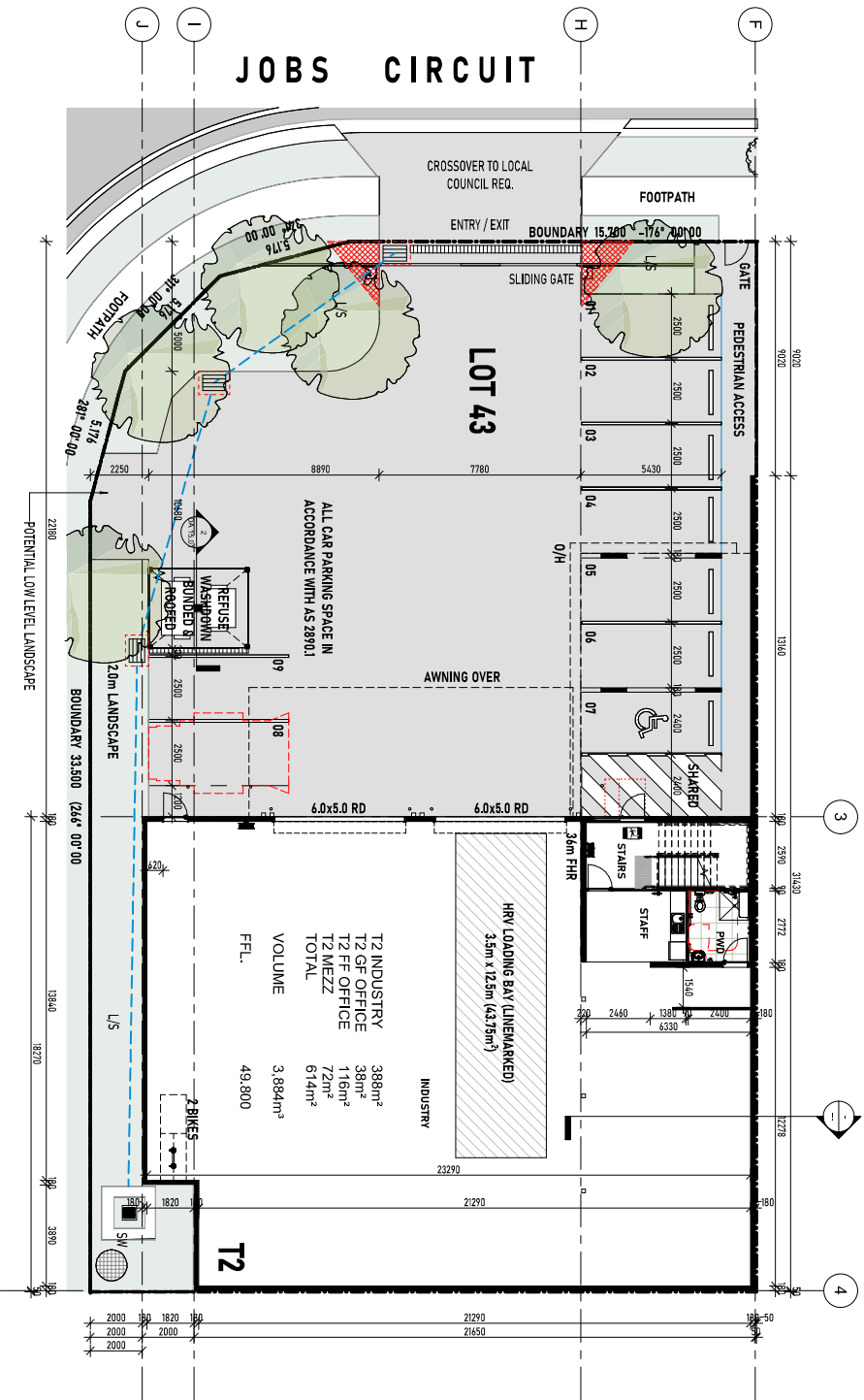


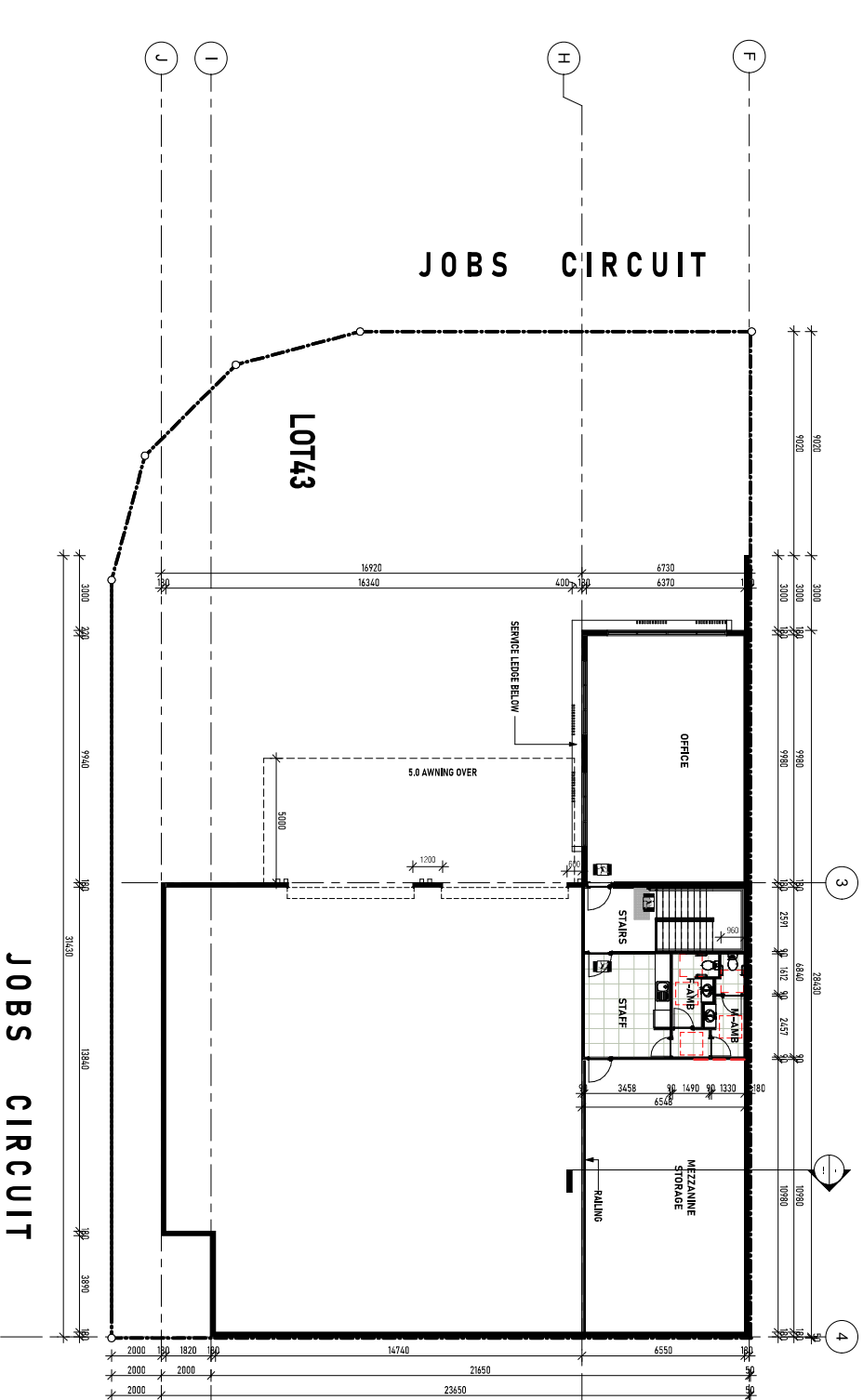
1 LOT 44 T6 Section
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REVISION		DATE	REVISION BY
A	REVISION 1	16/02/2024	MLB
NOTES: REVISIONS TO THIS DRAWING SHALL BE INDICATED BY A CIRCLED NUMBER IN THE MARGIN.			

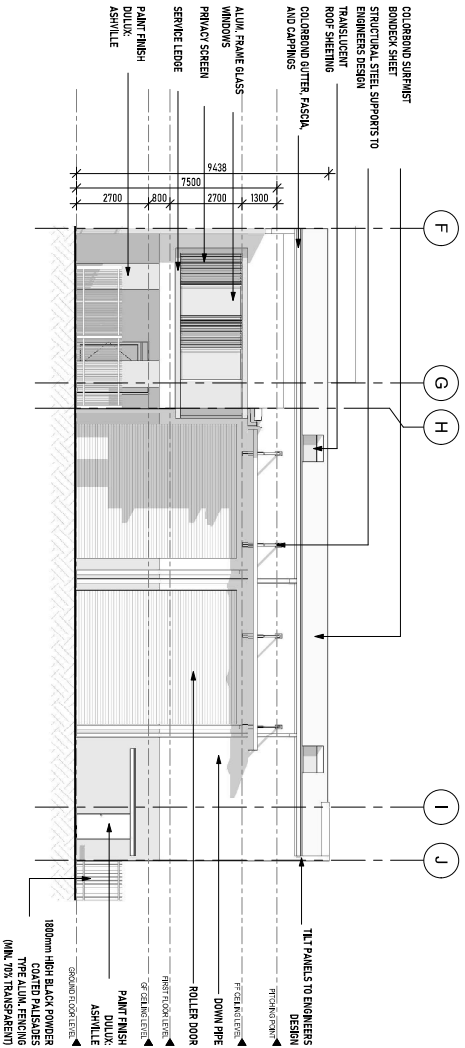
Scale		Sheet Size		Checked By:	
1:100		A4		Ivan Lishnac	
Architect License No.		5816			

RH FRANKLAND ARCHITECTS PTY LTD		Project: PROPOSED INDUSTRY UNIT DEVELOPMENT		Current Rev:	
ARCHITECTURE & CONSULTING STUDIO		Address: LOTS (43,45,46,53) JOBS CIRCUIT, VARRADILL BA		Project No.	
1/59 Link Drive, Varradill, QLD 4207, ACN 688 599 551, mail@rhfrankland.com.au, www.rhfrankland.com.au		Client: 360 DEVELOPMENTS PTY. LTD.		Sheet No.	
		Sheet SECTIONS		DA 02.02	



