Redland City Council
ABN 86 058 929 428
PO Box 21
Cleveland Qld 4163

Redland CITY COUNCIL

03 October 2025

*Our Ref: Billing Services*
*Certificate No: RFC120827*
*Phone: 3829 8999*
*Property No: 3971*

Infotrack Pty Limited
PO Box 10314
BRISBANE ADELAIDE STREET QLD 4000

## RATE SEARCH

### DERNER PURCHASE FROM CARDONA

Thank you for your recent Rates Search request. The following information has been compiled from the latest available computer data. Further Search fees are applicable to updates after 90 days from the date of this Search. Rates Search details are as follows.

| | |
|---|---|
| **PROPERTY NO:** | **3971** |
| LEGAL DESCRIPTION: | Lot 34 RP 97358 |
| PROPERTY LOCATION: | 16 James Street Coochiemudlo Island QLD 4184 |
| AREA: | 505.9 Square metres |
| **CURRENT RECORDED OWNERS:** | **Mr Jason Cardona** |
| VALUATION: | $230000 |

### STATEMENT OF RATES AND CHARGES

| SUMMARY OF CHARGES | DR | CR | BALANCE |
|---|---|---|---|
| Opening Balance | $ 3942.99 | | |
| Rates Current Quarter (01/10/2025 to 31/12/2025) | $ 1128.14 | | |
| **CURRENT BALANCE** | | | **$ 5071.13** |
| **Details of Rates and Charges** | | | |
| **CURRENT QUARTER (01/10/2025 TO 31/12/2025)** | | | |
| Emergency management levy - Class D Group 2 | $ 30.75 | | |
| Environment & coastal management | $ 64.50 | | |
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| Landfill remediation | $ 19.40 | | |
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| Residential fixed water access 20mm | $ 94.30 | | |
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| Residential water consumption | $ 33.97 | | |
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Right to Information Release

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**The current amount due is $5071.13. This payment is required on or before the due date of 14/11/2025.**

Reading Date 14/08/2025, Last Reading Date 08/05/2025, Charge Type VWCBULK, Meter Number 20W032373, Tariff WC01 Daily Kilolitres 0.449, Consumption KL 44, Reading 338, Last Reading 294, Number of Days 98, Charge Amount $153.00

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Email - emr.clr.registry@des.qld.gov.au
Phone - 13QGOV (137468)
Website - www.qld.gov.au/environment.

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Yours faithfully

*Billing Services*

**Billing Services Team**
**Redland City Council**

Right to Information Release

| | | | |
|---|---|---|---|
| BPAY<br>BPAY Biller Code:<br>**53058**<br><br>Biller Reference no:<br>**1039717** | **Online**<br>www.redland.qld.gov.au<br><br>Use your credit card to pay 24 hours 7 days per week.<br>**Ref No.: 1039717**<br>***Card surcharge of 0.11% will apply** | **By Phone**<br>**1300 300 943**<br>Visa, Mastercard<br>24 hours 7 days per week.<br>**Ref no.: 1039717**<br>***Card surcharge of 0.11% will apply** | **Paying In Person**<br>**Council Service Centres:**<br>• Cleveland (Bloomfield Street)<br>• Capalaba (Moreton Bay Road)<br>Business Hours 8:30am – 4:30pm<br>• Victoria Point (Bunker Road)<br>Business Hours 9am - 5pm |
| **Receipt Number:** | | | |
| **Date:** | | | |

✂

| | |
|---|---|
| **BY MAIL – REMITTANCE ADVICE**<br>Post your payment with this cut-off slip to:<br><br>Redland City Council<br>PO Box 21<br>Cleveland QLD 4163 | **Property Number:**<br>**3971** |

Right to Information Release

Pages 5 through 9 redacted for the following reasons:
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Irrelevant Information

Right to Information Release

**QUEENSLAND POLICE SERVICE**
**CRIME AND INTELLIGENCE COMMAND**
**DRUG AND SERIOUS CRIME GROUP**
**200 Roma Street, Brisbane Qld 4000**
**Postal Address: GPO BOX 1440, BRISBANE QLD 4001**

**TELEPHONE (07) 3364 6166 EMAIL: CICDSCGAdmin@police.qld.gov.**

**Ref: QP2501187458**

9 July 2025

Chief Executive Officer
Redlands City Council
PO Box 22
Cleveland QLD 4163
rcc@redland.qld.gov.au

Dear Sir/Madam

**Re: NOTIFICATION OF POSSIBLE HAZARDOUS CHEMICALS CONTAMINATION AT 16 JAMES STREET COOCHIEMUDLO ISLAND QLD 4184**

| Category | Description of Category |
|---|---|
| **A** | **Active**: Laboratory site where chemical reactions are underway, and apparatus is turned on. |
| **B** | **Store/Used**: Laboratory site where reaction vessels contain liquid, but no apparatus is turned on. |
| **C** | **Stored/Unused**: There are chemicals and apparatus present (boxed laboratory or laboratory in storage) |
| **D** | **Historical Sites** |

This notification is to advise your department that on the 7th of July 2025, officers from the Queensland Police Service, State Drug Squad attended 16 James Street Coochiemudlo Island QLD 4184 and located what is believed to be a Category **[A]** clandestine laboratory.

Examination of the property identified exhibits believed to have been used in the production of a dangerous drug. In this instance, as yet unidentified chemicals and equipment were removed from:

- Kitchen – equipment and chemicals
- Hall Stand – equipment and chemicals
- Upstairs – equipment and chemicals

There is no further information available to inform whether contamination to the property has occurred as a result of a clandestine laboratory.

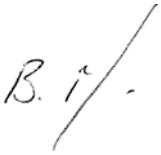
This notification is forwarded in the interest of public health and safety. An assessment of these premises may be required prior to future habitation. Residue of hazardous substances and waste products may still remain on the property.

Should you require further assistance please contact the case officer, Officer Constable Thwaites of the Cleveland Police on 07 3824 9310 or the Officer in Charge, Synthetic Drug Operations, Illicit Laboratory Investigation Team on 07 3849 0388.

Right to Information Release

[Clandestine drug laboratory remediation guidelines | Attorney-General's Department (ag.gov.au)]

I trust this information is of assistance.



**B PHELPS**
**Detective Inspector**
**Drug and Serious Crime Group**

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Pages 12 through 22 redacted for the following reasons:
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Irrelevant Information

Right to Information Release

3rd September 2025

Ref: CREH520957
Contact: Leigh Dawkins

Mr Jason Cardona
16 James Street
**COOCHIEMUDLO QLD 4184**

Dear Jason,

| | |
|---|---|
| **Customer Request Number:** | **CREH520957** |
| **Request Type:** | **Public Health Risk - Clandestine Lab** |
| **Location:** | **16 James Street Coochiemudlo Island QLD 4184** |

Please find attached a Public Health Order in relation to a Queensland Police Service notification indicating the potential presence of methamphetamines at levels above the accepted guideline levels at the property.

The *Public Health Act 2005* and *Public Health Regulation 2018* identify when a particular place used in unlawfully producing a dangerous drug may become a public health risk. Council wishes to advise you that actions, as outlined in the attached Public Health Order, are required to be undertaken by the due date to resolve the public health risk.

Please be advised that failure to comply with the Public Health Order may result in a Prescribed Infringement Notice (on the spot fine) of $834.00 (individual)/$4,172.00 (corporation) being issued. Council may also apply for an enforcement order or warrant and conduct the works, with costs being incurred by the property owner/responsible person.

Also attached are the following fact sheets which provide additional information and may assist you in complying with the Public Health Order.

Fact Sheet: Clandestine Drug Laboratories – Health Risks and Advice for Residents.
Fact Sheet: Clandestine Drug Laboratories – Guidelines for Suitable Qualification for Assessors

Should you have any questions in relation to the Public Health Order or the investigation, please contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting the above customer request number.

Yours sincerely

Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

3rd September 2025

Ref: CREH520957
Contact: Leigh Dawkins

Mr Jason Cardona
16 James Street
**COOCHIEMUDLO QLD 4184**

Dear Jason,

**Public Health Order**

***Public Health Act 2005***
**Section 23**

I am an officer of Redland City Council and an authorised person appointed under the *Public Health Act 2005.* This Public Health Order is being issued to you because it is reasonably believed a public health risk is occurring at a place you are responsible for:

This Public Health Order is issued to:

| | |
|---|---|
| **Name & Postal Address** | Jason Cardona of 16 James Street, Coochiemudlo Island QLD 4184 |

In respect of a public health risk located at:

| | | |
|---|---|---|
| **Property Address** | 16 James Street, Coochiemudlo Island QLD 4184 | |
| **Property Number** | 3971 | |
| **Real Property Description (RPD)** | **Lot on Plan** | **Local Government** |
| | Lot 34 RP 97358 | Redland City Council |

**Nature of Public Health Risk:**

There is a reasonable belief that a public health risk has occurred or is occurring that is likely to be hazardous to human health on all or part of the premises. Specifically:

A notification by the Queensland Police Service has advised the premises was used in unlawfully producing a dangerous drug.

This is a public health risk under section 11(1)(b)(xi) of the Act and Section 27A of the *Public Health Regulation 2018*.

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Cnr Bloomfield and Middle Streets, Cleveland Q 4163
PO Box 21, Cleveland Q 4163
Telephone: (07) 3829 8999
Facsimile: (07) 3829 8765
Email: rcc@redland.qld.gov.au
Web: redland.qld.gov.au

**Requirements:**

You are required to undertake the following actions to remove or reduce the public health risk, and prevent the public health risk from recurring, within the following timeframes:

| Corrective Action/Remedy | Due Date |
|---|---|
| 1. Advise any residents that premises where drug manufacturing has been undertaken is considered unfit for human habitation until such time as appropriate investigation and remediation has been undertaken. Residents and visitors to the property may suffer adverse health effects. | Immediately |
| 2. Provide any residents with a copy of the fact sheet "Clandestine Drug Laboratories Health Risks and Advice to Residents". Advice to also be provided that nothing is to be removed from the property until a suitably qualified assessor has provided a detailed report. | Immediately |
| 3. Request all occupiers to voluntarily vacate the premises. | Immediately |
| 4. If the property is vacated, restrict access to the property and do not re-enter the property until you are advised by Redland City Council's Environmental Health Team that it is safe to do so. | Immediately |
| 5. Retain the services of a suitably qualified assessor to undertake a risk assessment and preliminary sampling of the contamination at the property, including but not limited to the lower level and any kitchen areas. | 14 days 17/09/2025 16:00 PM |
| 6. Provide a copy of the preliminary sampling results and risk assessment to Redland City Council. | 14 days 17/09/2025 16:00 PM |

***Please note the following requirements in relation to this order:***

It is an offence for you as the recipient of this order not to comply with this order, unless you have a reasonable excuse – maximum penalty 200 penalty units. If you do not comply with this order, an application may be made to a magistrate's court for an enforcement order or warrant.

Under section 387 of the Act, an authorised person may, at reasonable times, enter the place to check whether this order has been complied with.

Failure to comply with this order, without a reasonable excuse, is an offence under section 23(4) of the Act which may result in the issuing of a penalty infringement notice of 5 penalty units or a court imposed fine of up to 200 penalty units.

Right to Information Release

Further to this, if you fail to comply with this order, the following courses of action(s) may be taken:

- You may be issued with a penalty infringement notice (fine) of 5 penalty units
- Under section 388 of the Act, Council by its employees or agents may at reasonable times enter the place to take the action stated in this order. Procedures for entry of the place are set out under section 393 of the Act,
- Under section 24 of the Act, Council may make application to a magistrate for an enforcement order. Any costs or expenses incurred from Council under the enforcement order or taking steps under the enforcement order, including interest, is recoverable from you as a debt or a charge over the land.

Should you require any further information, please do not hesitate contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting customer request number CREH520957.

Yours sincerely



Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

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Page 30 redacted for the following reason:
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# Fact Sheet

## Clandestine Drug Laboratories – Engaging a Suitably Qualified Assessor

It is important that a suitably qualified person is engaged to undertake the assessment of a former clan lab and develops a plan for remediation. A qualified assessor will ensure the level of health risk posed by the property is properly assessed; work health and safety measures are in place; and the remediation activities proposed for the property are suitable for the level of health risk identified. This is particularly important as the costs of remediation can be high. A qualified professional should ensure that no unnecessary remediation work is undertaken.

When engaging an assessor it is recommended to ask about their qualifications, experience and capability.

### Professional Qualifications

Investigations of potentially contaminated dwellings or sites should be conducted by a suitably qualified expert with experience in the field of occupational hygiene or a relevant science (environmental science, environmental engineering or toxicology), who is in possession of tertiary qualifications in one of these disciplines from a recognised educational institution.

### Experience

It would be desirable for an assessor to have some previous experience in the assessment of clan labs. Other relevant practical experience may include the assessment of indoor air quality or asbestos contamination.

If the assessor has no direct experience with clan lab clean-up, then relevant experience with hazardous materials would also be appropriate.

### Capability

Assessors will need access to equipment required to undertake sampling and have a thorough understanding of safe work procedures.

### Finding a Suitable Assessor

Access the Australian Institute of Occupational Hygienists website: https://www.aioh.org.au/.

- Click on the "Find an Occupational Hygienist" link
- Select your location from the drop down menu (Queensland)
- Check the "Clandestine Testing Services" box
- Click the "Find An Occupational Hygienist" button.

This will return a list of consultants and their contact details.

Alternatively, access the Australasian College of Toxicology and Risk Assessment (ACTRA) website, http://actra.org.au/professional-register/ and click on the "Professional Register" tab for the list of registered professionals. Alternatively, e-mail the ACTRA Secretariat (secretariat@actra.org.au), who can forward the request to the whole ACTRA membership. ACTRA members then have the opportunity to respond to the request directly.

Some additional information regarding suitability of consultants can be found in the National Environment Protection Measure's (NEPM), Schedule B(9) *Guideline on Competencies and Acceptance of Environmental Auditors and Related Professionals*" (2013).

### Further Considerations

There are no particular qualifications specified for cleaners. This is based on the premise that the assessor has expertise to direct any remediation activities, either onsite or through an explicit remediation plan.

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# Fact Sheet

## Clandestine Drug Laboratories – Health Risks and Advice for Residents

Clandestine drug laboratories (clan labs) are places where illegal drugs have been manufactured. These are most commonly found in domestic rental properties, although commercial or industrial properties, hotel and motel accommodation are sometimes used.



*© Photo courtesy of Chemical Operations Group*

During the manufacture of illegal drugs, toxic gases and aerosols are produced. These chemicals can be absorbed by items such as flooring, walls, furnishings, fittings and personal effects (e.g. clothing and books).

Queensland Police Service is the first responder where there is a suspected clan lab operating. Once Police have removed dangerous chemicals, drug manufacturing apparatus and any other associated items, chemical contamination may remain at the property.

This contamination can be persistent and may remain for many years. Anyone who thinks they have been exposed to such chemical contamination should seek medical advice.

Exposure to residual chemical contamination, particularly long term exposure, can be harmful to health. Some symptoms of exposure can include:

- Throat irritation
- Headaches
- Skin conditions
- Breathing difficulties
- Mental health problems

The residual chemical contamination from former clan labs may be classified as a 'public health risk' under the Public Health Act 2005 and is regulated by local governments. Local governments are responsible for ensuring that the risk to health is removed or reduced to an acceptable level to protect public health.

### Property Owners

Property owners who are renting a property to tenants are responsible for ensuring that the premises are clean and fit for the tenant to live in under their obligations in the *Residential Tenancies and Rooming Accommodation Act 2008*. Where contamination from a clan lab exists, the property owner, as the person responsible for the premises, must ensure that the premises are remediated to a state where there is no health risk to residents or visitors.

### Tenants

Tenants who live in a property that has been contaminated may place their health at risk. Children are particularly at risk from this chemical contamination due to their greater contact with the floor and level of hand to mouth behaviour. Adverse effects are also expected to be greater in infants and toddlers due to their rapid development. Tenants may inadvertently rent a contaminated house, and if so, the tenants should seek advice from the RTA on options regarding their tenancy.

