

BOUNDARY BASE SITE INTELLIGENCE

Rural Property Intelligence Report

Turalba Road Jubilee Heights QLD - Freehold | Jubilee Heights | Cassowary Coast Regional

APPROX. AREA

10.79 ha (26.66 ac)

LOT / PLAN

21SP110723

CONTOURS

103 segs

STATUS

Draft

Rural Property Intelligence Report



PURPOSE OF THIS REPORT

A practical site intelligence report combining parcel boundary context, terrain, overlay metadata and aerial imagery references for internal review before client delivery.

Surrounding property context



WIDER AREA IMAGERY CONTEXT

PURPOSE OF THIS VIEW

Wider area context image showing the parcel in relation to surrounding roads, neighbouring properties and local terrain.

Boundary outline



BOUNDARY OUTLINE

qldglobe_21SP110723_boundary_outline.kml | qldglobe_21SP110723_boundary_dimensions.kml

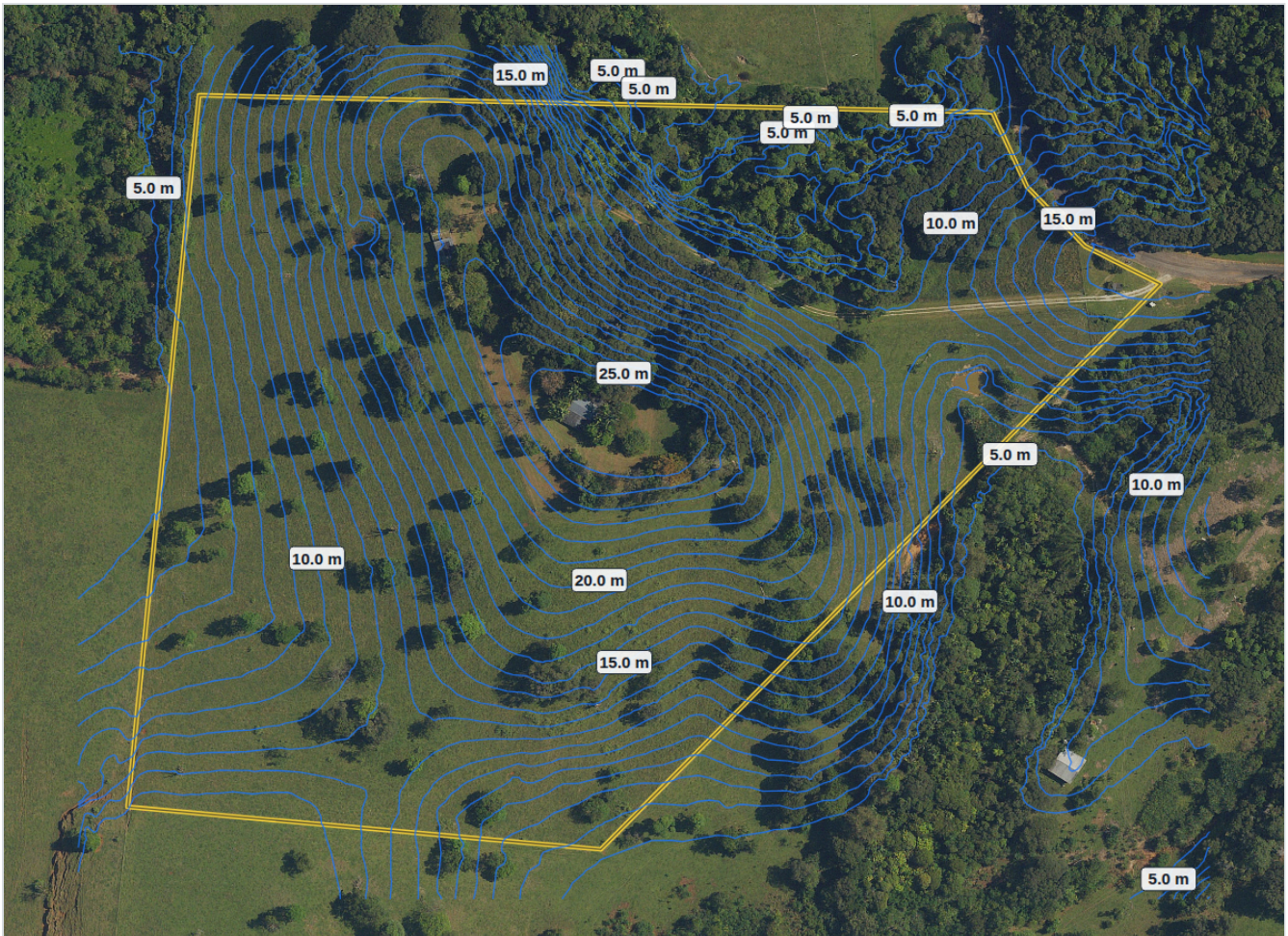
INTERPRETATION

Lot/plan 21SP110723 covers approximately 10.79 ha (26.66 ac). Perimeter is approximately 1330.02m. Bounding-box span is approximately 443.7m east-west by 339.9m north-south. Key edge lengths: E1: 350.92m; E2: 341.63m; E3: 204.55m; E4: 177.65m; E5: 125.41m; E6: 36.76m; E7: 36.69m; E8: 36.62m.

BOUNDARY SEGMENT LENGTHS

SEGMENT	LENGTH	DIRECTION
E1	350.92 m	SW
E2	341.63 m	E
E3	204.55 m	W
E4	177.65 m	N
E5	125.41 m	N
E6	36.76 m	SE
E7	36.69 m	SE
E8	36.62 m	SE

Contours

**CONTOURS**

qldglobe_21SP110723_contours_only_simple.kml | Selected contour source: 1m | Boundary reference: qldglobe_21SP110723_boundary_outline.kml

INTERPRETATION

Parcel slopes from SW (highest ~26m AHD) down to NE (lowest ~5m AHD), approx 21m elevation drop over ~48m horizontal distance (slope ~44.0% — very steeply sloping).

Road parcels