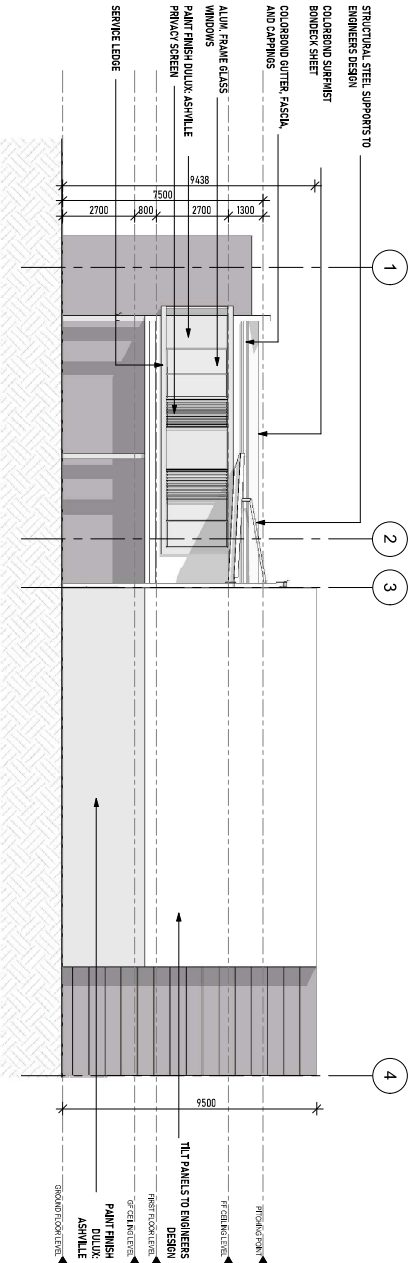
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Sl. No.	Particulars	Amount	Remarks
1.	Salaries and Wages		
2.	Grants and Subsidies		
3.	Interest on Loans		
4.	Depreciation		
5.	Provision for Bad Debts		
6.	Provision for Doubtful Investments		
7.	Provision for Contingencies		
8.	Provision for Income Tax		
9.	Provision for Corporation Tax		
10.	Provision for Capital Gains Tax		
11.	Provision for Dividend Tax		
12.	Provision for Stamp Duty		
13.	Provision for Gift Tax		
14.	Provision for Wealth Tax		
15.	Provision for Succession Tax		
16.	Provision for Estate Duty		
17.	Provision for Capital Gains Tax		
18.	Provision for Dividend Tax		
19.	Provision for Stamp Duty		
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22.	Provision for Succession Tax		
23.	Provision for Estate Duty		
24.	Provision for Capital Gains Tax		
25.	Provision for Dividend Tax		
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27.	Provision for Gift Tax		
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30.	Provision for Estate Duty		
31.	Provision for Capital Gains Tax		
32.	Provision for Dividend Tax		
33.	Provision for Stamp Duty		
34.	Provision for Gift Tax		
35.	Provision for Wealth Tax		
36.	Provision for Succession Tax		
37.	Provision for Estate Duty		
38.	Provision for Capital Gains Tax		
39.	Provision for Dividend Tax		
40.	Provision for Stamp Duty		
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42.	Provision for Wealth Tax		
43.	Provision for Succession Tax		
44.	Provision for Estate Duty		
45.	Provision for Capital Gains Tax		
46.	Provision for Dividend Tax		
47.	Provision for Stamp Duty		
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53.	Provision for Dividend Tax		
54.	Provision for Stamp Duty		
55.	Provision for Gift Tax		
56.	Provision for Wealth Tax		
57.	Provision for Succession Tax		
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59.	Provision for Capital Gains Tax		
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94.	Provision for Capital Gains Tax		
95.	Provision for Dividend Tax		
96.	Provision for Stamp Duty		
97.	Provision for Gift Tax		
98.	Provision for Wealth Tax		
99.	Provision for Succession Tax		
100.	Provision for Estate Duty		



3 LOT 43 SOUTH ELEVATION

1 : 100



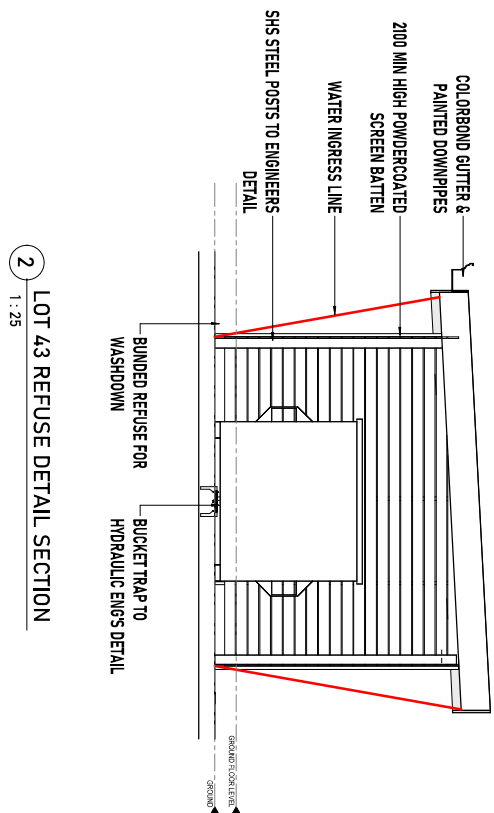
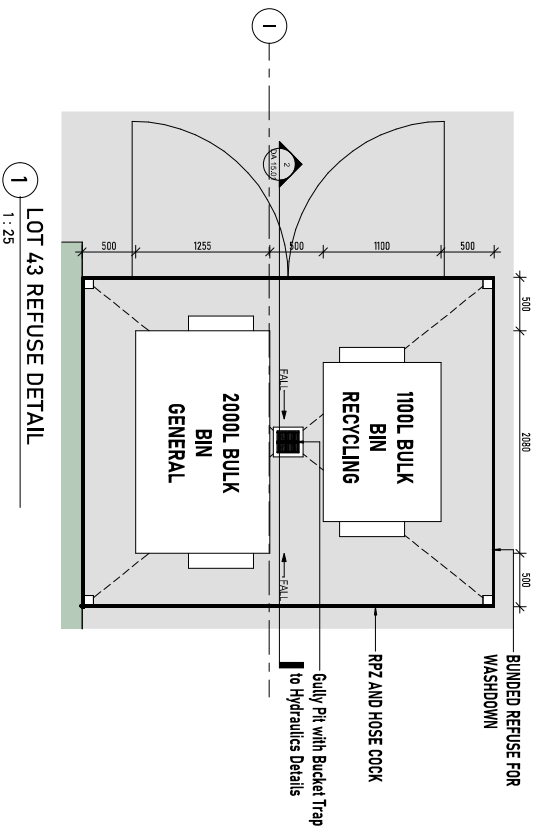
1 LOT 43 EAST ELEVATION

1 : 100

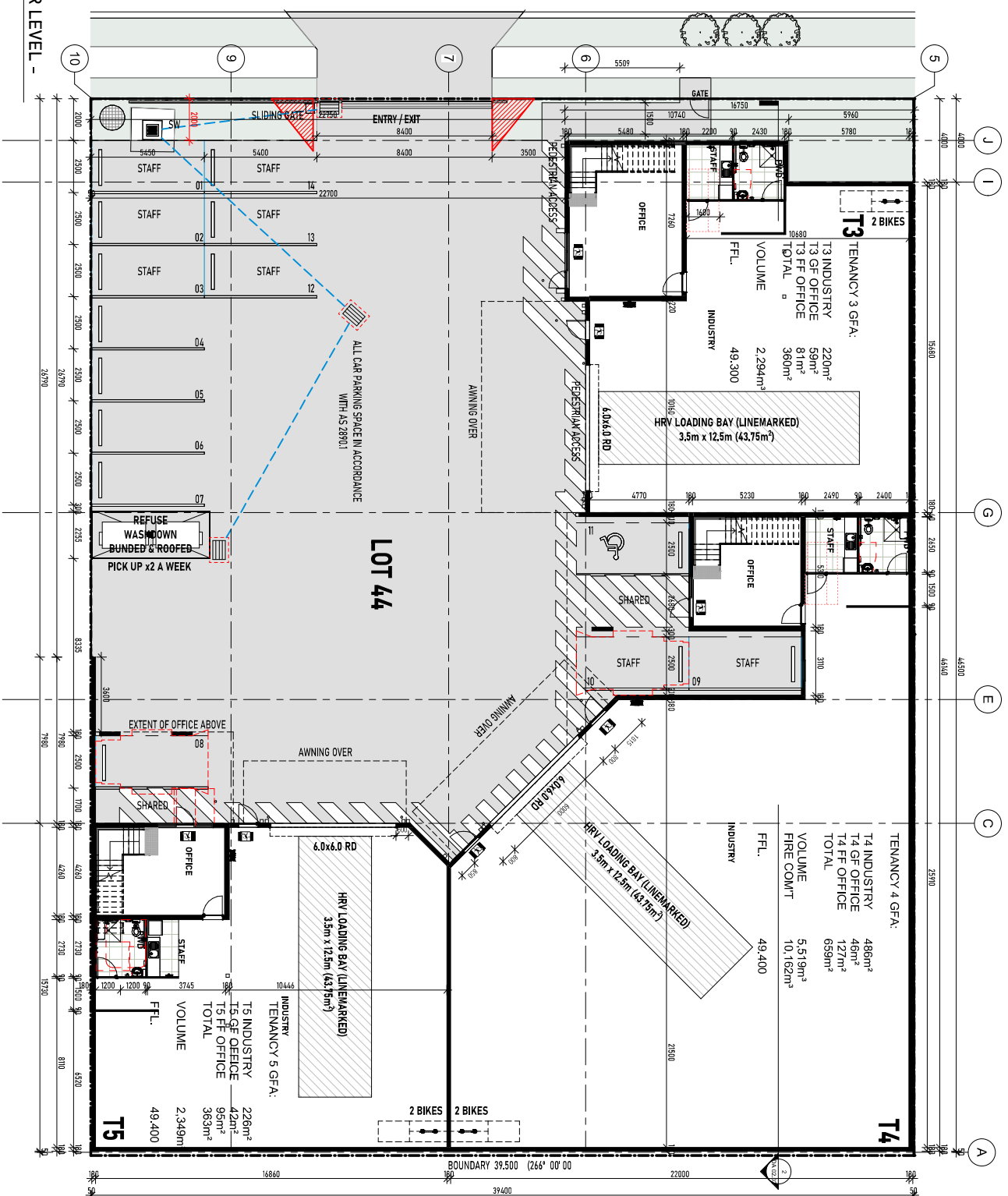
REVISIONS		DATE	REVISION BY
A	REVISION 1	10/12/2024	MR. B.
NOTES: REVISIONS TO BE MADE IN ACCORDANCE WITH THE STANDARD, VOLUME 11, APPENDIX 10.1.1.			