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NMC CPCP 455

09.09.25 09h08

Redland CITY COUNCIL
If undeliverable return to:
PO Box 21, CLEVELAND QLD 4163

RETURN TO SENDER
☐ Insufficient Address
☐ Unknown

RM RECEIVED
16 SEP 2025

** RETURN TO SENDER **

Redland City Council
ABN 86 058 929 428
PO Box 21
Cleveland Qld 4163

Redland CITY COUNCIL

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Yours faithfully

*Billing Services*

**Billing Services Team**
**Redland City Council**

Right to Information Release

| | | | |
|---|---|---|---|
| BPAY<br>BPAY Biller Code:<br>**53058**<br><br>Biller Reference no:<br>**1039717** | **Online**<br>www.redland.qld.gov.au<br><br>Use your credit card to pay 24 hours 7 days per week.<br>**Ref No.: 1039717**<br>***Card surcharge of 0.11% will apply** | **By Phone**<br>**1300 300 943**<br>Visa, Mastercard<br>24 hours 7 days per week.<br>**Ref no.: 1039717**<br>***Card surcharge of 0.11% will apply** | **Paying In Person**<br>**Council Service Centres:**<br>• Cleveland (Bloomfield Street)<br>• Capalaba (Moreton Bay Road)<br>Business Hours 8:30am – 4:30pm<br>• Victoria Point (Bunker Road)<br>Business Hours 9am - 5pm |
| **Receipt Number:** | | | |
| **Date:** | | | |

✂

| | |
|---|---|
| **BY MAIL – REMITTANCE ADVICE**<br>Post your payment with this cut-off slip to:<br><br>Redland City Council<br>PO Box 21<br>Cleveland QLD 4163 | **Property Number:**<br>**3971** |

Right to Information Release

Pages 38 through 51 redacted for the following reasons:
- - - - - - - - - - - - - - - - - - - - - - - - - -
Irrelevant Information

Right to Information Release

3rd August 2026

Ref: CREH520957
Contact: Leigh Dawkins

Mr Jason Cardona
16 James Street
**COOCHIEMUDLO QLD 4184**

Dear Jason,

| | |
|---|---|
| **Customer Request Number:** | **CREH520957** |
| **Request Type:** | **Public Health Risk - Clandestine Lab** |
| **Location:** | **16 James Street Coochiemudlo Island QLD 4184** |

Please find attached a Public Health Order in relation to a Queensland Police Service notification indicating the potential presence of methamphetamines at levels above the accepted guideline levels at the property.

The *Public Health Act 2005* and *Public Health Regulation 2018* identify when a particular place used in unlawfully producing a dangerous drug may become a public health risk. Council wishes to advise you that actions, as outlined in the attached Public Health Order, are required to be undertaken by the due date to resolve the public health risk.

Please be advised that failure to comply with the Public Health Order may result in a Prescribed Infringement Notice (on the spot fine) of $834.00 (individual)/$4,172.00 (corporation) being issued. Council may also apply for an enforcement order or warrant and conduct the works, with costs being incurred by the property owner/responsible person.

Should you have any questions in relation to the Public Health Order or the investigation, please contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting the above customer request number.

Yours sincerely

Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

Cnr Bloomfield and Middle Streets, Cleveland Q 4163
PO Box 21, Cleveland Q 4163
Telephone: (07) 3829 8999
Facsimile: (07) 3829 8765
Email: rcc@redland.qld.gov.au
Web: redland.qld.gov.au

3rd August 2026

Ref: CREH520957
Contact: Leigh Dawkins

Mr Jason Cardona
16 James Street
**COOCHIEMUDLO QLD 4184**

Dear Jason,

**Public Health Order**

***Public Health Act 2005***
**Section 23**

I am an officer of Redland City Council and an authorised person appointed under the *Public Health Act 2005.* This Public Health Order is being issued to you because it is reasonably believed a public health risk is occurring at a place you are responsible for:

This Public Health Order is issued to:

| | |
|---|---|
| **Name & Postal Address** | Jason Cardona of 16 James Street, Coochiemudlo Island QLD 4184 |

In respect of a public health risk located at:

| | | |
|---|---|---|
| **Property Address** | 16 James Street, Coochiemudlo Island QLD 4184 | |
| **Property Number** | 3971 | |
| **Real Property Description (RPD)** | **Lot on Plan** | **Local Government** |
| | Lot 34 RP 97358 | Redland City Council |

**Nature of Public Health Risk:**

There is a reasonable belief that a public health risk has occurred or is occurring that is likely to be hazardous to human health on all or part of the premises. Specifically:

A notification by the Queensland Police Service has advised the premises was used in unlawfully producing a dangerous drug.

This is a public health risk under section 11(1)(b)(xi) of the Act and Section 27A of the *Public Health Regulation 2018*.

Right to Information Release

Cnr Bloomfield and Middle Streets, Cleveland Q 4163
PO Box 21, Cleveland Q 4163
Telephone: (07) 3829 8999
Facsimile: (07) 3829 8765
Email: rcc@redland.qld.gov.au
Web: redland.qld.gov.au

**Requirements:**

You are required to undertake the following actions to remove or reduce the public health risk, and prevent the public health risk from recurring, within the following timeframes:

| Corrective Action/Remedy | Due Date |
|---|---|
| 1. Restrict access to the property and do not re-occupy the property until you are advised by local government that the property is no longer a public health risk. | Immediately |
| 2. Fully implement the remediation activities itemised in the Remediation Action Plan (RAP), developed by Hazmat Plus for 16 James Street, Coochiemudlo Island, dated 4 December 2025 (H25112-RAP-01). | 60 days<br>2/10/2026<br>16:00 PM |
| 3. Comply with the requirements of the RAP that relate to you and items of your property that have been contaminated, as a result of the public health risk described above. | 60 days<br>2/10/2026<br>16:00 PM |
| 4. Dispose of any contaminated items listed in the RAP, as requiring disposal. Receipts must be retained for proof of disposal. | 60 days<br>2/10/2026<br>16:00 PM |
| 5. Obtain a clearance certificate from the assessor to confirm that all works in the RAP has been undertaken, including all contamination at the property has been removed or reduced to an acceptable level and there is no longer a public health risk at the property.<br><br>The clearance certificate must include certificates of analysis obtained from a NATA accredited laboratory to demonstrate that analysis of swabs obtained from the property show levels of methylamphetamine below the investigation levels set out by the *Australian Government Clandestine Drug Laboratory Remediation Guidelines*. This level is 0.5µgms/100cm2.The clearance certificate must be provided in the 'Clearance Certificate' template (attached). | 16/10/2026<br>16:00PM |
| 6. Provide a copy of the Clearance Certificate and certificate of analysis to Council. | 16/10/2026<br>16:00PM |

Right to Information Release

***Please note the following requirements in relation to this order:***

It is an offence for you as the recipient of this order not to comply with this order, unless you have a reasonable excuse – maximum penalty 200 penalty units. If you do not comply with this order, an application may be made to a magistrate's court for an enforcement order or warrant.

Under section 387 of the Act, an authorised person may, at reasonable times, enter the place to check whether this order has been complied with.

Failure to comply with this order, without a reasonable excuse, is an offence under section 23(4) of the Act which may result in the issuing of a penalty infringement notice of 5 penalty units or a court imposed fine of up to 200 penalty units.

Further to this, if you fail to comply with this order, the following courses of action(s) may be taken:

- You may be issued with a penalty infringement notice (fine) of 5 penalty units
- Under section 388 of the Act, Council by its employees or agents may at reasonable times enter the place to take the action stated in this order. Procedures for entry of the place are set out under section 393 of the Act,
- Under section 24 of the Act, Council may make application to a magistrate for an enforcement order. Any costs or expenses incurred from Council under the enforcement order or taking steps under the enforcement order, including interest, is recoverable from you as a debt or a charge over the land.

Should you require any further information, please do not hesitate contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting customer request number CREH520957.

Yours sincerely



Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

Pages 56 through 66 redacted for the following reasons:
- - - - - - - - - - - - - - - - - - - - - - - - - -
Irrelevant Information

Right to Information Release

03 November 2025

Ref: CREH520957
Contact: Leigh Dawkins

Ms Beth k Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

| | |
|---|---|
| **Customer Request Number:** | **CREH520957** |
| **Request Type:** | **Public Health Risk - Clandestine Lab** |
| **Location:** | **16 James Street Coochiemudlo Island QLD 4184** |

Please find attached a Public Health Order in relation to a Queensland Police Service notification.

The *Public Health Act 2005* and *Public Health Regulation 2018* identify when a particular place used in unlawfully producing a dangerous drug may become a public health risk. Council wishes to advise you that actions, as outlined in the attached Public Health Order, are required to be undertaken by the due date to resolve the public health risk.

Please be advised that failure to comply with the Public Health Order may result in a Prescribed Infringement Notice (on the spot fine) of $834.00 (individual)/$4,172.00 (corporation) being issued. Council may also apply for an enforcement order or warrant and conduct the works, with costs being incurred by the property owner/responsible person.

Also attached are the following fact sheets which provide additional information and may assist you in complying with the Public Health Order.

Fact Sheet: Clandestine Drug Laboratories – Health Risks and Advice for Residents.
Fact Sheet: Clandestine Drug Laboratories – Guidelines for Suitable Qualification for Assessors

Should you have any questions in relation to the Public Health Order or the investigation, please contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting the above customer request number.

Yours sincerely

Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

Cnr Bloomfield and Middle Streets, Cleveland Q 4163
PO Box 21, Cleveland Q 4163
Telephone: (07) 3829 8999
Facsimile: (07) 3829 8765
Email: rcc@redland.qld.gov.au
Web: redland.qld.gov.au

03 November 2025

Ref: CREH520957
Contact: Leigh Dawkins

Ms Beth k Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

**Public Health Order**

***Public Health Act 2005***
**Section 23**

I am an officer of Redland City Council and an authorised person appointed under the *Public Health Act 2005.* This Public Health Order is being issued to you because it is reasonably believed a public health risk is occurring at a place you are responsible for:

This Public Health Order is issued to:

| | |
|---|---|
| **Name & Postal Address** | Ms Beth Dermer of 16 James Street, Coochiemudlo Island QLD 4184 |

In respect of a public health risk located at:

| | | |
|---|---|---|
| **Property Address** | 16 James Street Coochiemudlo Island QLD 4184 | |
| **Property Number** | 3971 | |
| **Real Property Description (RPD)** | **Lot on Plan** | **Local Government** |
| | Lot 34 RP 97358 | Redland City Council |

**Nature of Public Health Risk:**

There is a reasonable belief that a public health risk has occurred or is occurring that is likely to be hazardous to human health on all or part of the premises. Specifically:

A notification by the Queensland Police Service has advised the premises was used in unlawfully producing a dangerous drug.

This is a public health risk under section 11(1)(b)(xi) of the Act and Section 27A of the *Public Health Regulation 2018*.

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Cnr Bloomfield and Middle Streets, Cleveland Q 4163
PO Box 21, Cleveland Q 4163
Telephone: (07) 3829 8999
Facsimile: (07) 3829 8765
Email: rcc@redland.qld.gov.au
Web: redland.qld.gov.au

**Requirements:**

You are required to undertake the following actions to remove or reduce the public health risk, and prevent the public health risk from recurring, within the following timeframes:

| Corrective Action/Remedy | Due Date |
|---|---|
| 1. Advise any residents that premises where drug manufacturing has been undertaken is considered unfit for human habitation until such time as appropriate investigation and remediation has been undertaken. Residents and visitors to the property may suffer adverse health effects. | Immediately |
| 2. Provide any residents with a copy of the fact sheet "Clandestine Drug Laboratories Health Risks and Advice to Residents". Advice to also be provided that nothing is to be removed from the property until a suitably qualified assessor has provided a detailed report. | Immediately |
| 3. Request all occupiers to voluntarily vacate the premises. | Immediately |
| 4. If the property is vacated, restrict access to the property and do not re-enter the property until you are advised by Redland City Council's Environmental Health Team that it is safe to do so. | Immediately |
| 5. Retain the services of a suitably qualified assessor to undertake a risk assessment and preliminary sampling of the contamination at the property, including but not limited to the lower level and any kitchen areas. | 14 days 17/11/2025 16:00 PM |
| 6. Provide a copy of the preliminary sampling results and risk assessment to Redland City Council. | 14 days 17/11/2025 16:00 PM |

***Please note the following requirements in relation to this order:***

It is an offence for you as the recipient of this order not to comply with this order, unless you have a reasonable excuse – maximum penalty 200 penalty units. If you do not comply with this order, an application may be made to a magistrate's court for an enforcement order or warrant.

Under section 387 of the Act, an authorised person may, at reasonable times, enter the place to check whether this order has been complied with.

Right to Information Release

Failure to comply with this order, without a reasonable excuse, is an offence under section 23(4) of the Act which may result in the issuing of a penalty infringement notice of 5 penalty units or a court imposed fine of up to 200 penalty units.

Further to this, if you fail to comply with this order, the following courses of action(s) may be taken:

- You may be issued with a penalty infringement notice (fine) of 5 penalty units
- Under section 388 of the Act, Council by its employees or agents may at reasonable times enter the place to take the action stated in this order. Procedures for entry of the place are set out under section 393 of the Act,
- Under section 24 of the Act, Council may make application to a magistrate for an enforcement order. Any costs or expenses incurred from Council under the enforcement order or taking steps under the enforcement order, including interest, is recoverable from you as a debt or a charge over the land.

Should you require any further information, please do not hesitate contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting customer request number CREH520957.

Yours sincerely



Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

Page 71 redacted for the following reason:
- - - - - - - - - - - - - - - - - - - -
Irrelevant Information

Right to Information Release

> You don't often get email from marc@alfi.com.au. Learn why this is important

Hi Leigh,

quick update. I've contacted Susan Connelly from GCG Consulting and they are trying to work something out re: coming to coochie for an initial Assessment. will keep you posted.
cheers,
Marc

---

**From:** Leigh Dawkins <Leigh.Dawkins@redland.qld.gov.au>
**Sent:** Monday, November 3, 2025 2:20:34 PM
**To:** Marc Kuter <marc@alfi.com.au>; Beth Dermer <bethd@dotshealth.com.au>
**Cc:** BSO Environmental Health <BSOEnvironmentalHealth@redland.qld.gov.au>
**Subject:** CREH520957 - Cover Letter, Public Health Order & Fact Sheets (Clandestine Laboratory)

Good afternoon Marc and Beth,

Thank you Marc, for calling me back to discuss the issue of a Public Health Order (PHO) currently on the property you recently purchased at 16 James Street, Coochiemudlo Island, 4184.

As discussed, we are required to reissue the PHO in the new property owner's name.

The next important step is that a suitably qualified person is engaged to undertake the assessment of a former clan lab and develops a plan for remediation.

A list of suitably qualified assessors can be found at Professional Register « ACTRA. It may be easier to e-mail the ACTRA Secretariat (secretariat@actra.org.au), who can forward the request to the whole ACTRA membership, with the ACTRA members then having the opportunity to respond to the request directly.

Please find attached the Cover Letter and Public Health Order for 16 James Street, Coochiemudlo Island, 4184, as well as two related fact sheets to assist you in understanding the requirements of the Public Health Order. If you have any questions about the Public Health Order or the timeframes please feel free to give me a call. A copy of these documents has also been posted to the above-mentioned address.

In relation to your questions last week around claiming the costs of the assessors back through Council, there is a process for this. Once the works are completed you can email through the information to Claims@redland.qld.gov.au, noting the reference number 1239196, with all the relevant information including; what happened, Who you think is responsible and why, What you expect and documentation to support the claim e.g. invoice. Upon receipt of the above information an assessment of the Claim will occur.

While I will be your direct contact for the Public Health Order, if you have any questions

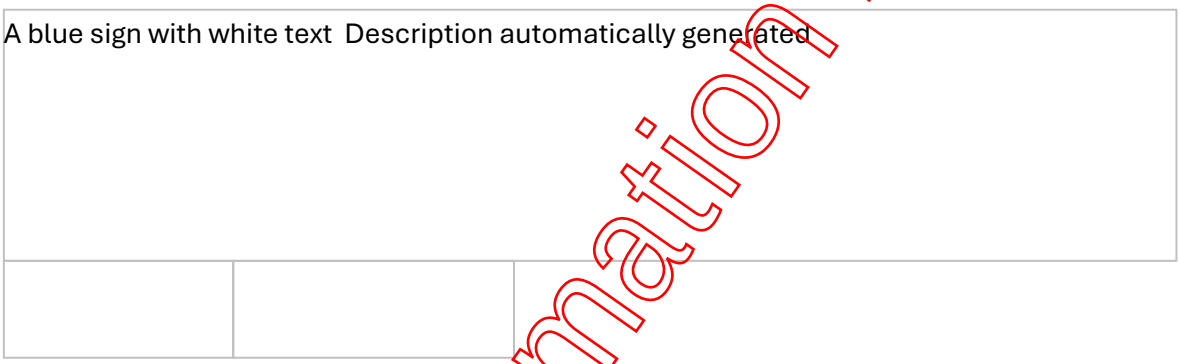
Right to Information Release

regarding the claims process or what is required please contact Councils Insurance Program and Claims Coordinator, Richard Brouwer on Claims@redland.qld.gov.au or via phone on 07 3843 8006.