**ROAD PARCELS**

qldglobe_21SP110723_road_parcel_overlay.kml | Boundary reference: qldglobe_21SP110723_boundary_outline.kml

INTERPRETATION

Road parcel overlay: 4 features. Dominant zones: north-east (1), north-west (1), west (1).

Watercourses

**WATERCOURSES**

qldglobe_21SP110723_watercourses_overlay.kml | Boundary reference: qldglobe_21SP110723_boundary_outline.kml

INTERPRETATION

Watercourse overlay: 1 feature. Features: Natural Watercourse, intermittent flow, stream order 1, Johnstone basin. Dominant zones: north-east (1).

Other overlays



OTHER OVERLAYS

qldglobe_21SP110723_official.kml | qldglobe_21SP110723_imagery_overlay.kml | qldglobe_21SP110723_imagery_context_overlay.kml | Boundary reference: qldglobe_21SP110723_boundary_outline.kml

INTERPRETATION

Additional bundle layers are included for source review and visual cross-checking. Cassowary_Coast_LGA_2025_20cm_SISP (2025-10-02–2025-12-02, 0.2 GSD (m)).

Findings, sources and limitations

01

Data quality and generation path

Data flow used: report-data, preview-image. No Boundary Base warnings were returned.

02

Job note

Live Boundary Base draft for 21/SP110723.

Scope

- ✓ Boundary Base parcel preview
- ✓ Boundary KML and edge-length summary
- ✓ Terrain, flood and habitat context
- ✓ Roads, easements, watercourses and coastal waters metadata
- ✓ Aerial imagery metadata

IMPORTANT LIMITATION

This report is not a cadastral survey, legal boundary confirmation, engineering report, valuation, planning approval or environmental assessment. Source overlays must be checked against official requirements before decisions are made.

REVIEW REQUIRED

Check source data, notes and limitations before client release.

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