Scale		Checked By:	Architect License No.
1 : 100		Ivan Lishnac	5816

RH FRANKLAND ARCHITECTS PTY LTD		Project:	PROPOSED INDUSTRY UNIT DEVELOPMENT	Current Rev:	A
ARCHITECTURE & CONSULTING STUDIO		Address:	LOTS (43,46,48,59) JOBS CIRCUIT, YARRABALL BA	Project No.	25192
1/59 Link Drive, Yarraball, QLD 4207, ACN 688 599 551 ABN 54 688 599 551		Tel:	0401 949 314	Client:	360 DEVELOPMENTS PTY. LTD.
mail@rhfrankland.com.au www.rhfrankland.com.au		Sheet	ELEVATION - LOT 43	Sheet No.	DA 13.01

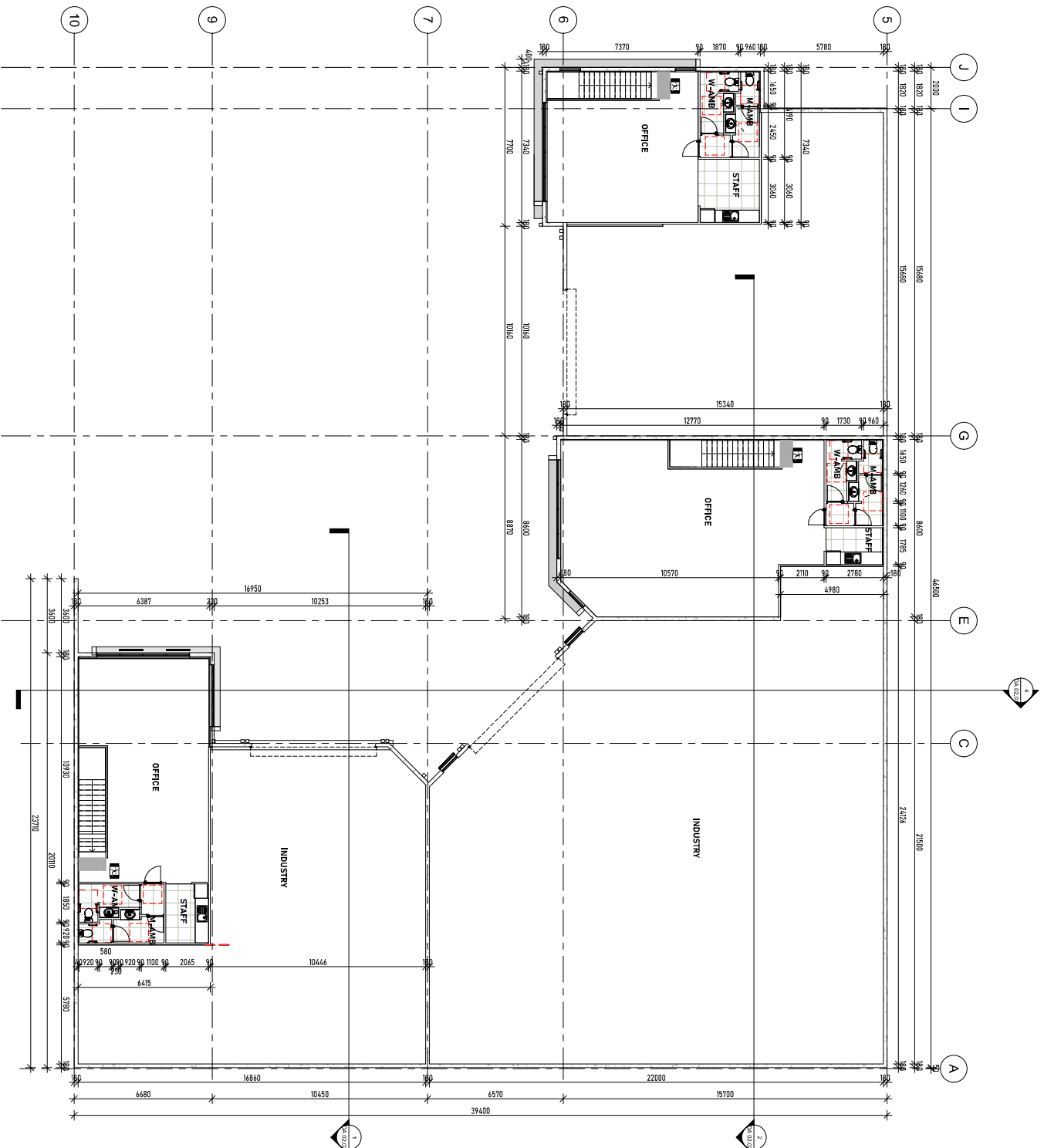
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PROPERTY DESCRIPTION	
LOT 44 JOB ORCUTT, YAMHABILBA, OLD	
4207	
SITE AREA:	2.009ac ²
PROPOSED SITE COVER:	1.77032ac ²
	36.44%
<u>GFA-TENANCY 3</u>	
INDUSTRY:	217.44m ²
GF OFFICE:	60.60m ²
GF OFFICE:	81.1m ²
TOTAL	359.1m²
<u>GFA-TENANCY 4</u>	
INDUSTRY:	493.69m ²
GF OFFICE:	50.39m ²
GF OFFICE:	115.7m ²
TOTAL	659.6m²
<u>GFA-TENANCY 5</u>	
INDUSTRY:	226m ²
GF OFFICE:	41.7m ²
GF OFFICE:	97.2m ²
TOTAL	364.9m²
<u>PARKING</u>	
1/1000 ⁺	= 13.8
REQUIRED	= 13.8 (14)
PROMOTED	= 14
BICYCLES	= 6



1 - LOT 44 - GROUND FLOOR LEVEL -
1 : 100

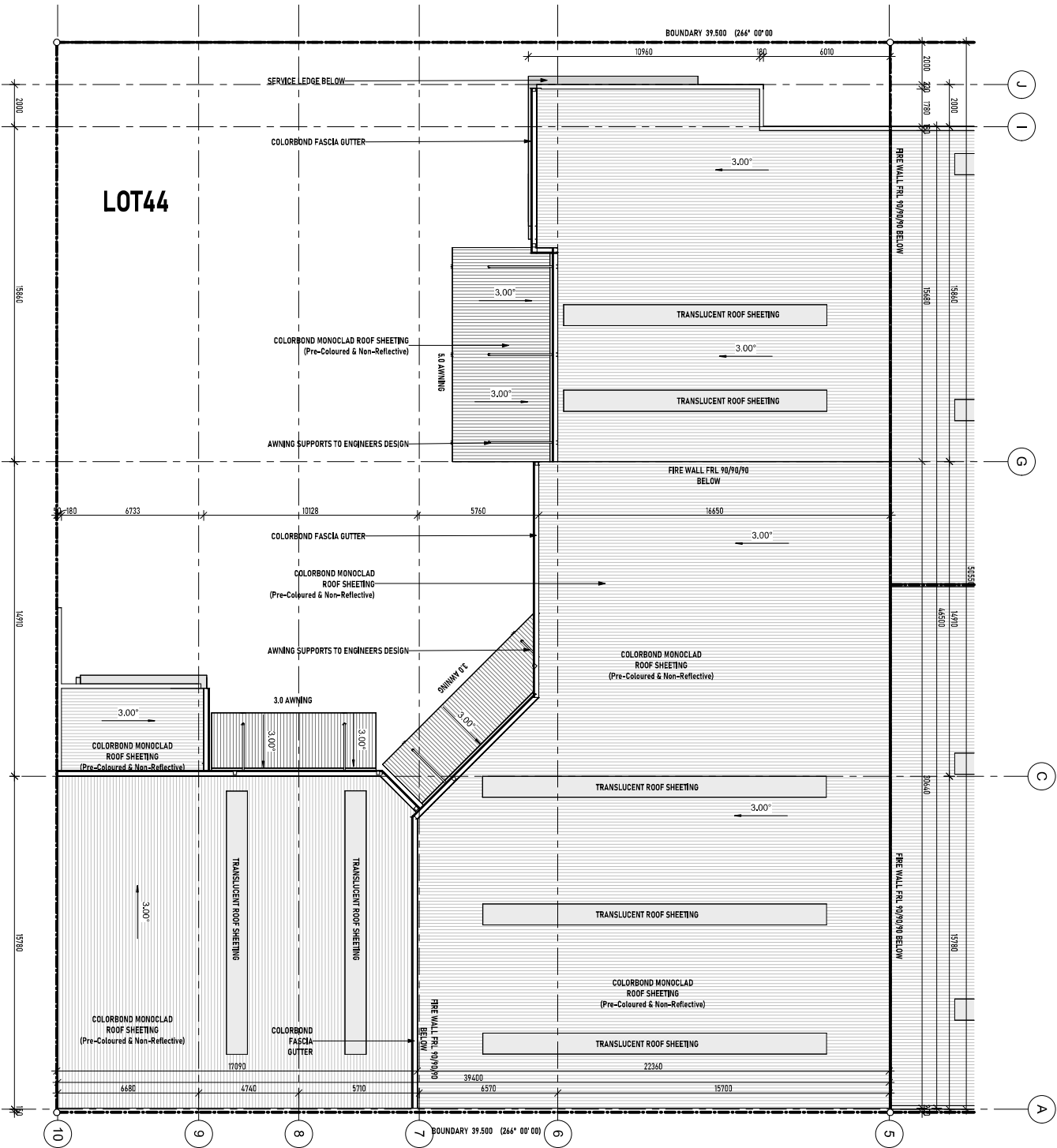
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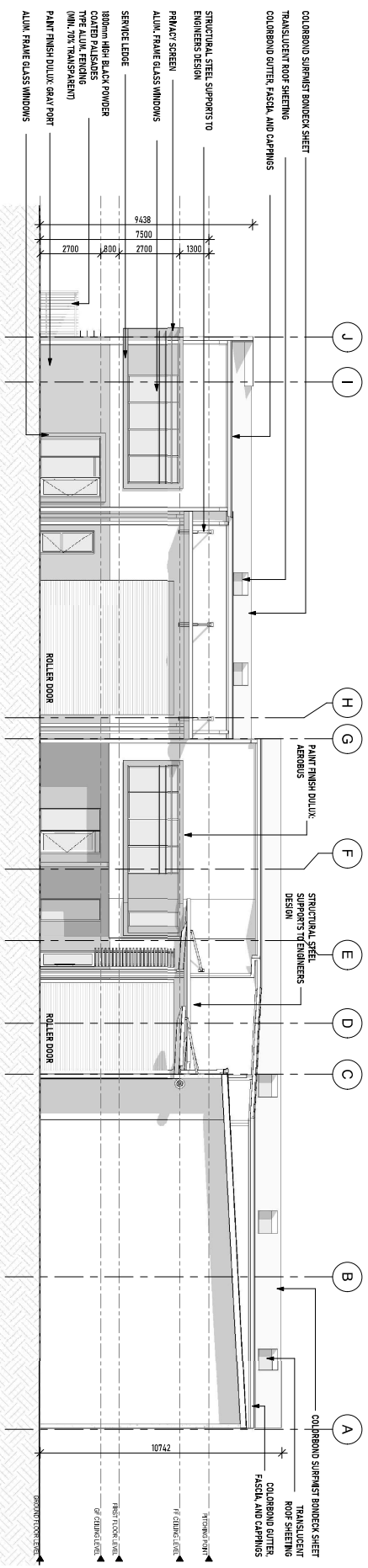