If you would like to discuss the above further, please don't hesitate to contact me on 3820 1101.

Kind regards

Leigh Dawkins
Environmental Health Officer
Health and Environment Unit
Environment and Regulation
Redland City Council
Ph: 3820 1101




I acknowledge the traditional custodians of the lands and seas where I work. I pay my respects to Elders, past, present and future.

Right to Information Release

Page 74 redacted for the following reason:
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Irrelevant Information

Right to Information Release

| | |
|---|---|
| **From:** | Leigh Dawkins |
| **To:** | Marc Kuter |
| **Cc:** | Beth Dermer |
| **Subject:** | CREH520957 Public Health Order - Clandestine Laboratory - Owner Initial CREH520957 1298942 v4 |
| **Date:** | Wednesday, 19 November 2025 1:51:00 PM |
| **Attachments:** | CREH520957 Public Health Order - Clandestine Laboratory - Owner Initial CREH520957 1298942 v4.pdf<br>image001.jpg<br>image002.png<br>image003.png |

Good afternoon Marc,

Thank you for taking my call this morning.

Please find attached the updated Public Health Order in relation to the premises 16 James Street, Coochiemudlo Island.

This document has also been posted to the address 29 Shirley Street, Coochiemudlo Island.

If you have any further questions, please don't hesitate to contact me on 3820 1101.

Kind regards

Leigh Dawkins
Environmental Health Officer
Health and Environment Unit
Environment and Regulation
Redland City Council
Ph: 3820 1101

A blue sign with white text  Description automatically generated

I acknowledge the traditional custodians of the lands and seas where I work. I pay my respects to Elders, past, present and future.

Right to Information Release

19 November 2025

Ref: CREH520957
Contact: Leigh Dawkins

Ms Beth k Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

| | |
|---|---|
| **Customer Request Number:** | **CREH520957** |
| **Request Type:** | **Public Health Risk - Clandestine Lab** |
| **Location:** | **16 James Street Coochiemudlo Island QLD 4184** |

Please find attached a Public Health Order in relation to a Queensland Police Service notification.

The *Public Health Act 2005* and *Public Health Regulation 2018* identify when a particular place used in unlawfully producing a dangerous drug may become a public health risk. Council wishes to advise you that actions, as outlined in the attached Public Health Order, are required to be undertaken by the due date to resolve the public health risk.

Please be advised that failure to comply with the Public Health Order may result in a Prescribed Infringement Notice (on the spot fine) of $834.00 (individual)/$4,172.00 (corporation) being issued. Council may also apply for an enforcement order or warrant and conduct the works, with costs being incurred by the property owner/responsible person.

Should you have any questions in relation to the Public Health Order or the investigation, please contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting the above customer request number.

Yours sincerely

Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

Cnr Bloomfield and Middle Streets, Cleveland Q 4163
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Web: redland.qld.gov.au

19 November 2025

Ref: CREH520957
Contact: Leigh Dawkins

Ms Beth k Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

**Public Health Order**

***Public Health Act 2005***
**Section 23**

I am an officer of Redland City Council and an authorised person appointed under the *Public Health Act 2005.* This Public Health Order is being issued to you because it is reasonably believed a public health risk is occurring at a place you are responsible for:

This Public Health Order is issued to:

| | |
|---|---|
| **Name & Postal Address** | Ms Beth Dermer of 16 James Street, Coochiemudlo Island QLD 4184 |

In respect of a public health risk located at:

| | | |
|---|---|---|
| **Property Address** | 16 James Street Coochiemudlo Island QLD 4184 | |
| **Property Number** | 3971 | |
| **Real Property Description (RPD)** | **Lot on Plan** | **Local Government** |
| | Lot 34 RP 97358 | Redland City Council |

**Nature of Public Health Risk:**

There is a reasonable belief that a public health risk has occurred or is occurring that is likely to be hazardous to human health on all or part of the premises. Specifically:

A notification by the Queensland Police Service has advised the premises was used in unlawfully producing a dangerous drug.

This is a public health risk under section 11(1)(b)(xi) of the Act and Section 27A of the *Public Health Regulation 2018*.

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Cnr Bloomfield and Middle Streets, Cleveland Q 4163
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Telephone: (07) 3829 8999
Facsimile: (07) 3829 8765
Email: rcc@redland.qld.gov.au
Web: redland.qld.gov.au

**Requirements:**

You are required to undertake the following actions to remove or reduce the public health risk, and prevent the public health risk from recurring, within the following timeframes:

| Corrective Action/Remedy | Due Date |
|---|---|
| 1. Advise any residents that premises where drug manufacturing has been undertaken is considered unfit for human habitation until such time as appropriate investigation and remediation has been undertaken. Residents and visitors to the property may suffer adverse health effects. | Immediately |
| 2. Provide any residents and/or visitors with a copy of the fact sheet "*Clandestine Drug Laboratories - Health Risks and Advice to Residents*". Advice to also be provided that nothing further is to be removed from the property until a suitably qualified assessor has provided a detailed report. | Immediately |
| 3. If the property is vacated, restrict access to the property and do not re-enter the property until you are advised by Redland City Council's Environmental Health Team that it is safe to do so. | Immediately |
| 4. Retain the services of a suitably qualified assessor to undertake a risk assessment and preliminary sampling of the contamination at the property, including but not limited to the lower level, upper level and the kitchen areas. | 16 days 05/12/2025 16:00 PM |
| 5. Provide a copy of the preliminary sampling results and risk assessment from the suitably qualified assessor to Redland City Council. | 16 days 05/12/2025 16:00 PM |

***Please note the following requirements in relation to this order:***

It is an offence for you as the recipient of this order not to comply with this order, unless you have a reasonable excuse – maximum penalty 200 penalty units. If you do not comply with this order, an application may be made to a magistrate's court for an enforcement order or warrant.

Under section 387 of the Act, an authorised person may, at reasonable times, enter the place to check whether this order has been complied with.

Failure to comply with this order, without a reasonable excuse, is an offence under section 23(4) of the Act which may result in the issuing of a penalty infringement notice of 5 penalty units or a court imposed fine of up to 200 penalty units.

Right to Information Release

Further to this, if you fail to comply with this order, the following courses of action(s) may be taken:

- You may be issued with a penalty infringement notice (fine) of 5 penalty units
- Under section 388 of the Act, Council by its employees or agents may at reasonable times enter the place to take the action stated in this order. Procedures for entry of the place are set out under section 393 of the Act,
- Under section 24 of the Act, Council may make application to a magistrate for an enforcement order. Any costs or expenses incurred from Council under the enforcement order or taking steps under the enforcement order, including interest, is recoverable from you as a debt or a charge over the land.

Should you require any further information, please do not hesitate contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting customer request number CREH520957.

Yours sincerely



Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

**From:** Marc Kuter
**To:** Leigh Dawkins
**Subject:** Fw: re clan lab
**Date:** Wednesday, 19 November 2025 8:27:39 AM
**Attachments:** image001.png
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image003.png
image004.jpg
image005.gif
image006.jpg
image002.jpg
image001.png
image003.png
image004.jpg
image005.gif
image006.jpg

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**From:** Julie SULLIVAN <julie.sullivan@redohmsgroup.com.au>
**Sent:** Tuesday, November 18, 2025 2:44:23 PM
**To:** Marc Kuter <marc@alfi.com.au>
**Subject:** RE: re clan lab

Sorry, just saw this after I replied to your previous email
All good, will sort it

Kind Regards
Julie Sullivan **CIH, MAIOH, BSc (Chem)**
Principal Consultant – Occupational Hygiene
*My workday may look different than your work day. I respect your right to disconnect and do not require you to respond to this email outside of your normal working hours.*

1300 229 533
0487 627 569
julie.sullivan@redohmsgroup.com.au
redohmsgroup.com.au
Unit 12/58 Metroplex Avenue, Murarrie, QLD, 4172

My office location is in Murarrie, home of the Turrbal and Jagera peoples; I acknowledge the Traditional Owners of this land. I also pay my respects to

Right to Information Release

Elders past and present.

*This message is confidential. It may also be privileged or otherwise protected by work product immunity or other legal rules. If you have received it by mistake, please let the RED OHMS Group know by e-mail reply and delete it from your system; you may not copy this message or disclose its contents to anyone. Please send us by email any message containing deadlines as incoming e-mails are not screened for response deadlines. The integrity and security of this message cannot be guaranteed on the Internet.*



RED OHMS Group Accreditation #20677

---

**From:** Marc Kuter <marc@alfi.com.au>
**Sent:** Tuesday, 18 November 2025 11:44 AM
**To:** Julie SULLIVAN <julie.sullivan@redohmsgroup.com.au>
**Subject:** Re: re clan lab

CAUTION: This email originated from outside of RED OHMS Group. Do not click links or open attachments unless you recognize the sender and know the content is safe.

sorry not sure if I'm missing your meaning. i dont mind who the quote is made out to.

---

**From:** Marc Kuter <marc@alfi.com.au>
**Sent:** Tuesday, November 18, 2025 11:41:45 AM
**To:** Julie SULLIVAN <julie.sullivan@redohmsgroup.com.au>
**Subject:** Re: re clan lab

Hi Julie,

yes please.

cheer

---

**From:** Julie SULLIVAN <julie.sullivan@redohmsgroup.com.au>
**Sent:** Monday, November 17, 2025 8:24:48 AM
**To:** Marc Kuter <marc@alfi.com.au>
**Subject:** RE: re clan lab

Hi Marc
Sorry to bother you-please let me know if you still wish to have the quote
See details below

Kind Regards

Julie Sullivan **CIH, MAIOH, BSc (Chem)**
Principal Consultant – Occupational Hygiene
*My workday may look different than your work day. I respect your right to disconnect and do not require you to respond to this email outside of your normal working hours.*

1300 229 533

Right to Information Release

0487 627 569
julie.sullivan@redohmsgroup.com.au
redohmsgroup.com.au
Unit 12/58 Metroplex Avenue, Murarrie, QLD, 4172

My office location is in Murarrie, home of the Turrbal and Jagera peoples; I acknowledge the Traditional Owners of this land. I also pay my respects to Elders past and present.

*This message is confidential. It may also be privileged or otherwise protected by work product immunity or other legal rules. If you have received it by mistake, please let the RED OHMS Group know by e-mail reply and delete it from your system; you may not copy this message or disclose its contents to anyone. Please send us by email any message containing deadlines as incoming e-mails are not screened for response deadlines. The integrity and security of this message cannot be guaranteed on the Internet.*

RED OHMS Group Accreditation #20677

**From:** Julie SULLIVAN
**Sent:** Thursday, 13 November 2025 9:56 AM
**To:** 'Marc Kuter' <marc@alfi.com.au>
**Subject:** RE: re clan lab

Thanks Marc,
Just working on the quote now,
I can have Beth as the client contact, but did you want me to have your company as the 'company'
Doesn't matter to us, it is whatever you prefer.
If it is the company, we just need the ABN and listed address

Kind Regards

Julie Sullivan **CIH, MAIOH, BSc (Chem)**
Principal Consultant – Occupational Hygiene
*My workday may look different than your work day. I respect your right to disconnect and do not require you to respond to this email outside of your normal working hours.*

1300 229 533
0487 627 569

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julie.sullivan@redohmsgroup.com.au
redohmsgroup.com.au
Unit 12/58 Metroplex Avenue, Murarrie, QLD, 4172

My office location is in Murarrie, home of the Turrbal and Jagera peoples; I acknowledge the Traditional Owners of this land. I also pay my respects to Elders past and present.

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RED OHMS Group Accreditation #20677

**From:** Marc Kuter <marc@alfi.com.au>
**Sent:** Tuesday, 11 November 2025 7:38 PM
**To:** Julie SULLIVAN <julie.sullivan@redohmsgroup.com.au>
**Subject:** Re: re clan lab

> CAUTION: This email originated from outside of RED OHMS Group. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Julie,

Pls find attached PHO. I don't have a floorplan but if you follow this link to realestate.com.au it will give you a basic idea of the house. The PHO is in my wife's name as the property is in her name.

https://www.realestate.com.au/property/16-james-st-coochiemudlo-island-qld-4184/

Cheers and thanks,

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Marc Kuter

---

**From:** Julie SULLIVAN <julie.sullivan@redohmsgroup.com.au>
**Sent:** Tuesday, 11 November 2025 10:06 AM
**To:** Marc Kuter <marc@alfi.com.au>
**Cc:** Robert DEAR <robert.dear@redohmsgroup.com.au>
**Subject:** re clan lab

Hi Marc,

So great to chat just now!

As discussed, the health order and some photos/floor plan would be super

Then I can get your quote out asap

Kind Regards


Julie Sullivan **CIH, MAIOH, BSc (Chem)**

Principal Consultant – Occupational Hygiene

*My workday may look different than your work day. I respect your right to disconnect and do not require you to respond to this email outside of your normal working hours.*

1300 229 533
0487 627 569
julie.sullivan@redohmsgroup.com.au
redohmsgroup.com.au
Unit 12/58 Metroplex Avenue, Murarrie, QLD, 4172


My office location is in Murarrie, home of the Turrbal and Jagera peoples; I acknowledge the Traditional Owners of this land. I also pay my respects to Elders past and present.


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**From:** Leigh Dawkins
**To:** "Marc Kuter"
**Subject:** RE: marc Kuter Coochiemudlo
**Date:** Thursday, 20 November 2025 12:28:00 PM
**Attachments:** image001.jpg
image002.png
image003.png
image004.png

Good afternoon Marc,

As you mentioned, I am not to comment on a commercial supplier.

All I can say is you are doing the right thing in getting multiple quotes for comparison.

The below outlined services from the provider is the level of service we would expect in relation to services required for the PHO.

Sorry I can't be more help in this instance.

Kind regards

**Leigh Dawkins**
**Environmental Health Officer**
Health and Environment Unit
Environment and Regulation
Redland City Council
Ph: 3820 1101

A blue sign with white text Description automatically generated

I acknowledge the traditional custodians of the lands and seas where I work. I pay my respects to Elders, past, present and future.

**From:** Marc Kuter <marc@alfi.com.au>
**Sent:** Thursday, 20 November 2025 11:14 AM
**To:** Leigh Dawkins <Leigh.Dawkins@redland.qld.gov.au>
**Subject:** Fw: marc Kuter Coochiemudlo

Hi Leigh,

not sure it's worth sending you every bit of correspondence but, in this case, would

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you consider this kind of pricing normal? i understand if you can't offer an opinion but if you can it would be pretty helpful. Still waiting for other quotes.

cheers,
Marc

---

**From:** Kynan Usback <kynan@hazmatplus.com.au>
**Sent:** Thursday, November 20, 2025 11:02:38 AM
**To:** Marc Kuter <marc@alfi.com.au>
**Cc:** Diane, Hazmat Plus <Diane@hazmatplus.com.au>; Nicholas Jones <nick@hazmatplus.com.au>
**Subject:** Re: marc Kuter Coochiemudlo

Hi Marc,

Apologies for the delay.

I ran out of time Monday and have been at a mine site for the last few days with poor reception.

Normally a preliminary clandestine drug lab assessment costs $2,500 ex gst which includes up to 2hrs on site and 10 surface swab samples (plus one trip blank). These are analyzed at a NATA accredited lab on a standard 5 day turnaround with our report available 2-3 days after results are received, so usually 2 weeks from the site inspection.

If results over the investigation levels set in the National Guidelines we then will have to write a Remediation Action Plan (RAP). This is an additional $1,000 ex GST.

I have a consultant available early next week if Tuesday morning suits?

He can catch the passenger ferry if you would kindly pick him up and take him to your property and return?
We will absorb the ferry cost.

I'm back in Brisbane tonight and will get a formal quote across Friday morning if you're happy to proceed?

Let me know if you have any questions.