1 - LOT 44 - FIRST FLOOR LEVEL
1 : 100

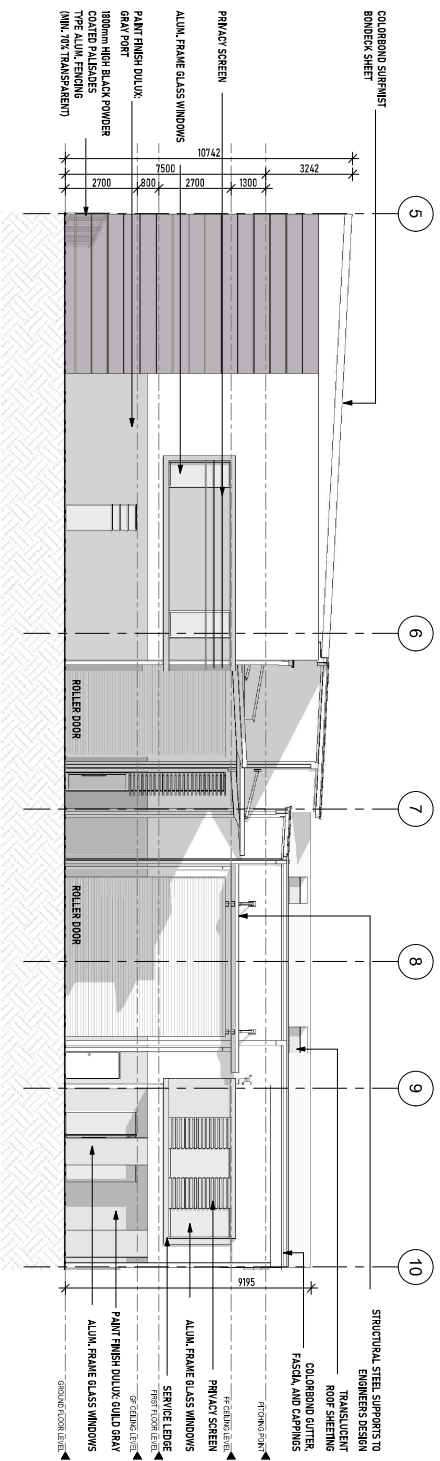
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1 - LOI 44 - ROOF PLAN
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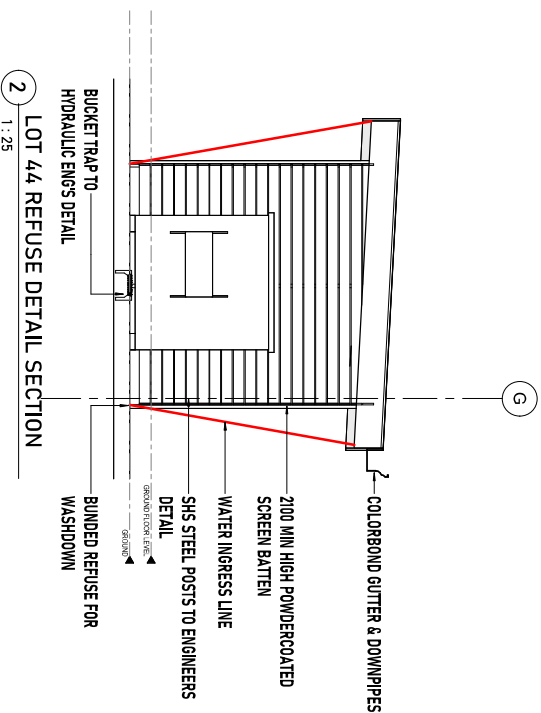
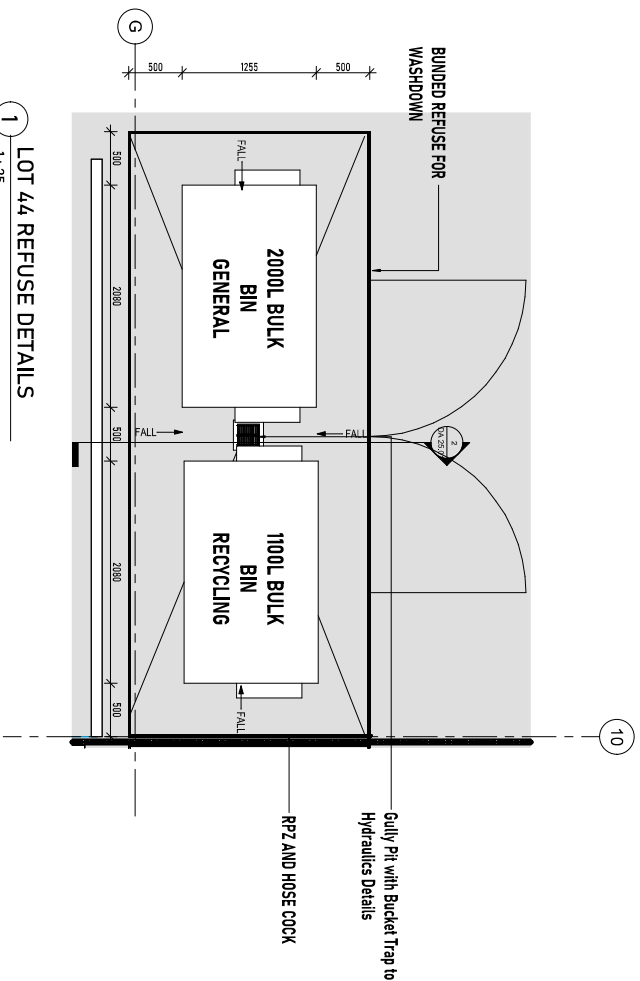


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LOT 44 SOUTH ELEVATION



2 LOT 44 EAST ELEVATION
1:100

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REV.	DESCRIPTION	DATE	DESIGNED BY
A	REVISED TO: 1:25	16/02/2024	IAN B.

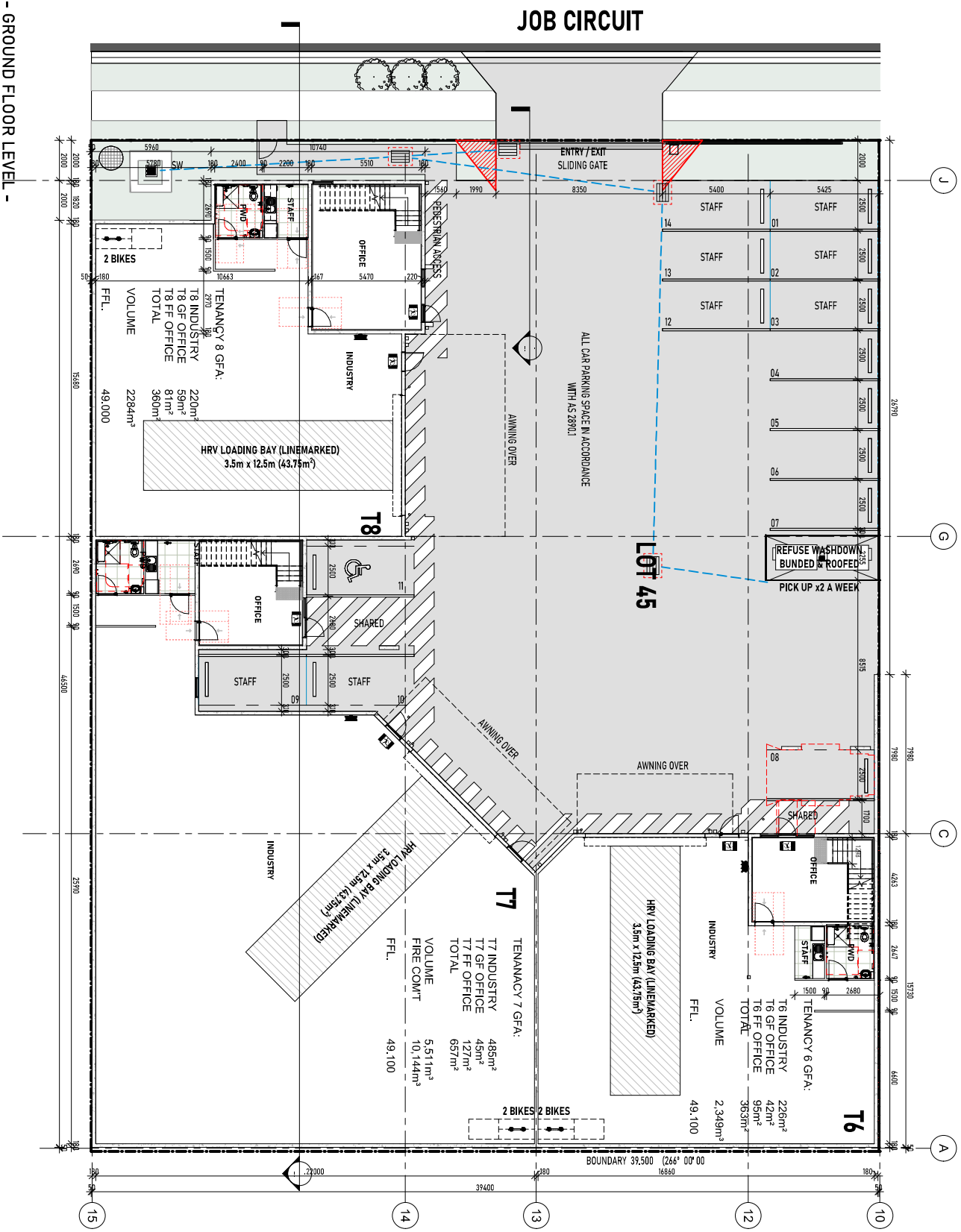
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1 : 25		Ivan Lishnac
Architect License No.		5816



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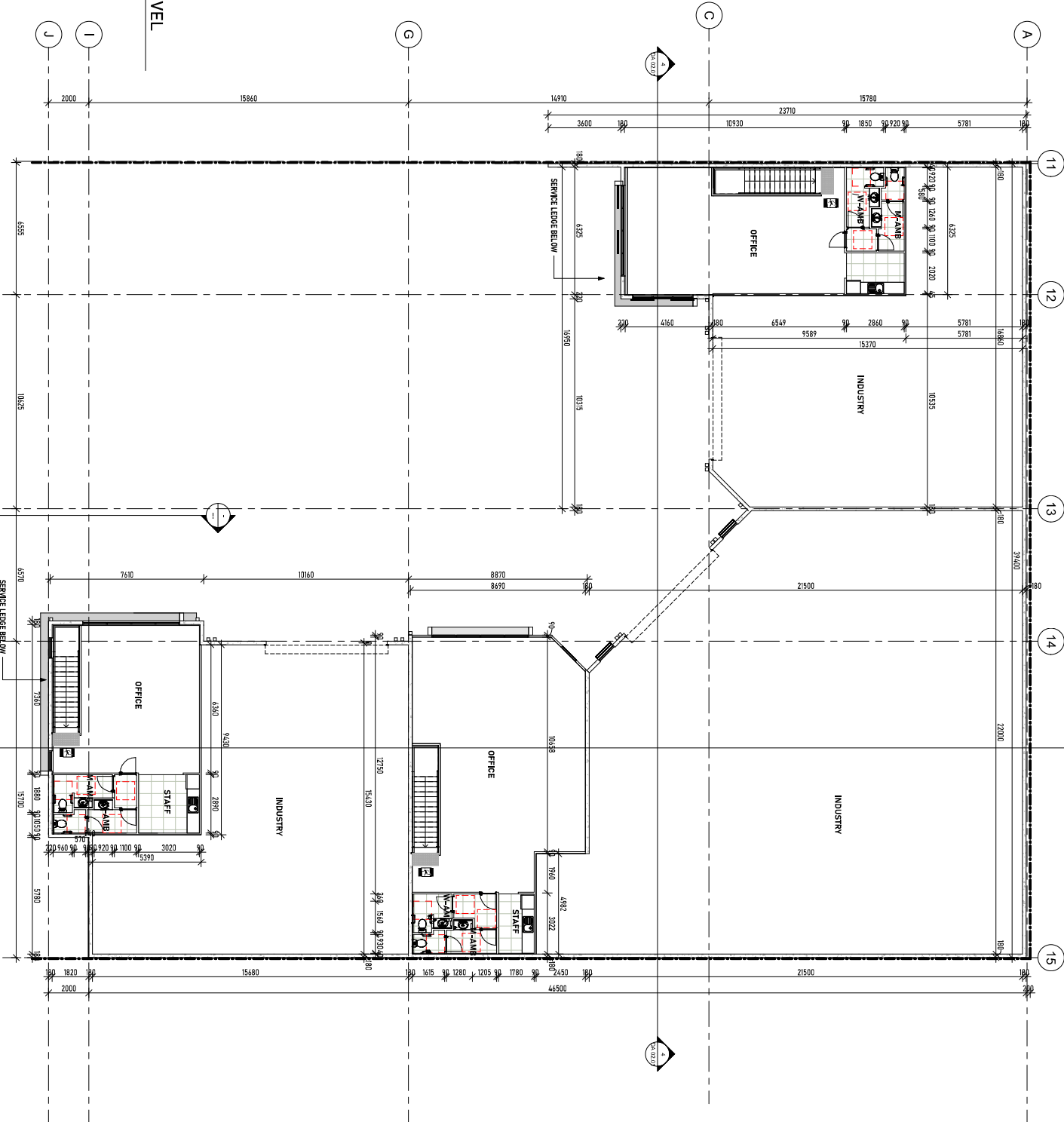
Project:	PROPOSED INDUSTRY UNIT DEVELOPMENT	Current Rev:	A
Address:	LOTS (43,45,46,59) JOBS CIRCUIT, YARRALL BA	Project No.	25192
Client:	360 DEVELOPMENTS PTY. LTD.	Sheet No.	DA 25.01
Sheet	REFUSE DETAILS - LOT 44		

PROPERTY DESCRIPTION	
LOT 45 JOB CIRCUIT, YARRABILL BA OLD 4207	
SITE AREA:	2.0036m ²
PROPOSED SITE COVER:	1.170.56m ²
	58.44%
GRA-TEMANCY 6	
INDUSTRY:	226m ²
GF OFFICE:	41.1m ²
BF OFFICE:	97.2m ²
TOTAL	364.3m²
GRA-TEMANCY 7	
INDUSTRY:	493.6m ²
GF OFFICE:	50.3m ²
BF OFFICE:	115.7m ²
TOTAL	659.6m²
GRA-TEMANCY 8	
INDUSTRY:	217.4m ²
GF OFFICE:	60.6m ²
BF OFFICE:	81.1m ²
TOTAL	359.1m²
PARKING	
1/100	=13.8
TOTAL	=14
PROMOTED	=14
BICYCLES	=6



1 - LOI 45 - GROUND FLOOR LEVEL -
1 : 100

[illegible]



1 - LOT 45 - FIRST FLOOR LEVEL
1 : 100

REV.		DESCRIPTION	DATE	DESIGNED BY	CHECKED BY	CURRENT REV.
A	1	REVISION 15.02.2024	15.02.2024	IAN LISHAC	IAN LISHAC	A
1/59 Link Drive, Yarrula, QLD 4207, ACT 488 599 551, mail@rhfrankland.com.au, www.rhfrankland.com.au						Project No. 25192
Client: 360 DEVELOPMENTS PTY. LTD.						Sheet No. DA 31.02
Project: PROPOSED INDUSTRY UNIT DEVELOPMENT						
Address: LOTS (43,45,46,59) JOBS CIRCUIT, YARRULA, BA						
Client: 360 DEVELOPMENTS PTY. LTD.						
Sheet: FIRST FLOOR - LOT 45						