On Fri, 14 Nov 2025 at 6:22 pm, Kynan Usback <kynan@hazmatplus.com.au> wrote:

> Hi Marc,

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Thanks for your call today and the information.

I'll get a quote back you you Monday.

On Fri, 14 Nov 2025 at 3:01 pm, Marc Kuter <marc@alfi.com.au> wrote:

> Hi Kynan,
>
> property is 16 James st coochiemudlo. I'll send PHO separately if that's helpful (property is in my wife's name but i'm dealing with it)
>
> cheers and thanks,
> Marc

Kind regards,

**Kynan Usback** BEnvSc(Mgt) MAIOH CEnvP

Director / Principal Consultant | **Hazmat Plus**

**0437 500 009** | **kynan@hazmatplus.com.au**

**www.hazmatplus.com.au**

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Kind regards,

**Kynan Usback** BEnvSc(Mgt) MAIOH CEnvP

Director / Principal Consultant | Hazmat Plus

**0437 500 009** | **kynan@hazmatplus.com.au**

**www.hazmatplus.com.au**

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| | |
|---|---|
| **From:** | Marc Kuter |
| **To:** | Leigh Dawkins |
| **Subject:** | Re: CREH520957 Public Health Order - Clandestine Laboratory - Owner Initial CREH520957 1298942 v4 |
| **Date:** | Tuesday, 25 November 2025 11:01:10 AM |
| **Attachments:** | image001.jpg<br>image002.png<br>image003.png |

HI Leigh,

Quick update. HazmatPlus are going to do testing tomorrow and should have a report within 5-7 days after this, depending on lab times.

Cheers,
Marc

---

**From:** Leigh Dawkins <Leigh.Dawkins@redland.qld.gov.au>
**Sent:** Wednesday, 19 November 2025 1:51 PM
**To:** Marc Kuter <marc@alfi.com.au>
**Cc:** Beth Dermer <bethd@dotshealth.com.au>
**Subject:** CREH520957 Public Health Order - Clandestine Laboratory - Owner Initial CREH520957 1298942 v4

Good afternoon Marc,

Thank you for taking my call this morning.

Please find attached the updated Public Health Order in relation to the premises 16 James Street, Coochiemudlo Island.

This document has also been posted to the address 29 Shirley Street, Coochiemudlo Island.

If you have any further questions, please don't hesitate to contact me on 3820 1101.

Kind regards

Leigh Dawkins
Environmental Health Officer
Health and Environment Unit
Environment and Regulation
Redland City Council
Ph: 3820 1101

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safeworkhealth

NATA
Accreditation No. 18874

Client Name: Hazmat Plus
Contact Name: Kynan Usback
Email: kynan@hazmatplus.com.au

Ph: 1300 SWLABS
Fax: (03) 9550 3810
Email: info@swlabs.com.au

SWH Queensland
Unit 4/57 Miller Street
MURARRIE QLD 4172

# SURFACE TESTING REPORT

Episode: **978353**

Issued: 01 Dec 2025

Collection Date/Time: 26 Nov 2025
Receipt Date: 28 Nov 2025

Sample Container: 50mL Centrifuge Tube
Sample Matrix: Swabs
Number of Samples Received: 15
Seal ID: (N/A)
Sample Site Address: 16 James St Coochiemudlo

Sample Type: Individual Results

| SWL ID | | 978353 – 6.1 | 978353 – 6.2 | 978353 – 6.3 | 978353 – 6.4 | 978353 – 6.5 |
|---|---|---|---|---|---|---|
| | | Granny Flat Rangehood | Granny Flat Bathroom | Level 1, South Bedroom | Level 1, Kitchen – Rangehood | Level 1, Kitchen Ceiling |
| Analyte | CAS Number | Results (µg/sample) | | | | |
| Methamphetamine | 537-46-2 | <0.02 | **0.04** | **0.09** | **3.0** | **0.29** |
| Amphetamine | 300-62-9 | <0.02 | <0.02 | <0.02 | **0.21** | <0.02 |
| Ephedrine | 24221-86-1 | <0.02 | <0.02 | <0.02 | <0.02 | <0.02 |
| Pseudoephedrine | 90-82-4 | <0.02 | <0.02 | <0.02 | <0.02 | <0.02 |

| SWL ID | | 978353 – 6.6 | 978353 – 6.7 | 978353 – 6.8 | 978353 – 6.9 | 978353 – 6.10 |
|---|---|---|---|---|---|---|
| | | NW Bedroom, Adjacent Wardrobe | Level 1, Living Room, Under A/C | Level 1, Bathroom, Adjacent Railing | Level 1, Bathroom, Ceiling Vent | Level 1, Hallway, Between Toilet and Bath |
| Analyte | CAS Number | Results (µg/sample) | | | | |
| Methamphetamine | 537-46-2 | **2.9** | **151*** | **4.0** | **1.6** | **13*** |
| Amphetamine | 300-62-9 | **0.83** | **4.7** | **1.4** | **0.62** | **0.83** |
| Ephedrine | 24221-86-1 | <0.02 | **0.11** | **0.03** | <0.02 | **0.03** |
| Pseudoephedrine | 90-82-4 | <0.02 | **0.18** | **0.04** | <0.02 | **0.06** |

| SWL ID | | 978353 – 6.11 | 978353 – 6.12 | 978353 – 6.13 | 978353 – 6.14 | 978353 – 6.15 |
|---|---|---|---|---|---|---|
| | | Level 1, Bathroom, Behind Sink | Level 1, South Bedroom, Behind Sink | Level 1, Main Entrance, Beside Door | Shed, Hinged Door | Field Blank |
| Analyte | CAS Number | Results (µg/sample) | | | | |
| Methamphetamine | 537-46-2 | **0.47** | **0.16** | **4.5** | **0.02** | <0.02 |
| Amphetamine | 300-62-9 | **0.08** | <0.02 | **0.26** | <0.02 | <0.02 |
| Ephedrine | 24221-86-1 | <0.02 | <0.02 | <0.02 | <0.02 | <0.02 |
| Pseudoephedrine | 90-82-4 | <0.02 | <0.02 | <0.02 | <0.02 | <0.02 |

**Method Summary:**
SWL-LCMS-015 Method – Sulfuric Acid extraction followed by concentration and LCMSMS confirmation.
Limit of Reporting 0.02µg/sample. Samples analysed as received.
The Uncertainty of Measurement is ±10% of the reported result (95% Confidence Interval).
(*) Sample exceeds the working range of the analytical method.

— Please contact Sampler or Sampling Company for results interpretation —

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| | |
|---|---|
| **From:** | Marc Kuter |
| **To:** | Leigh Dawkins |
| **Subject:** | Fw: marc Kuter Coochiemudlo |
| **Date:** | Monday, 1 December 2025 6:59:22 PM |
| **Attachments:** | ATT00001.png<br>noname<br>image.png<br>978353 - 16 James St Coochiemudlo (Individual).pdf |

---

**From:** Kynan Usback <kynan@hazmatplus.com.au>
**Sent:** Monday, December 1, 2025 5:26 pm
**To:** Marc Kuter <marc@alfi.com.au>
**Cc:** Nicholas Jones <nick@hazmatplus.com.au>; Diane, Hazmat Plus <Diane@hazmatplus.com.au>
**Subject:** Re: marc Kuter Coochiemudlo

Hi Marc,

As discussed lab results just in, see attached.

We will work on the Preliminary Report and get it to you by close of business tomorrow.

Some samples were higher than the Investigation Levels (ILs) which means a Remediation Action Plan will also need to be prepared with remediation/cleaning undertaken.

Hopefully I have answered most of your questions just now, though feel free to contact me if you have any more questions in the meantime.

Kind regards,

**Kynan Usback** BEnvSc(Mgt) MAIOH CEnvP

Director / Principal Consultant | **Hazmat Plus**

**0437 500 009** | **kynan@hazmatplus.com.au**

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On Tue, 25 Nov 2025 at 11:42, Marc Kuter <marc@alfi.com.au> wrote:

> thanks Kynan, 11:00 is fine. i'll text Nick to organise pick up from ferry this side. Ferry's run on the hour and every half hour from vic point side. cheers, Marc
>
> ---
>
> **From:** Kynan Usback <kynan@hazmatplus.com.au>
> **Sent:** Tuesday, November 25, 2025 11:36:47 AM
> **To:** Marc Kuter <marc@alfi.com.au>
> **Cc:** Nicholas Jones <nick@hazmatplus.com.au>; Diane, Hazmat Plus <Diane@hazmatplus.com.au>
> **Subject:** Re: marc Kuter Coochiemudlo
>
> Hi Marc,
>
> Thanks for your call and confirmation to proceed.
>
> As discussed our consular Nick Jones is available tomorrow to undertake the assessment. Does around 11am suit you?
>
> He'll call you when on the ferry if you could pick him up / drop him back that would save us taking his car over, thanks.
>
> As discussed he will likely have to take a few more samples to ensure good coverage of the house including testing the Granny Flat.
>
> His mobile is 0434 149 935.

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On Tue, 25 Nov 2025 at 10:59 am, Marc Kuter <marc@alfi.com.au> wrote:

> Hi Kynan,
>
> Thanks for chat today. I'm happy to proceed based on your quote.
> Cheers and thanks,
> Marc
>
> ---
>
> **From:** Kynan Usback <kynan@hazmatplus.com.au>
> **Sent:** Thursday, 20 November 2025 11:02 AM
>
> **To:** Marc Kuter <marc@alfi.com.au>
> **Cc:** Diane, Hazmat Plus <Diane@hazmatplus.com.au>; Nicholas Jones <nick@hazmatplus.com.au>
> **Subject:** Re: marc Kuter Coochiemudlo
>
> Hi Marc,
>
> Apologies for the delay.
>
> I ran out of time Monday and have been at a mine site for the last few days with poor reception.
>
> Normally a preliminary clandestine drug lab assessment costs $2,500 ex gst which includes up to 2hrs on site and 10 surface swab samples (plus one trip blank). These are analyzed at a NATA accredited lab on a standard 5 day turnaround with our report available 2-3 days after results are received, so usually 2 weeks from the site inspection.
>
> If results over the investigation levels set in the National Guidelines we then will have to write a Remediation Action Plan (RAP). This is an additional $1,000 ex GST.
>
> I have a consultant available early next week if Tuesday morning suits?
>
> He can catch the passenger ferry if you would kindly pick him up and take him to your property and return?
> We will absorb the ferry cost.
>
> I'm back in Brisbane tonight and will get a formal quote across Friday morning if you're happy to proceed?
>
> Let me know if you have any questions.
>
> On Fri, 14 Nov 2025 at 6:22 pm, Kynan Usback <kynan@hazmatplus.com.au> wrote:
>
> > Hi Marc,
> >
> > Thanks for your call today and the information.
> >
> > I'll get a quote back you you Monday.
> >
> > On Fri, 14 Nov 2025 at 3:01 pm, Marc Kuter <marc@alfi.com.au> wrote:
> >
> > > Hi Kynan,

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property is 16 James st coochiemudlo. I'll send PHO separately if that's helpful (property is in my wife's name but i'm dealing with it)

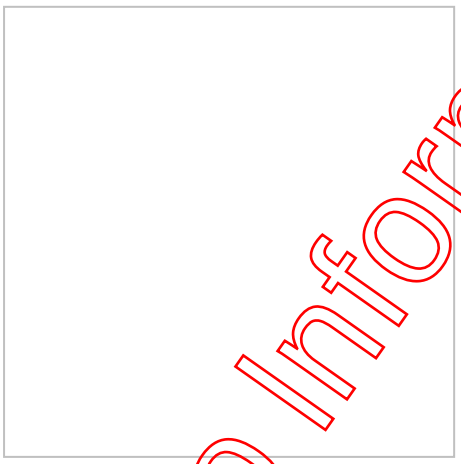
cheers and thanks,
Marc

Kind regards,

**Kynan Usback** BEnvSc(Mgt) MAIOH CEnvP

Director / Principal Consultant | **Hazmat Plus**

**0437 500 009** | **kynan@hazmatplus.com.au**



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Kind regards,

**Kynan Usback** BEnvSc(Mgt) MAIOH CEnvP

Director / Principal Consultant | **Hazmat Plus**

**0437 500 009** | **kynan@hazmatplus.com.au**



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# PRELIMINARY CLANDESTINE DRUG LABORATORY ASSESSMENT REPORT

H25112-PMA-01

3 December 2025



16 James Street,

Coochiemudlo Island Qld 4184

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# Author and Document Control

| Reference | Author | Reviewed/Approved | Approved | Date issued | Distribution |
|---|---|---|---|---|---|
| H25112-PMA-01 | Kynan Usback<br>Principal Consultant | Kynan Usback<br>Principal Consultant | 3/12/2025 | 3/12/2025 | 1 x PDF |

**Prepared for:**

Marc Kuter
On behalf of Beth Dermer
16 James Street,
Coochiemudlo Island Qld 4184
M: 0417 232 320
E: Marc@alfi.com.au

**Prepared, Reviewed and Approved by:**



Kynan Usback BEnvSc(Mgt) MAIOH CEnvP
Principal Environmental Scientist
Hazmat Plus

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# Appendices


Appendix A Certificate of Analysis
Appendix B Additional Photographs
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# 1 INTRODUCTION

Hazmat Plus was commissioned by Marc Kuter (**the client**) on behalf of Beth Dermer (the homeowner), to conduct an assessment of potential drug residue contamination at 16 James Street, Coochiemudlo Island Qld 4184 (**the property**) (legally defined as Lot 34 RP 97358) as per the National Clandestine Drug Laboratory Remediation Guidelines (2011) (**Guidelines**).

The owner of the property has received a Public Health Order from Redland City Council (Ref: CREH520957 dated 3 November 2025) subsequent Queensland Police Service advising Redland City Council that "the premises was used in unlawfully producing a dangerous drug" requesting a suitably qualified assessor undertake an assessment of the property as per the National Clandestine Drug Laboratory Remediation Guidelines (2011) to determine if a Remediation Action Plan with subsequent remediation / validation is required.

The inspection of the property was undertaken by Senior Environmental Scientist & Licensed Asbestos Assessor, Mr Nicholas Jones on Wednesday, 26 November 2025 between approximately 11.30am and 1.00pm.

## 1.1 Scope of Works

The scope of works involved the following:

- Development of a task specific Safe Work Method Statement (SWMS);
- Visible inspection of the property to identify areas of potential concern in regard to alleged drug manufacture and drug residues;
- Preparation of a sampling and analysis plan;
- Swab testing of representative areas of concern within the interior of the property;
- NATA laboratory analysis for main chemicals of concern; and
- Preparation of a Preliminary Assessment Report determining whether a Remediation Action Plan is required.

## 1.2 Objectives

The objectives of the report are to:

- Identify areas of concern within the property and take representative swab tests;
- Detail the inspection methodology;
- Provide a risk assessment of the identified areas of concern; and
- Prepare a Report detailing the results of the swab tests and recommendations including if there is a requirement for a Remediation Action Plan to be prepared.