0 1 2 5 10

Scale 1 : 100

Sheet Size

Checked By: Ivan Lishac

Architect License No. 5816

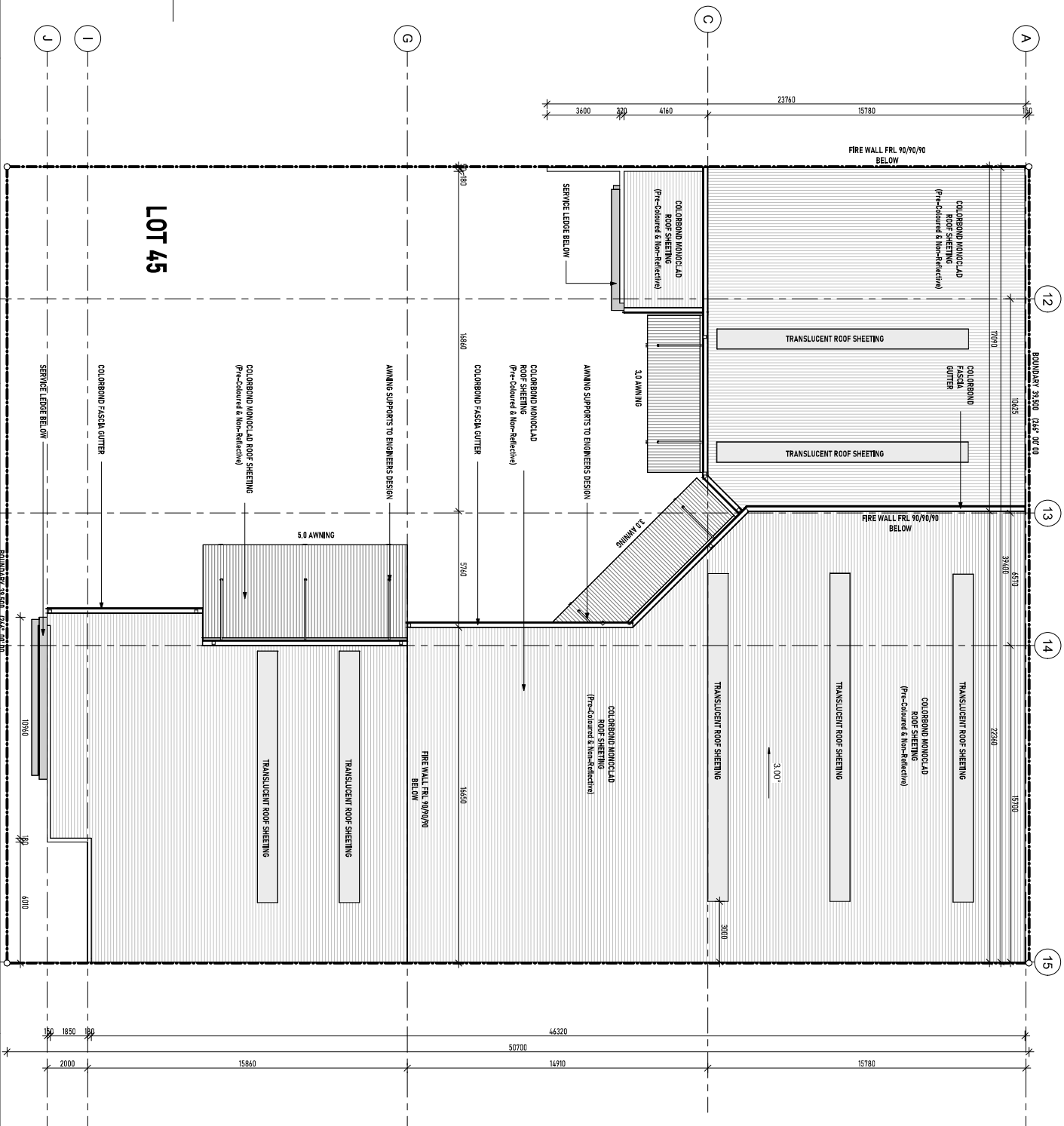
1/59 Link Drive, Yarrula, QLD 4207, ACT 488 599 551, mail@rhfrankland.com.au, www.rhfrankland.com.au

Tel. 0401 949 314, www.rhfrankland.com.au

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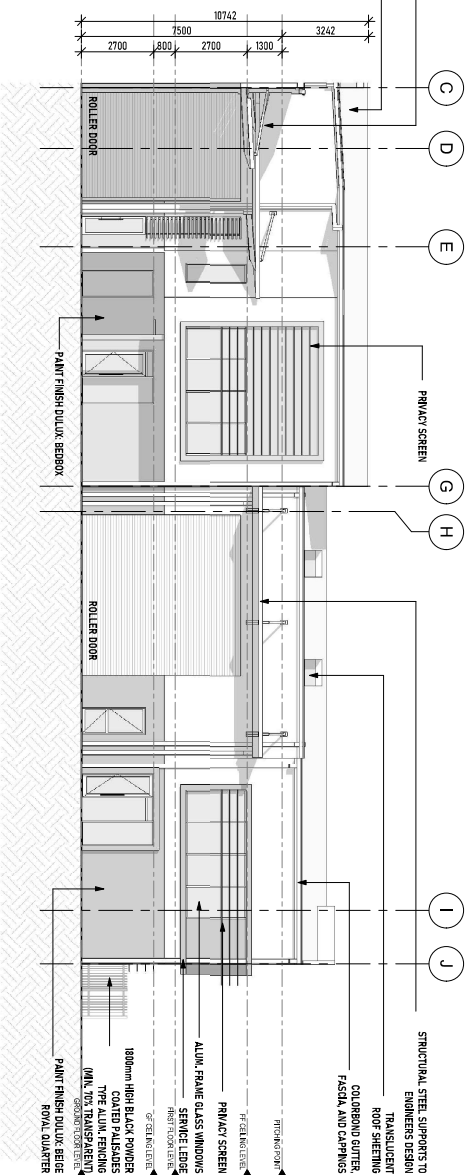
ARCHITECTURE & CONSULTING STUDIO

1 - LOT 45 - ROOF PLAN
1:100

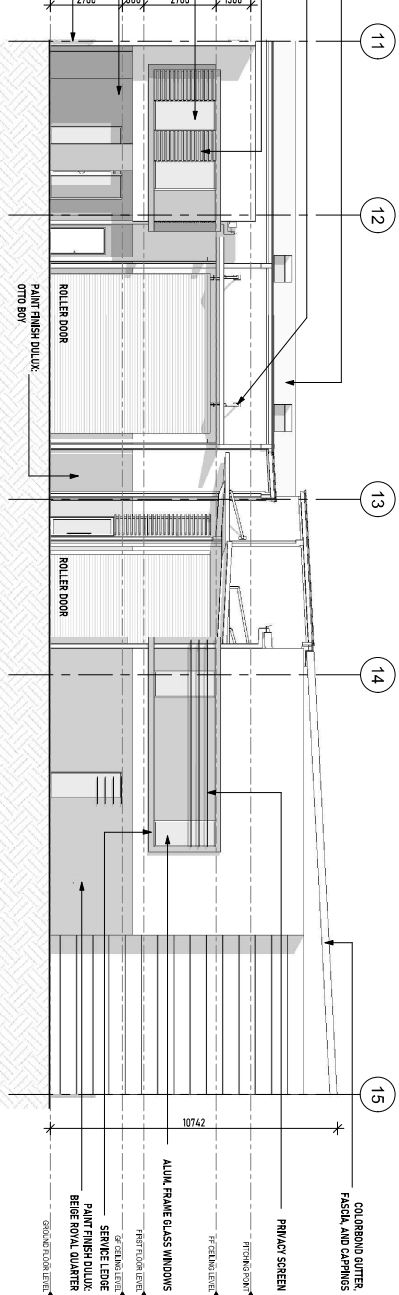


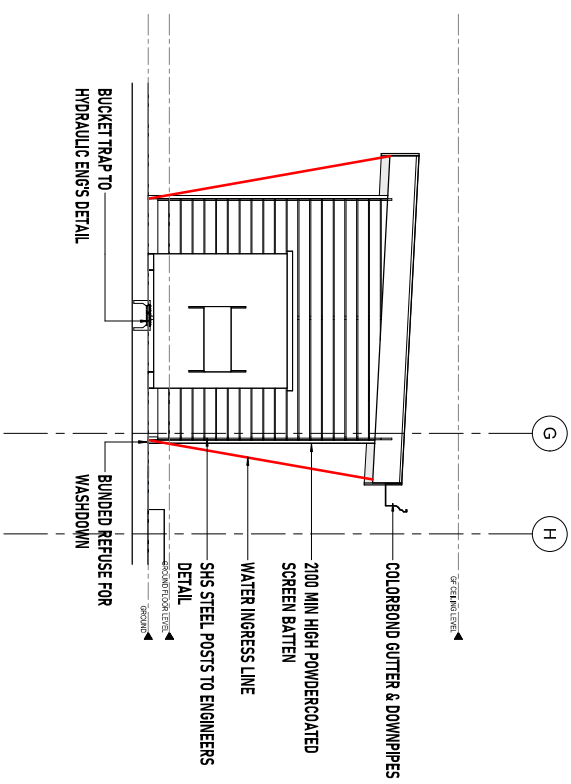
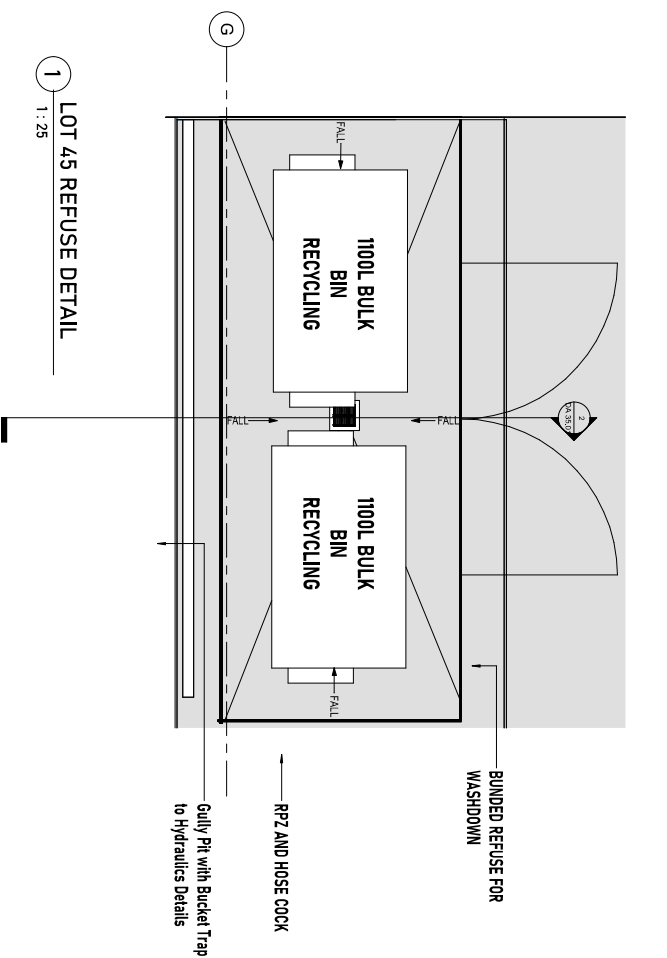
RH FRANKLAND ARCHITECTS PTY LTD ARCHITECTURE & CONSULTING STUDIO		1/59 Link Drive, Yarrula QLD 4207, Australia Tel: 0601 948 374 Fax: 0601 948 551 Email: mail@rhfrankland.com.au www.rhfrankland.com.au	
Project: PROPOSED INDUSTRIAL UNIT DEVELOPMENT Address: LOTS (43,45,45.5) JOBS CIRCUIT, YARRULA BA		Current Rev A	
Client: 360 DEVELOPMENTS PTY. LTD.		Project No 25192	
Sheet: ROOF PLAN - LOT 45		Sheet No DA 32.01	