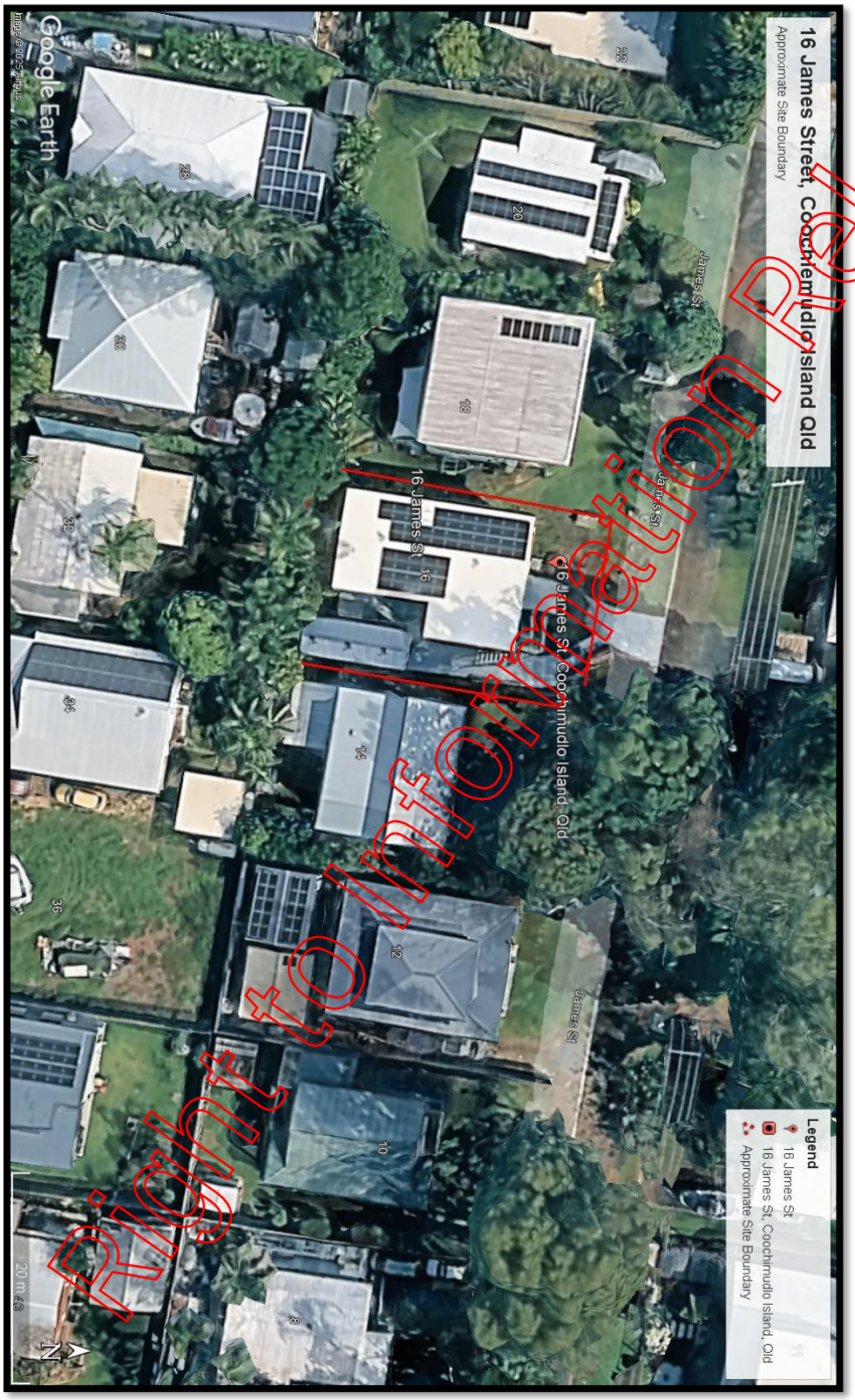
## 1.3 Background

The owner of the property is concerned that illegal drug activity may have been undertaken at the property by the occupant/s previously residing there. The occupant/s have vacated the property and the property sold to the new homeowner. Swab testing is required confirm or refute the presence of methamphetamine (and other potential drug/chemical) residues and if present identify the nature and extent of the contamination to allow for a Remediation Action Plan (RAP) to be produced to assist in the remediation/cleaning of the property and subsequent clearance and validation of those works so the property can be safely reoccupied.

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## 1.4 Property Description

The property is a residential duplex located at 16 James Street, Coochiemudlo Island Qld. The property is a two story, four bedroom, two bathroom residential dwelling constructed of weatherboard cladding with an iron roof. Refer to Site Imagery below (source Google Earth, 2025).




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# 2 METHODOLOGY

Clandestine drug laboratory screening inspections are carried out applying a risk management approach to identify, assess and ultimately control the risk associated with any identified methamphetamine contamination. A semi-quantitative risk assessment methodology was applied to assess the risk of all identified situations. The assessment methodology is presented in **Section 3 – Risk Assessment**.

The inspection comprised a walkthrough of the accessible areas of the property and also included the gathering of anecdotal information available from the client/client's representative, Police Report (if available) and the Council Public Health Notice (if available). Based upon the aforementioned information sources and physical accessibility on the day of the assessment, areas of concern that are suspected of potentially containing elevated levels of methamphetamine (or other drug/precursor chemicals) contamination are identified by means of visual observation mainly targeting areas with stored laboratory (cooking) equipment, stored chemicals, drug paraphernalia (smoke pipes), stains or burns, potential cooking areas (e.g. kitchen), potential waste disposal areas (e.g. laundry) and/or odours. Representative sampling of surfaces (as required and where available) for laboratory confirmatory analysis is then undertaken of the areas of concern however usually limited to the allocated swab sample numbers, Refer **Section 2.1 – Sampling Procedure**. These situations will then be included in the Sample Results Summary Table with all notated items risk assessed as per the methodology. Refer **Section 3 – Risk Assessment**.

The inspections are typically limited to the experience and training of the inspector(s) and the information and access made available at the time of the inspection by the client &/or occupants. All Hazmat Plus inspectors are trained in accordance with our in-house work instructions for clandestine drug lab detection and methamphetamine testing, which amongst other parameters requires that all inspectors are trained and 'shadowed' on numerous diverse properties by a competent and experienced inspector prior to carrying out independent inspections. All inspectors used are qualified environmental scientists and/or occupational hygienists. There is still a possibility some areas of concern may not be identified as any inspection is subject to accessibility, possible human error and limited by the sample numbers as determined necessary and/or requested by the client.

The inspector will take representative swab samples in suspected areas of concern to confirm or refute the presence of meth contamination within the sampled areas. Generally a combination of judgmental and biased (targeted) sampling is undertaken to areas likely to harbor drug residue contamination such as near light switches, near door handles, or where there may have been "cooking" such as stove tops, food preparation areas, or waste disposal areas such as basins/sinks, or where sensitive receptors may be, such as children's bedrooms, play areas etc. All sampling is undertaken by use of representative sampling which caters for numerous similar situations when appropriate. This means that a close inspection of all similar situations within the property is carried out, however sampling may not be undertaken to reduce the risk of disturbance of materials, exposure to occupants, the inspector and analytical costs for the client.

Sample collection is usually conducted in a non-destructive and non-invasive manner of non-porous surfaces only. A standard inspection does not include access and inspection of any areas that will require special means of access to restricted areas such as confined spaces, work at height, isolation of energy services, live equipment and mechanical plant, partial demolition of structures and similar access limitations.

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Unless specifically noted, the inspection did not cover:

- Hidden and/or inaccessible locations such as in wall cavities, hidden storage areas and the like;
- Live electrical appliances including air conditioners; and
- Inaccessible/unidentified shafts, cavities and the like.

Where any suspected contamination is uncovered, an experienced environmental scientist and/or occupational hygienist such as Hazmat Plus, should be contacted to sample, risk assess and document the findings and provide further recommendations.

## 2.1 Sampling Procedure

Sampling is conducted using laboratory prepared cloth swabs pre-moistened with approximately 4mL methanol to aid in sample collection. A new pair of disposable nitrile gloves is used for each sample location. A cardboard template labelled with the sample location and swab sample number with a square cut-out of 100x100mm is placed over the area to be swab tested and held in position by blu-tack or tape. The cloth swab is wiped left to right in a downwards "S" motion. The swab is then folder and the same area swabbed again in an up-down "W" direction from left to right.

The individual swab is then placed into the laboratory provided clean virgin 50ml plastic vial and placed under a full laboratory Chain of Custody to be sent to the NATA accredited laboratory for chemical analysis. The chemicals are analysed by Liquid Chromatography-Mass Spectrometry using the NIOSH method 9111 for Methamphetamine, Amphetamine, Ephedrine, Pseudoephedrine, MDMA & MDA. Results are reported with a detection limit of 0.02µg with a +/- 0.06µg measurement uncertainty for a 0.5µg sample at a 95% confidence interval.

It should be noted that the main chemicals of concern (COC) used in this preliminary drug screening assessment are methamphetamine, amphetamine, pseudoephedrine, ephedrine, MDMA and MDA. These chemicals are the main chemicals of concern due to methamphetamine ("meth" or "ice") or MDMA ("ecstasy") is the final product of a clandestine drug laboratory, with methamphetamine being one of the most toxic of all chemicals involved in clandestine drug lab manufacture and if it is present, gives an indication that other potentially toxic and harmful chemicals or substances are also potentially present. Due to the fact there are a multitude of "cooking" methods including though not limited to the Nazi-Birch (Anhydrous Ammonia), Red phosphorus, P2P and the "one pot" aka "shake and bake" methods which have slightly different pre-cursors and by-products/waste products which cannot be all tested for as the cost of laboratory analysis alone would be expensive and time consuming.

PPE including half face tight fitting respirator with vapour canister, coveralls and gloves were used as required based on a risk assessment.

## 2.2 Quality Assurance / Quality Control

A Quality Assurance / Quality Control trip blank sample was included in the batch of samples taken on the day of the inspection. The QA/QC sample was a "trip blank" to provide an indication of cleanliness including to ensure no cross contamination had occurred and also to check the laboratories method was not detecting chemicals from the swab which should be free of contaminants. The QA/QC swab returned a result below the detection limits of the laboratory and we can therefore conclude the inspection and screening was undertaken appropriately. A field blank was not taken as new nitrile gloves were utilised for each sample.

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# 3 RISK ASSESSMENT

A risk assessment approach is used to determine the overall level of risk from the sample analysis results, their interpretation including the locations tested and whether the results are significantly elevated or not and whether there are sensitive receptors in these locations (such as children).

A qualitative risk assessment is undertaken each time an inspection and meth testing of a site/property is conducted. The risk assessments are performed by competent persons only. Each situation is allocated a risk rating from "Very High Risk" to "Nil Risk". In the absence of guidance in Australia as to what levels of methamphetamine contamination are deemed "high risk" or "hazardous to health", the risk assessment utilised by Hazmat Plus below, is modelled upon current guidance in Western Australia and also New Zealand. These ratings are defined as follows:

- Nil Risk: Poses no risk to occupants of the area due to the residue levels not being detected. Usually applies to buildings where no production has occurred, no chemicals have been stored and no use has occurred (or sufficient remediation and cleaning has occurred prior to our assessment).
- Low Risk: Poses a low risk to occupants of the area due to the contamination being detected but below the adopted Investigation Levels (i.e. <0.5µg/swab for methamphetamine). Usually applies to buildings where low use has occurred, occurred a while ago or where someone with contaminated hands has touched surfaces.
- Moderate Risk: Poses a moderate risk to occupants of the area due to the contamination being elevated above the Investigation Levels (i.e. >0.5µg) but less than 3.7µg/swab. Usually applies to buildings where small volumes of chemicals may have been stored or low use may have occurred. If manufacturing has occurred, it may have been small volumes or very controlled.
- Moderate to High Risk: Poses a moderate to high risk to occupants of the area due to the contamination being elevated above 3.7µg/swab but less than 15µg/swab. Usually applies to buildings where some production may have occurred (e.g. small scale "shake and bake"), small to moderate volumes of chemicals may have been stored or smoking/drug use may have occurred.
- High risk: Due to the contamination levels and/or activity in the area. Usually applies to a building or room where a clandestine drug lab has been operating, significant quantities of chemicals stored or spilled and/or heavy use may have occurred. Investigation Levels are typically above 15µg/swab.
- Very High Risk: There is an immediate exposure risk to anyone entering the area due to high levels of contamination. Immediate action is required to restrict access and stop the spread of contamination as well as plan for decontamination and remediation works. Usually applies to a building where significant manufacture or spills of chemicals have occurred. Investigation Levels are typically above 100µg/swab.

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# 4 SAMPLE SUMMARY TABLE

| | | | | | |
|---|---|---|---|---|---|
| **Assessment by:** | Nick Jones | **Date of inspection:** | 26/11/2025 | **Review & Re-Inspection:** | Clearance to be undertaken post-remediation (TBC) |
| **Site Contact:** | Marc Kuter | **Site Location:** | 16 James Street, Coochiemudlo Island Qld | | |

| Sample No. | Results (µg/swab) | Photograph | Location | Action Priority | Approx. Quantity (m, m², m³) | Actions/Comments |
|---|---|---|---|---|---|---|
| Swab 01 | <0.02 |  | Granny Flat, Rangehood (sampled due to potential "cooking" location) | No Risk | 2m² | |
| Swab 02 | 0.04 |  | Granny Flat Bathroom, wall<br><br>(sampled as visible stains) | Low Risk | 16m² | |

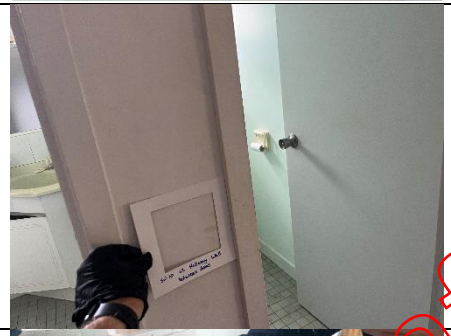
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| Sample No. | Results (µg/swab) | Photograph | Location | Action Priority | Approx. Quantity (m, $m^2$, $m^3$) | Actions/Comments |
|---|---|---|---|---|---|---|
| Swab 03 | 0.09 |  | Level 1, South Bedroom, wall<br><br>(sampled as potential smoking area and visible stains) | Low Risk | 36$m^2$ | |
| Swab 04 | **3.0** |  | Level 1, Kitchen, rangehood<br><br>(sampled as potential cooking area) | Moderate Risk | 1$m^2$ | **Remediation Action Plan Required** |
| Swab 05 | 0.29 |  | Level 1, Kitchen Ceiling<br><br>(sampled as potential cooking area) | Low Risk | 6$m^2$ | |

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| Sample No. | Results (µg/swab) | Photograph | Location | Action Priority | Approx. Quantity (m, $m^2$, $m^3$) | Actions/Comments |
|---|---|---|---|---|---|---|
| Swab 06 | **2.9** |  | NW Bedroom adjacent Wardrobe<br><br>(sampled as potential smoking area and visible stains) | Moderate Risk | 12$m^2$ | |
| Swab 07 | **151** |  | Level 1, Living Room under A/C unit<br><br>(sampled as air exchange and potential smoking area) | Very High Risk | 16$m^2$ | **Do not operate A/C**<br>**Restrict access to the room**<br>**Remediation Action Plan Required** |
| Swab 08 | **4.0** |  | Level 1, Toilet, wall<br><br>(sampled as potential chemical disposal area) | Moderate Risk | 8$m^2$ | **Remediation Action Plan Required** |

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| Sample No. | Results (µg/swab) | Photograph | Location | Action Priority | Approx. Quantity (m, $m^2$, $m^3$) | Actions/Comments |
|---|---|---|---|---|---|---|
| Swab 09 | **1.6** |  | Bathroom, ceiling vent<br><br>(sampled as potential chemical disposal area) | Moderate Risk | $1m^2$ | **Remediation Action Plan Required** |
| Swab 10 | **13** |  | Level 1, Hallway wall<br><br>(sampled due to high traffic area) | Moderate to High Risk | $16m^2$ | **Remediation Action Plan Required** |
| Swab 11 | 0.47 |  | Level 1 Bathroom, wall<br><br>(sampled as potential dumping area) | Low Risk | $12m^2$ | |

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| Sample No. | Results (µg/swab) | Photograph | Location | Action Priority | Approx. Quantity (m, $m^2$, $m^3$) | Actions/Comments |
|---|---|---|---|---|---|---|
| Swab 12 | 0.16 |  | Level 1, Ensuite, wall<br><br>(sampled as potential chemical disposal area) | Low Risk | $6m^2$ | |
| Swab 13 | **4.5** |  | Level 1, Main Entrance door<br><br>(sampled as high contact location) | Low Risk | $2m^2$ | |
| Swab 14 | 0.02 |  | Shed, hinged door<br><br>(sampled to check area) | Low Risk | $2m^2$ | |

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| Sample No. | Results (µg/swab) | Photograph | Location | Action Priority | Approx. Quantity (m, $m^2$, $m^3$) | Actions/Comments |
|---|---|---|---|---|---|---|
| Swab 15 | <0.02 | No Photograph Available | Field Blank | Nil Risk | | **QA/QC passed** |

**Note:** Results in **BOLD** represent analysis being above the Investigation Levels.

## 4.1 No Access Areas

The following areas had no access available at the time of the inspection:

- Within wall cavities; and
- Inside electrical appliances;
- Inside air handling units.

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# 5 RESULTS AND DISCUSSION

## 5.1 Interior of Site

Fifteen (15) swab samples were taken during the inspection (i.e. fourteen (14) individual/discreet location samples and one (1) QA/AC swab sample) and sent to a NATA accredited laboratory for chemical analysis using a method based on NIOSH 9111 method for testing for Methamphetamine, Amphetamine, Ephedrine, Pseudoephedrine, MDMA and MDA as the main pre-cursors and end products in Methamphetamine/MDMA production. If any of these chemicals return a result above the adopted Investigation Levels (IL's) as per the National Clandestine Drug Laboratory Remediation Guidelines 2011, a Remediation Action Plan and subsequent remediation and validation is required.