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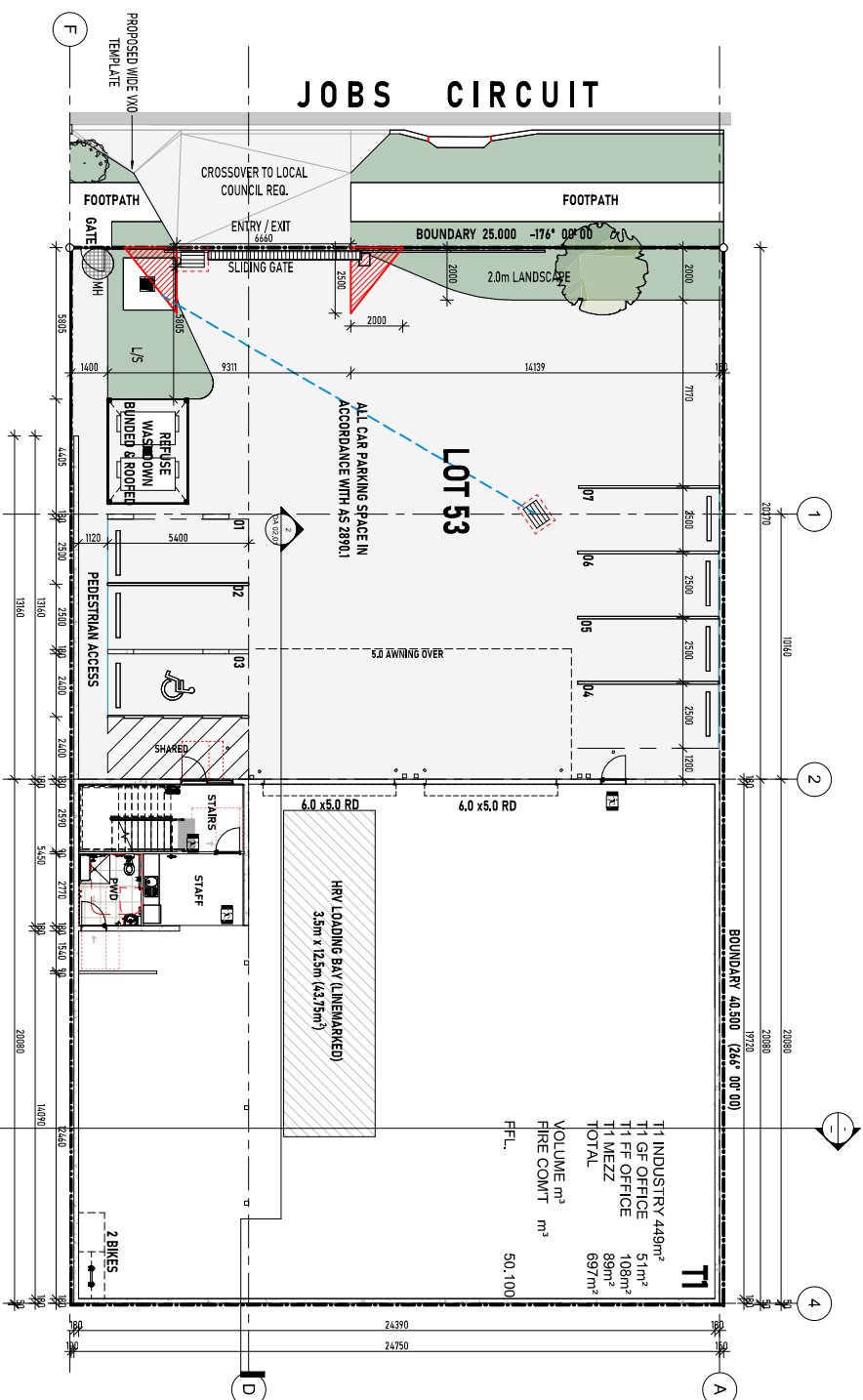


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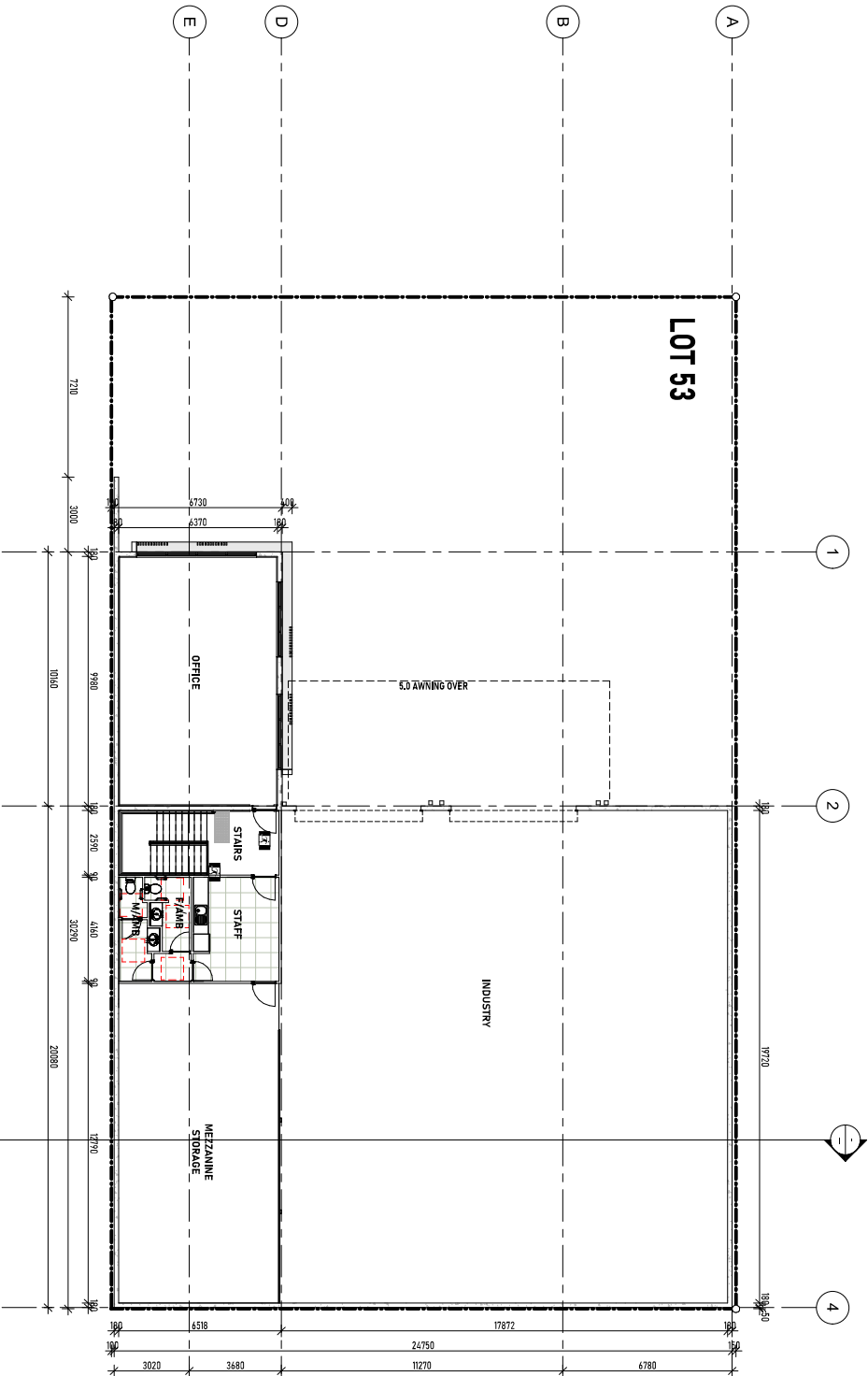
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PROPERTY DESCRIPTION	
LOT 53 JOB CIRCUIT, YARRABILLA QLD 4207	
SITE AREA	1.012m ²
PROPOSED SITE COVER	57mm ²
	56.42%
GRA-TENANCY 1	
INDUSTRY:	449m ²
GF OFFICE:	51m ²
FF OFFICE:	108m ²
MEZZANINE:	89m ²
TOTAL	697m²
PARKING	
1/100	= 6.97
TOTAL	= 7
PROVIDED	= 7
BICYCLES	= 2



1
1 : 100

[illegible]



1 - LOT 53 - FIRST FLOOR LEVEL
1 : 100

REV.		DESCRIPTION	DATE	DESIGNED BY
A		REVISION 1/25/26	16/02/2026	ISA B.
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Scale

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Sheet Size

Checked By: Ivan Lishnac

Architect License No.