Representative samples were predominantly taken from areas where there was greatest potential for 'cooking', 'smoking', potential children's bedrooms, storage of chemicals and liquid waste disposal areas based on the Police Report (if available), Council's Public Health Notice (if available) and our previous experience with similar sites and what we identify on site at the time of the inspection.

The swab samples were taken from the following areas, with the following results:

- Swab 01: Granny Flat, Wall below rangehood – <0.02µg/swab which is below the IL of 0.5µg/swab for methamphetamine;
- Swab 02: Granny Flat Bathroom – 0.04µg/swab which is below the IL of 0.5µg/swab for methamphetamine;
- Swab 03: Level 1, South Bedroom – 0.09µg/swab which is below the IL of 0.5µg/swab for methamphetamine;
- Swab 04: Level 1, Kitchen, wall beneath rangehood – **3.0µg/swab** which is **above** the IL of 0.5µg/swab for methamphetamine;
- Swab 05: Level 1, Kitchen ceiling – 0.29µg/swab which is below the IL of 0.5µg/swab for methamphetamine;
- Swab 06: Level 1, NW Bedroom, wall adjacent wardrobe – **2.9µg/swab** which is **above** the IL of 0.5µg/swab for methamphetamine;
- Swab 07: Level 1, Living Room, Under A/C – **115µg/swab** which is **above** the IL of 0.5µg/swab for methamphetamine;
- Swab 08: Level 1, Bathroom adjacent railing – **4.0µg/swab** which is **above** the IL of 0.5µg/swab for methamphetamine;
- Swab 09: Level 1, Bathroom ceiling vent – **1.6µg/swab** which is **above** the IL of 0.5µg/swab for methamphetamine;
- Swab 10: Level 1, Hallway wall – **13µg/swab** which is **above** the IL of 0.5µg/swab for methamphetamine;
- Swab 11: Level 1 Toilet wall – 0.47µg/swab which is below the IL of 0.5µg/swab for methamphetamine;
- Swab 12: Level 1, South Bedroom wall – 0.16µg/swab which is below the IL of 0.5µg/swab for methamphetamine;

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- Swab 13: Main Entrance, door – **4.5µg/swab** which is **above** the IL of 0.5µg/swab for methamphetamine;
- Swab 14: Shed, hinged door – 0.02µg/swab which is below the IL of 0.5µg/swab for methamphetamine;
- Swab 15: QA/QC – <0.02µg/swab which is below the IL of 0.5µg/swab for methamphetamine.

Seven individual location swab samples (Swabs 04, 06, 07, 08, 09, 10 & 13) returned results **above** the adopted IL of 0.5 µg of methamphetamine/swab as per the National Clandestine Drug Laboratory Remediation Guidelines 2011 with the recorded level of 115µg/swab for methamphetamine (Swab 07, Level 1, Living Room under A/C) which is approximately 230 times above the allowable limit. There were six detections of methamphetamine below the IL.

Due to levels detected being **above** the IL, the need for a Remediation Action Plan (**RAP**) is warranted and it is considered that the levels of methamphetamine detected pose a moderate to high risk to occupants or persons entering the property. This is generally associated where moderate methamphetamine use &/or manufacture has occurred.

## 5.2 Exterior Grounds

No exterior ground surfaces had signs of chemical waste dumping or "burn pits". Disposal of waste products was likely down the municipal sewage system which may have been affected by the operation. The scope of our services excludes any testing of pipework. As a matter of course the Remediation Action Plan will recommend the sewerage system be "flushed" with water to flush and dilute any potential chemicals.

## 5.3 Soft Furnishings

No samples were taken from any porous items including soft furnishings as none were present at the time of the assessment.

## 5.4 Recommendations and Conclusion

Based on the findings that one individual swab sample returned analysis levels above the adopted Investigation Levels (**IL's**) of 0.5µg/swab for methamphetamine as per the National Clandestine Drug Laboratory Remediation Guidelines 2011, this determines **a Remediation Action Plan (RAP) IS REQUIRED** to be prepared, to detail what areas of the property require remediation/clean-up and to what extent.

Access to the garage and shed should be restricted until remediation and validation can occur.

Please contact the undersigned at kynan@hazmatplus.com.au or alternatively on 0437 500 009 should you require any further clarification regarding this report.



Kynan Usback BEnvSc(Mgt) MAIOH CEnvP

Principal Occupational Hygienist

**Hazmat Plus**

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# 6 LIMITATIONS

## 6.1 Project Specific Limitations

This report has been prepared by Hazmat Plus in response to and subject to the following limitations:

1. The specific instructions received as part of phone conversations and emails from the client including any provided Police Report and/or Council Orders;
2. May not be relied upon by any third party not named in this report for any purpose except with the prior written consent of Hazmat Plus (which consent may or may not be given at the discretion of Hazmat Plus);
3. This report should be read in full. The report comprises the formal report, documentation sections, tables, figures and appendices as referred to in the index to this report and must not be released to any third party or copied in part without all the material included in this report for any reason;
4. The report only relates to the property referred to in the scope of works being located at 'the property', and not including other ancillary buildings;
5. The report relates to the property as at the date of the report as conditions may change thereafter due to natural processes and/or property activities;
6. No warranty or guarantee is made in regard to any other use than as specified in the scope of works and only applies to the location tested and reported in this report;
7. The number of samples taken has been determined by the size of the property, our experience and as agreed prior to the site works via quotation as the cost of the analysis can inflict on whether Hazmat Plus is engaged by the client due to extra costs. All care is taken however no responsibility is given to any potential inadequacy of sample numbers;
8. Where third party survey work, reports or verbal information has been relied upon, the data is included and used in the form provided by the third party. The responsibility for the accuracy of such data remains with the third party, not with Hazmat Plus.
9. The advice provided in this report is based on information obtained from the identified inspection locations and/or sampling points. Conditions present in other parts of the building structure or property may differ from those identified at the inspection locations and/or sampling points. Stated quantities of observed materials or items should not be inferred as a definitive quantity survey of such materials or items.
10. The inspection is a visual inspection supported by a selective sampling process. Consequently, only those materials and products that are physically accessible can be located and identified. The possibility that un-surveyed materials or products remain in concealed areas cannot be ruled out. Such areas include but are not limited to, inside ceilings or wall cavities, service shafts and ducts, height restricted areas, areas only accessible by dismantling equipment, voids or internal areas of plant or areas concealed within the building structure, only accessible during demolition.
11. In the event that areas suspected of containing elevated levels of methamphetamine (or other hazardous substances) are revealed during occupation, Hazmat Plus should be contacted immediately to provide further advice or to re-attend property at our standard hourly rate to assess the situation; and

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12. The general limitations which are attached to this report.

## 6.2 General Limitations

### 6.2.1 Scope of services

The work presented in this report is Hazmat Plus response to the specific scope of works requested by, planned with and approved by the client. It cannot be relied on by any other third party for any purpose except with our prior written consent. Client may distribute this report to other parties and in doing so warrants that the report is suitable for the purpose it was intended for. However, any party wishing to rely on this report should contact us to determine the suitability of this report for their specific purpose.

### 6.2.2 Data should not be separated from the report

A report is provided inclusive of all documentation sections, limitations, tables, figures and appendices and should not be provided or copied in part without all supporting documentation for any reason, because misinterpretation may occur.

### 6.2.3 Problems with interpretation by others

Advice and interpretation is provided on the basis that subsequent work will be undertaken by Hazmat Plus. This will identify variances, maintain consistency in how data is interpreted, conduct additional tests that may be necessary and recommend solutions to problems encountered on the property. Other parties may misinterpret our work and we cannot be responsible for how the information in this report is used. If further data is collected or comes to light, we reserve the right to alter these conclusions.

### 6.2.4 Obtain regulatory approval

The investigation and remediation of contaminated properties is a field in which legislation and interpretation of legislation is changing rapidly. Our interpretation of the investigation findings should not be taken to be that of any other party. When approval from a statutory authority is required for a project, that approval should be directly sought by the client.

### 6.2.5 Limit of liability

This report has been carried out to a particular scope of works at a specified property and should not be used for any other purpose. This report is provided on the condition that Hazmat Plus disclaims all liability to any person or entity other than the client in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by any such person in reliance, whether in whole or in part, on the contents of this report. Furthermore, Hazmat Plus disclaims all liability in respect of anything done or omitted to be done and of the consequence of anything done or omitted to be done by the client, or any such person in reliance, whether in whole or any part of the contents of this report of all matters not stated in the brief outlined in Hazmat Plus's proposal and/or emails and according to Hazmat Plus general terms and conditions and special terms and conditions for contaminated properties.

To the maximum extent permitted by law, we exclude all liability of whatever nature, whether in contract, tort or otherwise, for the acts, omissions or default, whether negligent or otherwise for any loss or damage whatsoever that may arise in any way in connection with the supply of services. Under circumstances where liability cannot be excluded, such liability is limited to the value of the purchased service.

This report shall not be used in any legal proceedings or for any matter not stipulated in this report.

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# 7 CLOSURE

This report has been prepared by Hazmat Plus with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client or their representative. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from Hazmat Plus.

Hazmat Plus disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

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# APPENDIX A CERTIFICATE OF ANALYSIS

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safeworkhealth

NATA
Accreditation No. 18874

Client Name: Hazmat Plus
Contact Name: Kynan Usback
Email: kynan@hazmatplus.com.au

Ph: 1300 SWLABS
Fax: (03) 9550 3810
Email: info@swlabs.com.au

SWH Queensland
Unit 4/57 Miller Street
MURARRIE QLD 4172

# SURFACE TESTING REPORT

Episode: **978353**

Issued: 01 Dec 2025

Collection Date/Time: 26 Nov 2025
Receipt Date: 28 Nov 2025

Sample Container: 50mL Centrifuge Tube
Sample Matrix: Swabs
Number of Samples Received: 15
Seal ID: (N/A)
Sample Site Address: 16 James St Coochiemudlo

Sample Type: Individual Results

| SWL ID | | 978353 – 6.1 | 978353 – 6.2 | 978353 – 6.3 | 978353 – 6.4 | 978353 – 6.5 |
|---|---|---|---|---|---|---|
| | | Granny Flat Rangehood | Granny Flat Bathroom | Level 1, South Bedroom | Level 1, Kitchen – Rangehood | Level 1, Kitchen Ceiling |
| Analyte | CAS Number | Results (µg/sample) | | | | |
| Methamphetamine | 537-46-2 | <0.02 | **0.04** | **0.09** | **3.0** | **0.29** |
| Amphetamine | 300-62-9 | <0.02 | <0.02 | <0.02 | **0.21** | <0.02 |
| Ephedrine | 24221-86-1 | <0.02 | <0.02 | <0.02 | <0.02 | <0.02 |
| Pseudoephedrine | 90-82-4 | <0.02 | <0.02 | <0.02 | <0.02 | <0.02 |

| SWL ID | | 978353 – 6.6 | 978353 – 6.7 | 978353 – 6.8 | 978353 – 6.9 | 978353 – 6.10 |
|---|---|---|---|---|---|---|
| | | NW Bedroom, Adjacent Wardrobe | Level 1, Living Room, Under A/C | Level 1, Bathroom, Adjacent Railing | Level 1, Bathroom, Ceiling Vent | Level 1, Hallway, Between Toilet and Bath |
| Analyte | CAS Number | Results (µg/sample) | | | | |
| Methamphetamine | 537-46-2 | **2.9** | **151*** | **4.0** | **1.6** | **13*** |
| Amphetamine | 300-62-9 | **0.83** | **4.7** | **1.4** | **0.62** | **0.83** |
| Ephedrine | 24221-86-1 | <0.02 | **0.11** | **0.03** | <0.02 | **0.03** |
| Pseudoephedrine | 90-82-4 | <0.02 | **0.18** | **0.04** | <0.02 | **0.06** |

| SWL ID | | 978353 – 6.11 | 978353 – 6.12 | 978353 – 6.13 | 978353 – 6.14 | 978353 – 6.15 |
|---|---|---|---|---|---|---|
| | | Level 1, Bathroom, Behind Sink | Level 1, South Bedroom, Behind Sink | Level 1, Main Entrance, Beside Door | Shed, Hinged Door | Field Blank |
| Analyte | CAS Number | Results (µg/sample) | | | | |
| Methamphetamine | 537-46-2 | **0.47** | **0.16** | **4.5** | **0.02** | <0.02 |
| Amphetamine | 300-62-9 | **0.08** | <0.02 | **0.26** | <0.02 | <0.02 |
| Ephedrine | 24221-86-1 | <0.02 | <0.02 | <0.02 | <0.02 | <0.02 |
| Pseudoephedrine | 90-82-4 | <0.02 | <0.02 | <0.02 | <0.02 | <0.02 |

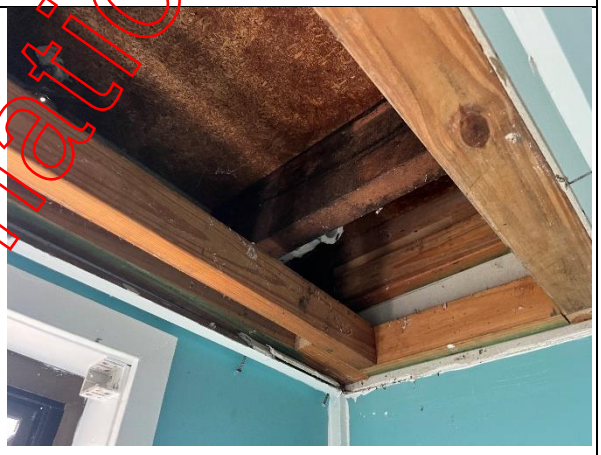
**Method Summary:**
SWL-LCMS-015 Method – Sulfuric Acid extraction followed by concentration and LCMSMS confirmation.
Limit of Reporting 0.02µg/sample. Samples analysed as received.
The Uncertainty of Measurement is ±10% of the reported result (95% Confidence Interval).
(*) Sample exceeds the working range of the analytical method.

— Please contact Sampler or Sampling Company for results interpretation —

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# APPENDIX B ADDITIONAL PHOTOGRAPHS

The following photographs show identified hazards and/or stored items (note: not all hazards or stored items may be shown and the remediation contractor / homeowner will need to undertake their own inspection and risk assessment).

| | |
|---|---|
|  |  |
| Photo 1: View of the Level 1 area | Photo 2: View of bedroom |
|  |  |
| Photo 3: View of one of the empty bedrooms | Photo 4: View of the ceiling cut out |

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# APPENDIX C COUNCIL PUBLIC HEALTH NOTICE

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03 November 2025

Ref: CREH520957
Contact: Leigh Dawkins

Ms Beth k Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

| | |
|---|---|
| **Customer Request Number:** | **CREH520957** |
| **Request Type:** | **Public Health Risk - Clandestine Lab** |
| **Location:** | **16 James Street Coochiemudlo Island QLD 4184** |

Please find attached a Public Health Order in relation to a Queensland Police Service notification.

The *Public Health Act 2005* and *Public Health Regulation 2018* identify when a particular place used in unlawfully producing a dangerous drug may become a public health risk. Council wishes to advise you that actions, as outlined in the attached Public Health Order, are required to be undertaken by the due date to resolve the public health risk.

Please be advised that failure to comply with the Public Health Order may result in a Prescribed Infringement Notice (on the spot fine) of $834.00 (individual)/$4,172.00 (corporation) being issued. Council may also apply for an enforcement order or warrant and conduct the works, with costs being incurred by the property owner/responsible person.

Also attached are the following fact sheets which provide additional information and may assist you in complying with the Public Health Order.

Fact Sheet: Clandestine Drug Laboratories – Health Risks and Advice for Residents.
Fact Sheet: Clandestine Drug Laboratories – Guidelines for Suitable Qualification for Assessors

Should you have any questions in relation to the Public Health Order or the investigation, please contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting the above customer request number.

Yours sincerely

Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

Cnr Bloomfield and Middle Streets, Cleveland Q 4163
PO Box 21, Cleveland Q 4163
Telephone: (07) 3829 8999
Facsimile: (07) 3829 8765
Email: rcc@redland.qld.gov.au
Web: redland.qld.gov.au

03 November 2025

Ref: CREH520957
Contact: Leigh Dawkins

Ms Beth k Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

**Public Health Order**

***Public Health Act 2005***
**Section 23**

I am an officer of Redland City Council and an authorised person appointed under the *Public Health Act 2005.* This Public Health Order is being issued to you because it is reasonably believed a public health risk is occurring at a place you are responsible for:

This Public Health Order is issued to:

| | |
|---|---|
| **Name & Postal Address** | Ms Beth Dermer of 16 James Street, Coochiemudlo Island QLD 4184 |

In respect of a public health risk located at:

| | | |
|---|---|---|
| **Property Address** | 16 James Street Coochiemudlo Island QLD 4184 | |
| **Property Number** | 3971 | |
| **Real Property Description (RPD)** | **Lot on Plan** | **Local Government** |
| | Lot 34 RP 97358 | Redland City Council |

**Nature of Public Health Risk:**

There is a reasonable belief that a public health risk has occurred or is occurring that is likely to be hazardous to human health on all or part of the premises. Specifically:

A notification by the Queensland Police Service has advised the premises was used in unlawfully producing a dangerous drug.

This is a public health risk under section 11(1)(b)(xi) of the Act and Section 27A of the *Public Health Regulation 2018*.

Right to Information Release

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Web: redland.qld.gov.au

**Requirements:**

You are required to undertake the following actions to remove or reduce the public health risk, and prevent the public health risk from recurring, within the following timeframes:

| Corrective Action/Remedy | Due Date |
|---|---|
| 1. Advise any residents that premises where drug manufacturing has been undertaken is considered unfit for human habitation until such time as appropriate investigation and remediation has been undertaken. Residents and visitors to the property may suffer adverse health effects. | Immediately |
| 2. Provide any residents with a copy of the fact sheet "Clandestine Drug Laboratories Health Risks and Advice to Residents". Advice to also be provided that nothing is to be removed from the property until a suitably qualified assessor has provided a detailed report. | Immediately |
| 3. Request all occupiers to voluntarily vacate the premises. | Immediately |
| 4. If the property is vacated, restrict access to the property and do not re-enter the property until you are advised by Redland City Council's Environmental Health Team that it is safe to do so. | Immediately |
| 5. Retain the services of a suitably qualified assessor to undertake a risk assessment and preliminary sampling of the contamination at the property, including but not limited to the lower level and any kitchen areas. | 14 days 17/11/2025 16:00 PM |
| 6. Provide a copy of the preliminary sampling results and risk assessment to Redland City Council. | 14 days 17/11/2025 16:00 PM |

***Please note the following requirements in relation to this order:***

It is an offence for you as the recipient of this order not to comply with this order, unless you have a reasonable excuse – maximum penalty 200 penalty units. If you do not comply with this order, an application may be made to a magistrate's court for an enforcement order or warrant.

Under section 387 of the Act, an authorised person may, at reasonable times, enter the place to check whether this order has been complied with.

Right to Information Release

Failure to comply with this order, without a reasonable excuse, is an offence under section 23(4) of the Act which may result in the issuing of a penalty infringement notice of 5 penalty units or a court imposed fine of up to 200 penalty units.

Further to this, if you fail to comply with this order, the following courses of action(s) may be taken:

- You may be issued with a penalty infringement notice (fine) of 5 penalty units
- Under section 388 of the Act, Council by its employees or agents may at reasonable times enter the place to take the action stated in this order. Procedures for entry of the place are set out under section 393 of the Act,
- Under section 24 of the Act, Council may make application to a magistrate for an enforcement order. Any costs or expenses incurred from Council under the enforcement order or taking steps under the enforcement order, including interest, is recoverable from you as a debt or a charge over the land.

Should you require any further information, please do not hesitate contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting customer request number CREH520957.

Yours sincerely



Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

Right to Information Release

Page 124 redacted for the following reason:
- - - - - - - - - - - - - - - - - - - -
Irrelevant Information

Right to Information Release

| | |
|---|---|
| **From:** | Leigh Dawkins |
| **To:** | Marc Kuter; Beth Dermer |
| **Cc:** | BSO Environmental Health |
| **Subject:** | CREH520957 Public Health Order - Clandestine Laboratory - Owner Clean Up |
| **Date:** | Tuesday, 9 December 2025 9:34:08 AM |
| **Attachments:** | CREH520957 Public Health Order - Clandestine Laboratory - Owner Clean Up CREH520957 1305358 (A12729293).pdf<br>clearance-report-template (1).pdf<br>image001.jpg<br>image002.png<br>image003.png |

Good morning Marc and Beth,

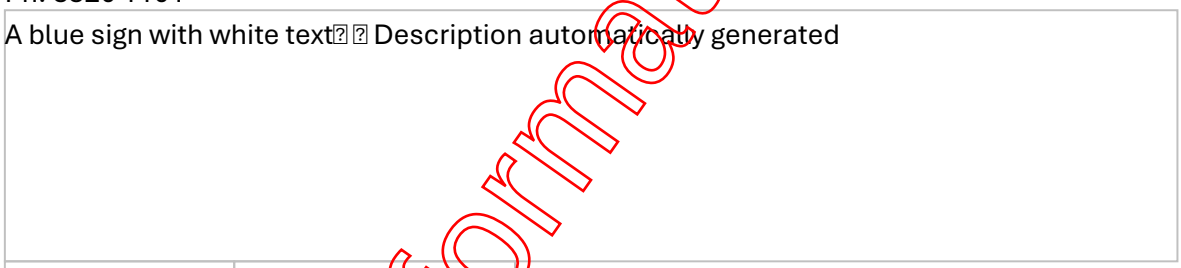
As discussed yesterday on the phone, attached is the updated Public Health Order (PHO) based on the submitted remediation action plan.

A Clearance Certificate template (QLD Health) has also been attached.

If you have any trouble with the timelines listed in the PHO or have any questions, please contact me to discuss.

Kind regards

Leigh Dawkins
Environmental Health Officer
Health and Environment Unit
Environment and Regulation
Redland City Council
Ph: 3820 1101




I acknowledge the traditional custodians of the lands and seas where I work. I pay my respects to Elders, past, present and future.

Right to Information Release

# Clearance report template

Clearance Certificate –Clandestine Laboratory Site

| To: |
|---|
| Address: |

Regarding the property at

| Address: | | | |
|---|---|---|---|
| Real Property description: | | | |
| Lot No. | Plan | Parish | Local Government |
| | | | |

The property was the subject of a public health order requiring the public health risk resulting from chemical contamination to be remediated.

A Remediation Action Plan was prepared that detailed all activities required to remove or reduce the risk to public health.

Activities outlined by the Remediation Action Plan have been undertaken.

| Variations from the Remediation Action Plan are outlined below including a justification for the variation: |
|---|

| All property items that were to be disposed of have been dealt with in the following manner: |
|---|

| Contamination has been removed or reduced to a level where it no longer poses a public health risk. Certificates of analysis are attached that demonstrate that analysis of swabs taken shows levels of methylamphetamine below the Investigation Level set out by the |
|---|

Right to Information Release

| |
|---|
| Australian Government *Clandestine Drug Laboratory Remediation Guidelines*. This level is 0.5µgms / 100 cm2. |

| Assessor's details |
|---|
| Name: |
| Address: |
| Contact phone number: |
| Qualifications: |
| |

| |
|---|
| I certify that the above information is true and correct<br><br><br>Signature of assessor |

Right to Information Release

09 December 2025

Ref: CREH520957
Contact: Leigh Dawkins

Ms Beth Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

| | |
|---|---|
| **Customer Request Number:** | **CREH520957** |
| **Request Type:** | **Public Health Risk - Clandestine Lab** |
| **Location:** | **16 James Street Coochiemudlo Island QLD 4184** |

Please find attached a Public Health Order in relation to a Queensland Police Service notification.

The *Public Health Act 2005* and *Public Health Regulation 2018* identify when a particular place used in unlawfully producing a dangerous drug may become a public health risk. Council wishes to advise you that actions, as outlined in the attached Public Health Order, are required to be undertaken by the due date to resolve the public health risk.

Please be advised that failure to comply with the Public Health Order may result in a Prescribed Infringement Notice (on the spot fine) of $834.00 (individual)/$4,172.00 (corporation) being issued. Council may also apply for an enforcement order or warrant and conduct the works, with costs being incurred by the property owner/responsible person.

Should you have any questions in relation to the Public Health Order or the investigation, please contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting the above customer request number.

Yours sincerely

Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

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Facsimile: (07) 3829 8765
Email: rcc@redland.qld.gov.au
Web: redland.qld.gov.au

09 December 2025

Ref: CREH520957
Contact: Leigh Dewkins

Ms Beth Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

**Public Health Order**

***Public Health Act 2005***
**Section 23**

I am an officer of Redland City Council and an authorised person appointed under the *Public Health Act 2005.* This Public Health Order is being issued to you because it is reasonably believed a public health risk is occurring at a place you are responsible for:

This Public Health Order is issued to:

| | |
|---|---|
| **Name & Postal Address** | Ms Beth Dermer of 16 James Street, Coochiemudlo Island QLD 4184 |

In respect of a public health risk located at:

| | | |
|---|---|---|
| **Property Address** | 16 James Street Coochiemudlo Island QLD 4184 | |
| **Property Number** | 3971 | |
| **Real Property Description (RPD)** | **Lot on Plan** | **Local Government** |
| | Lot 34 RP 97358 | Redland City Council |

**Nature of Public Health Risk:**

There is a reasonable belief that a public health risk has occurred or is occurring that is likely to be hazardous to human health on all or part of the premises. Specifically:

A notification by the Queensland Police Service has advised the premises was used in unlawfully producing a dangerous drug.

This is a public health risk under section 11(1)(b)(xi) of the Act and Section 27A of the *Public Health Regulation 2018.*

Right to Information Release

Cnr Bloomfield and Middle Streets, Cleveland Q 4163
PO Box 21, Cleveland Q 4163
Telephone: (07) 3829 8999
Facsimile: (07) 3829 8765
Email: rcc@redland.qld.gov.au
Web: redland.qld.gov.au

**Requirements:**

You are required to undertake the following actions to remove or reduce the public health risk, and prevent the public health risk from recurring, within the following timeframes:

| Corrective Action/Remedy | Due Date |
|---|---|
| 1. Restrict access to the property and do not re-occupy the property until you are advised by local government that the property is no longer a public health risk. | Immediately |
| 2. Fully implement the remediation activities itemised in the Remediation Action Plan (RAP), developed by Hazmat Plus for 16 James Street, Coochiemudlo Island, dated 4 December 2025 (H25112-RAP-01). | 30/01/2026 16:00PM |
| 3. Comply with the requirements of the RAP that relate to you and items of your property that have been contaminated, as a result of the public health risk described above. | 30/01/2026 16:00PM |
| 4. Dispose of any contaminated items listed in the RAP, as requiring disposal. Receipts must be retained for proof of disposal. | 30/01/2026 16:00PM |
| 5. Obtain a clearance certificate from the assessor to confirm that all works in the RAP has been undertaken, including all contamination at the property has been removed or reduced to an acceptable level and there is no longer a public health risk at the property.<br><br>The clearance certificate must include certificates of analysis obtained from a NATA accredited laboratory to demonstrate that analysis of swabs obtained from the property show levels of methylamphetamine below the investigation levels set out by the *Australian Government Clandestine Drug Laboratory Remediation Guidelines*. This level is 0.5µgms/100cm2.The clearance certificate must be provided in the 'Clearance Certificate' template (attached). | 16/02/2026 16:00PM |
| 6. Provide a copy of the Clearance Certificate and certificate of analysis to Council. | 16/02/2026 16:00PM |

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***Please note the following requirements in relation to this order:***

It is an offence for you as the recipient of this order not to comply with this order, unless you have a reasonable excuse – maximum penalty 200 penalty units. If you do not comply with this order, an application may be made to a magistrate's court for an enforcement order or warrant.

Under section 387 of the Act, an authorised person may, at reasonable times, enter the place to check whether this order has been complied with.

Failure to comply with this order, without a reasonable excuse, is an offence under section 23(4) of the Act which may result in the issuing of a penalty infringement notice of 5 penalty units or a court imposed fine of up to 200 penalty units.
Further to this, if you fail to comply with this order, the following courses of action(s) may be taken:

- You may be issued with a penalty infringement notice (fine) of 5 penalty units
- Under section 388 of the Act, Council by its employees or agents may at reasonable times enter the place to take the action stated in this order. Procedures for entry of the place are set out under section 393 of the Act
- Under section 24 of the Act, Council may make application to a magistrate for an enforcement order. Any costs or expenses incurred from Council under the enforcement order or taking steps under the enforcement order, including interest, is recoverable from you as a debt or a charge over the land.

Should you require any further information regarding the above matter, please do not hesitate contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting customer request number CREH520957.

Yours sincerely



Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

Pages 132 through 133 redacted for the following reasons:
- - - - - - - - - - - - - - - - - - - - - - - - - -
Irrelevant Information

Right to Information Release

# COMPLIANCE INVESTIGATION LOG

## HEALTH AND ENVIRONMENT UNIT

**Customer Request Number:** CREH520957
**Address:** 16 James Street Coochiemudlo Island QLD 4184
**Request Details:**
Category [A] Clandestine Laboratory - Refer to email for QPS contact details Objective ID# A12283011
"This notification is to advise your department that on the 7th of July 2025, officers from the Queensland Police Service, State Drug Squad attended 16 James Street Coochiemudlo Island QLD 4184 and located what is believed to be a Category [A] clandestine laboratory."

| Investigation | | |
|---|---|---|
| **Date** | **Comments** | **Officer** |
| 9/7/2025 | Notification of possible hazardous chemicals contamination received by RCC Corporate Mailbox | Leigh Dawkins |
| 18/7/2025 | Notification received by Health and Environment Unit and allocated to EHO Leigh Dawkins (LD) | Leigh Dawkins |
| 18/7/2025 | LD telephoned Queensland Drug Squad at 1430 and spoke with [redacted] who advised to put in writing (email) the questions or information Council was seeking in relation to the notification.<br><br>Email sent to [redacted] at 1600 Objective #A12307514 | Leigh Dawkins |
| 4/8/2025 | Follow up email sent from EHO LD to QPS regarding previous email with questions on sent notification | Leigh Dawkins |
| 5/8/2025 | Email received from [redacted] answering questions from Health and Environment Unit and indicating it was an ongoing investigation. Objectiv[redacted] | Leigh Dawkins |
| 12/8/2025 | Email from EHO LD t[redacted] advising Council is required to serve a PHO. LD asked 'We understand this is an ongoing investigation and Council do not want to hinder, disrupt or compromise the investigation by serving a public health order on the owner of 16 James Street, Coochiemudlo. Could QPS please confirm whether there are any concerns with us moving forward with our standard procedure?' Obj. #A12374527 | Leigh Dawkins |
| 25/8/2025 | Email (secondary) received from [redacted] answering questions from Health and Environment Unit and advising RCC can move forward with statutory requirements (serving a PHO). Objective #A12409875. | Leigh Dawkins |
| 25/8/2025 | Email confirmation from [redacted] o EHO LD to proceed with issuing the PHO. Objective #A12410073 | Leigh Dawkins |
| 26/8/2025 | PHO created and sent to CG for approval. Objective #12413994. | Leigh Dawkins |

Right to Information Release

Contrary to Public Interest

# COMPLIANCE INVESTIGATION LOG

## HEALTH AND ENVIRONMENT UNIT

| | | |
|---|---|---|
| 3/9/2025 | IT Request sent from EHO LD – PHO alert added to property – email confirmation. Objective #12447538. | Leigh Dawkins |
| 4/9/2025 | Email from IM [redacted] advising the property warning attribute has been added to the property. | Leigh Dawkins |
| 8/9/2025 | PHO, clan lab factsheet and suitably qualified assessors information emailed to owner (cardonajason1975@gmail.com) and posted to Jason Cardona, 16 James Street, Coochiemudlo Island 4184. | Leigh Dawkins |
| 26/09/2025 | [redacted] rang mobile number on file for AO Jason. 0456 966 640. No answer, no ring, phone beeps and disconnects [redacted] | |
| [redacted] | | |
| 14/10/2025 | Email from [redacted] to LD/[redacted] confirming investigation into public health responsibilities with the property for sale and a PHO issued on the property. | Leigh Dawkins |
| 15/10/2025 | LD telephone call to Real Estate Agent (Remax - Rita Suters 0423 214 439/rita.suters@remax.com.au) asking if they were aware of the PHO on property for sale. Rita advised the property had settled on 13/10/2025 and the PHO wasn't flagged at the rates search conducted on 13/10/2025. The parents of original owner were power of attorney of the owner who is incarcerated and they had removed all the owner's furnishings. Rita advised she completed a sellers disclosure form on 22nd August approximately 14 days before the PHO was put in P&R. Currently no occupants at the property. Marc and Beth (buyers) are planning to renovate the property and fix it up, Rita confident they will work with Council to meet requirements. | Leigh Dawkins |
| 15/10/2025 | Tc from Rita (real estate agent) who advised she had spoken to Mary (sellers mum) and she had put all the furnishings in a shed on their property in Mackay. They had two cow hide stools in their house which they will remove and put in the shed. They will keep the property for their son to deal with. Rita has left a message with Marc to contact LD with what is required moving forward. | Leigh Dawkins |
| [redacted] | | |