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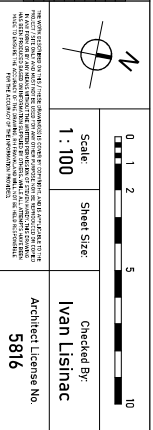
ARCHITECTURE & CONSULTING STUDIO

1/59 Link Drive, Yarralla, QLD 4207,
ACN 688 599 551
ABN 54 688 599 551

Tel. 0401 949 314
mail@rhfrankland.com.au
www.rhfrankland.com.au

Project:	PROPOSED INDUSTRY UNIT DEVELOPMENT	Current Rev:	A
Address:	LOTS (43,45,45,59) JOBS CIRCUIT, YARRALLA BA	Project No.	25192
Client:	360 DEVELOPMENTS PTY. LTD.	Sheet No.	DA 41.02
Sheet	FIRST FLOOR - LOT 53		

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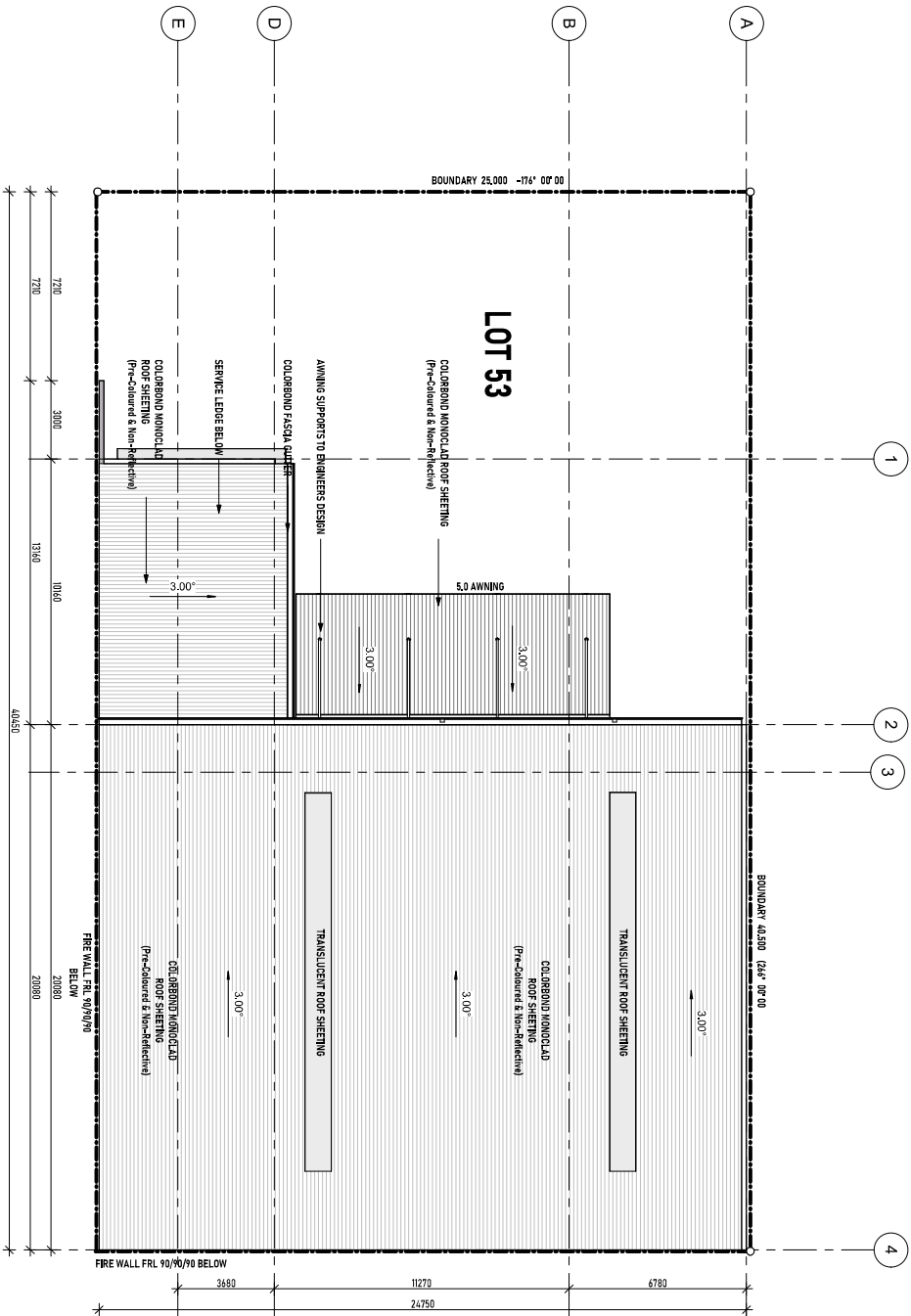
RH FRANKLAND & ARCHITECTS PTY LTD
ARCHITECTURE & CONSULTING STUDIO

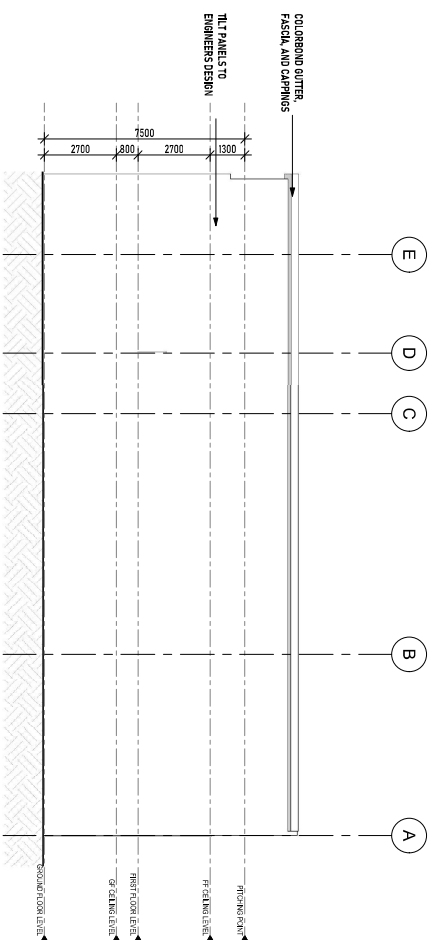
1/59 Link Drive, Yarela QLD 4207,
ACN 688 559 551
ABN 34 688 559 551

Tel: 0601 946 374,
email: info@rhfrankland.com.au
www.rhfrankland.com.au

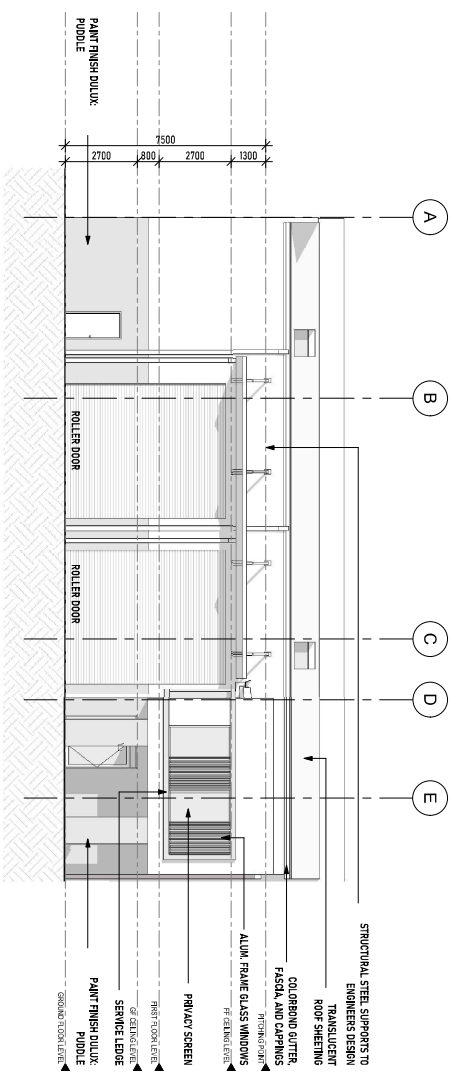
Project:	PROPOSED INDUSTRY UNIT DEVELOPMENT		Current Rev.
Address:	LOT 5 (42.45,45.53) JOB5 CIRCUIT, VANDERBILT BA		A
Client:	360 DEVELOPMENTS PTY. LTD.		Project No 25192
Sheet:	ROOF PLAN - LOT 53	Sheet No.	DA 42.01

1 - LOT 53 - ROOF PLAN
1 : 100

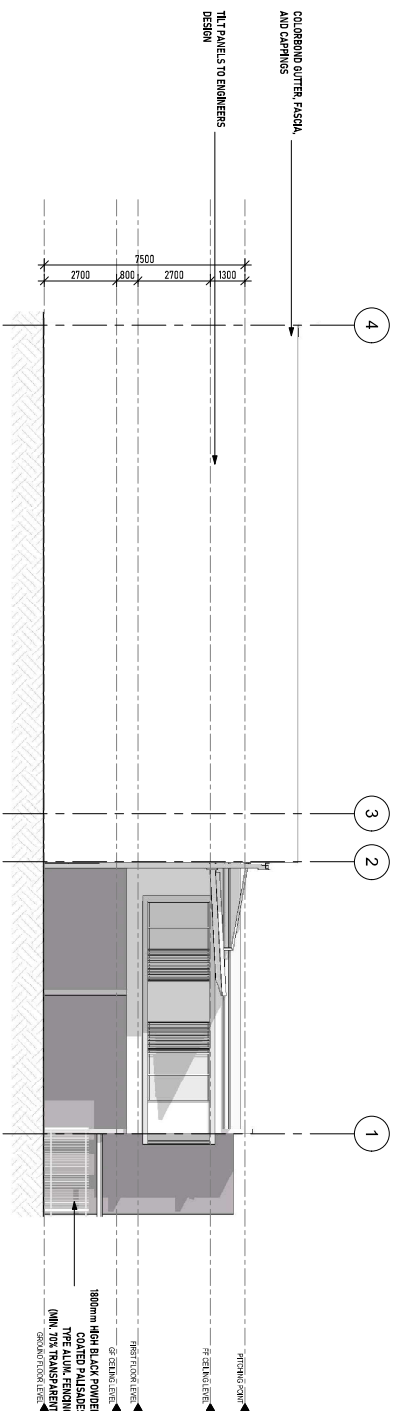




2 LOT 53 EAST ELEVATION
1 : 100



3 LOT 53 WEST ELEVATION
1 : 100



1 LOT 53 NORTH ELEVATION
1 : 100

RH FRANKLAND ARCHITECTS PTY LTD ARCHITECTURE & CONSULTING STUDIO		Project: PROPOSED INDUSTRY UNIT DEVELOPMENT Address: LOT5 (43,45,46,53) JOBS CIRCUIT, YARRABILL, BA		Current Rev A
1/59 Link Drive, Yarrabill QLD 4207, ASN 688 555 551 ABN 54 058 597 551 Tel: 0401 949 374 mail@rhfrankland.com.au www.rhfrankland.com.au		Client: 360 DEVELOPMENTS PTY. LTD.		Project No 25192
		Sheet No DA 43.01		
		Sheet: ELEVATION - LOT 53		