Right to Information Release

Contrary to Public Interest, Irrelevant Information

# COMPLIANCE INVESTIGATION LOG

## HEALTH AND ENVIRONMENT UNIT

[redacted]

| | | |
|---|---|---|
| 24/10/2025 | Tc from Marc Kuter who provided the following details:<br>Postal address: 29 Shirley Street, Coochiemudlo<br>marc@alfi.com.au<br>Wife: Beth Dermer, 0409 460 380,<br>bethd@dotshealth.com.au<br><br>Marc indicated the property will be in his partners name (Beth) but he will be the contact for these works.<br><br>Email from LD to [redacted] regarding Marc completing works and potential reimbursement Obj. #12592830 | Leigh Dawkins |
| 3/11/2025 | Reissued PHO to Beth Dermer. Marc Kuter (partner) also sent updated PHO and factsheets. | Leigh Dawkins |
| 3/11/2025 | Telephone call and message left on Marc's phone | Leigh Dawkins |
| 4/11/2025 | Email received from Marc regarding the PHO and process moving forward. Discussed with SM regarding process and advised to call Marc to discuss process and timelines. Obj. #12618824 | Leigh Dawkins |
| 4/11/2025 | Telephone call to Marc and discussed the process and timelines. Advised we will need him to organise the assessor before any further works are conducted. Marc confirmed no further works will be completed until the assessor has been according to Marc. Marc has sent an email to the secretary asking for any proximity assessors to undertake the assessment. Marc will keep RCC informed once he has confirmation. | Leigh Dawkins |
| 11/11/2025 | Email from Marc advising he contacted an occupational hygienist and is working out a time they can meet on the island. | Leigh Dawkins |
| 19/11/2025 | Tc from LD to Marc who advised he is awaiting two quotes from the occupational hygienists who said they could complete the works on Coochiemudlo. Discussed with [redacted] about extending the PHO to 5 December 2025.<br><br>PHO reissued (emailed) with completion date of 5 December 2025. Obj. #A12674979 | Leigh Dawkins |
| 8/12/2025 | Marc Kuter provided the Sampling Report (results) with the Remediation Action Plan (H25112-RAP-01) from | Leigh Dawkins |

Right to Information Release

Contrary to Public Interest, Irrelevant Information

# COMPLIANCE INVESTIGATION LOG

## HEALTH AND ENVIRONMENT UNIT

| | | |
|---|---|---|
| | HazmatPlus which was reviewed by LD/ and deemed compliant. | |
| 8/12/2025 | Tc from Marc Kuter to LD at 1130 discussing the RAP. Marc advised he understands the requirements and will complete a lot of the remediation and removal work himself. Marc asked for a letter of confirmation regarding the cost of the works will be assessed and potentially reimbursed. advised Marc over the phone to speak with Richard Brouwer (Insurance Program and Claims Coordinator) to discuss the process and what he can provide in writing. | Leigh Dawkins |
| | | |
| 9/12/2025 | PHO constructed by LD and and reissued (emailed) with the agreed dates above to Marc and Beth. Obj. A12729293 | Leigh Dawkins |

Right to Information Release

Contrary to Public Interest, Irrelevant Information

Pages 138 through 152 redacted for the following reasons:
- - - - - - - - - - - - - - - - - - - - - - - - - -
Irrelevant Information

Right to Information Release

**To:** Leigh Dawkins <Leigh.Dawkins@redland.qld.gov.au>; Beth Dermer <bethd@dotshealth.com.au>
**Cc:** BSO Environmental Health <BSOEnvironmentalHealth@redland.qld.gov.au>
**Subject:** Re: CREH520957 Public Health Order - Clandestine Laboratory - Owner Clean Up

Hi Leigh,

Just a quick update. I've received correspondence from the company (JLT) handling the claim and been advised it will be a minimum of 6 weeks before they will respond. I've been unable to get a second quote for cleaning as yet and think it's a bad idea to proceed with the other quote until I'm assured that one quote will suffice. I've attached their letter in case its relevant somehow. In summary, I've had to halt work for now but will hopefully get a second quote and some clarity about the process soon.

Cheers,
Marc

---

**From:** Leigh Dawkins <Leigh.Dawkins@redland.qld.gov.au>
**Sent:** Tuesday, 9 December 2025 9:33 AM
**To:** Marc Kuter <marc@alfi.com.au>; Beth Dermer <bethd@dotshealth.com.au>
**Cc:** BSO Environmental Health <BSOEnvironmentalHealth@redland.qld.gov.au>
**Subject:** CREH520957 Public Health Order - Clandestine Laboratory - Owner Clean Up

Good morning Marc and Beth,

As discussed yesterday on the phone, attached is the updated Public Health Order (PHO) based on the submitted remediation action plan.

A Clearance Certificate template (QLD Health) has also been attached.

If you have any trouble with the timelines listed in the PHO or have any questions, please contact me to discuss.

Kind regards

Leigh Dawkins
Environmental Health Officer
Health and Environment Unit
Environment and Regulation
Redland City Council
Ph: 3820 1101

Right to Information Release

**From:** Leigh Dawkins
**To:** Marc Kuter; Beth Dermer
**Bcc:**
**Subject:** FW: CREH520957 Public Health Order - Clandestine Laboratory - Owner Clean Up
**Date:** Tuesday, 3 February 2026 8:10:00 AM
**Attachments:** CREH520957 Public Health Order - Clandestine Laboratory - Owner Clean Up CREH520957 1305358 (A12729293).pdf
clearance-report-template (1).pdf
image001.jpg
image002.png
image003.png

---

Good morning Marc and Beth,

I hope you have had a good start to the year.

I am writing to get an update on how the remediation works are progressing at 16 James Street, Coochiemudlo Island?

As you are aware, we detailed 30 January 2026 in the Public Health Order to comply with the Remediation Action Plan and dispose of any contaminated items.

A clearance certificate from the assessor is due 16 February 2026.

If these dates are going to be exceeded, please let Council know.

I look forward to hearing from you.

Kind regards

**Leigh Dawkins**
**Environmental Health Officer**
Health and Environment Unit
Environment and Regulation
Redland City Council
Ph: 3820 1101

A blue sign with white text Description automatically generated

I acknowledge the traditional custodians of the lands and seas where I work. I pay my respects to Elders, past, present and future.

---

**From:** Leigh Dawkins

Right to Information Release

Contrary to Public Interest

**Sent:** Tuesday, 9 December 2025 9:34 AM
**To:** Marc Kuter <marc@alfi.com.au>; Beth Dermer <bethd@dotshealth.com.au>
**Cc:** BSO Environmental Health <BSOEnvironmentalHealth@redland.qld.gov.au>
**Subject:** CREH520957 Public Health Order - Clandestine Laboratory - Owner Clean Up

Good morning Marc and Beth,

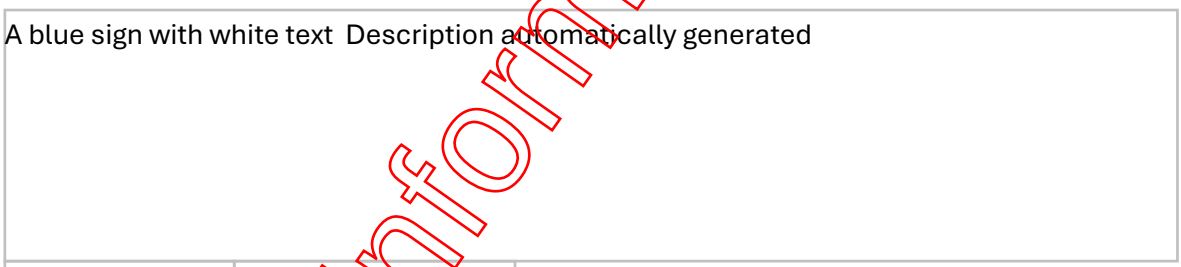
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If you have any trouble with the timelines listed in the PHO or have any questions, please contact me to discuss.

Kind regards

Leigh Dawkins
Environmental Health Officer
Health and Environment Unit
Environment and Regulation
Redland City Council
Ph: 3820 1101




I acknowledge the traditional custodians of the lands and seas where I work. I pay my respects to Elders, past, present and future.

Right to Information Release

03 February 2026

Ref: CREH520957
Contact: Leigh Dawkins

Ms Beth Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

| | |
|---|---|
| **Customer Request Number:** | **CREH520957** |
| **Request Type:** | **Public Health Risk - Clandestine Lab** |
| **Location:** | **16 James Street Coochiemudlo Island QLD 4184** |

Please find attached a Public Health Order in relation to a Queensland Police Service notification.

The *Public Health Act 2005* and *Public Health Regulation 2018* identify when a particular place used in unlawfully producing a dangerous drug may become a public health risk. Council wishes to advise you that actions, as outlined in the attached Public Health Order, are required to be undertaken by the due date to resolve the public health risk.

Please be advised that failure to comply with the Public Health Order may result in a Prescribed Infringement Notice (on the spot fine) of $834.00 (individual)/$4,172.00 (corporation) being issued. Council may also apply for an enforcement order or warrant and conduct the works, with costs being incurred by the property owner/responsible person.

Should you have any questions in relation to the Public Health Order or the investigation, please contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting the above customer request number.

Yours sincerely

Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

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PO Box 21, Cleveland Q 4163
Telephone: (07) 3829 8999
Facsimile: (07) 3829 8765
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03 February 2026

Ref: CREH520957
Contact: Leigh Dawkins

Ms Beth Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

**Public Health Order**

***Public Health Act 2005***
**Section 23**

I am an officer of Redland City Council and an authorised person appointed under the *Public Health Act 2005.* This Public Health Order is being issued to you because it is reasonably believed a public health risk is occurring at a place you are responsible for:

This Public Health Order is issued to:

| | |
|---|---|
| **Name & Postal Address** | Ms Beth Dermer of 16 James Street, Coochiemudlo Island QLD 4184 |

In respect of a public health risk located at:

| | | |
|---|---|---|
| **Property Address** | 16 James Street Coochiemudlo Island QLD 4184 | |
| **Property Number** | 3971 | |
| **Real Property Description (RPD)** | **Lot on Plan** | **Local Government** |
| | Lot 34 RP 97358 | Redland City Council |

**Nature of Public Health Risk:**

There is a reasonable belief that a public health risk has occurred or is occurring that is likely to be hazardous to human health on all or part of the premises. Specifically:

A notification by the Queensland Police Service has advised the premises was used in unlawfully producing a dangerous drug.

This is a public health risk under section 11(1)(b)(xi) of the Act and Section 27A of the *Public Health Regulation 2018.*

Right to Information Release

Cnr Bloomfield and Middle Streets, Cleveland Q 4163
PO Box 21, Cleveland Q 4163
Telephone: (07) 3829 8999
Facsimile: (07) 3829 8765
Email: rcc@redland.qld.gov.au
Web: redland.qld.gov.au

**Requirements:**

You are required to undertake the following actions to remove or reduce the public health risk, and prevent the public health risk from recurring, within the following timeframes:

| Corrective Action/Remedy | Due Date |
|---|---|
| 1. Restrict access to the property and do not re-occupy the property until you are advised by local government that the property is no longer a public health risk. | Immediately |
| 2. Fully implement the remediation activities itemised in the Remediation Action Plan (RAP), developed by Hazmat Plus for 16 James Street, Coochiemudlo Island, dated 4 December 2025 (H25112-RAP-01). | 31/03/2026 16:00PM |
| 3. Comply with the requirements of the RAP that relate to you and items of your property that have been contaminated, as a result of the public health risk described above. | 31/03/2026 16:00PM |
| 4. Dispose of any contaminated items listed in the RAP, as requiring disposal. Receipts must be retained for proof of disposal. | 31/03/2026 16:00PM |
| 5. Obtain a clearance certificate from the assessor to confirm that all works in the RAP has been undertaken, including all contamination at the property has been removed or reduced to an acceptable level and there is no longer a public health risk at the property.<br><br>The clearance certificate must include certificates of analysis obtained from a NATA accredited laboratory to demonstrate that analysis of swabs obtained from the property show levels of methylamphetamine below the investigation levels set out by the *Australian Government Clandestine Drug Laboratory Remediation Guidelines*. This level is 0.5µgms/100cm2.The clearance certificate must be provided in the 'Clearance Certificate' template (attached). | 14/04/2026 16:00PM |
| 6. Provide a copy of the Clearance Certificate and certificate of analysis to Council. | 14/04/2026 16:00PM |

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***Please note the following requirements in relation to this order:***

It is an offence for you as the recipient of this order not to comply with this order, unless you have a reasonable excuse – maximum penalty 200 penalty units. If you do not comply with this order, an application may be made to a magistrate's court for an enforcement order or warrant.

Under section 387 of the Act, an authorised person may, at reasonable times, enter the place to check whether this order has been complied with.

Failure to comply with this order, without a reasonable excuse, is an offence under section 23(4) of the Act which may result in the issuing of a penalty infringement notice of 5 penalty units or a court imposed fine of up to 200 penalty units.
Further to this, if you fail to comply with this order, the following courses of action(s) may be taken:

- You may be issued with a penalty infringement notice (fine) of 5 penalty units
- Under section 388 of the Act, Council by its employees or agents may at reasonable times enter the place to take the action stated in this order. Procedures for entry of the place are set out under section 393 of the Act
- Under section 24 of the Act, Council may make application to a magistrate for an enforcement order. Any costs or expenses incurred from Council under the enforcement order or taking steps under the enforcement order, including interest, is recoverable from you as a debt or a charge over the land.

Should you require any further information regarding the above matter, please do not hesitate contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting customer request number CREH520957.

Yours sincerely



Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

Pages 160 through 162 redacted for the following reasons:
- - - - - - - - - - - - - - - - - - - - - - - - - -
Irrelevant Information

Right to Information Release

**From:** Leigh Dawkins
**To:** Marc Kuter; Beth Dermer
**Subject:** CREH520957 Public Health Order - Clandestine Laboratory - Owner Clean Up CREH520957 1305358 v7
**Date:** Wednesday, 4 February 2026 12:45:00 PM
**Attachments:** CREH520957 Public Health Order - Clandestine Laboratory - Owner Clean Up CREH520957 1305358 v7.pdf
image001.jpg
image002.png
image003.png

---

Good afternoon Marc,

As discussed yesterday on the phone, please the attached updated public health order.

I will contact our Insurance Program and Claims Coordinator (Richard Brouwer) to possibly speak to Simon about progressing your claim.

Please let me know if you have any further questions.

Kind regards

Leigh Dawkins
Environmental Health Officer
Health and Environment Unit
Environment and Regulation
Redland City Council
Ph: 3820 1101

A blue sign with white text  Description automatically generated

I acknowledge the traditional custodians of the lands and seas where I work. I pay my respects to Elders, past, present and future.

Right to Information Release

04 February 2026

Ref: CREH520957
Contact: Leigh Dawkins

Ms Beth Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

| | |
|---|---|
| **Customer Request Number:** | **CREH520957** |
| **Request Type:** | **Public Health Risk - Clandestine Lab** |
| **Location:** | **16 James Street Coochiemudlo Island QLD 4184** |

Please find attached a Public Health Order in relation to a Queensland Police Service notification.

The *Public Health Act 2005* and *Public Health Regulation 2018* identify when a particular place used in unlawfully producing a dangerous drug may become a public health risk. Council wishes to advise you that actions, as outlined in the attached Public Health Order, are required to be undertaken by the due date to resolve the public health risk.

Please be advised that failure to comply with the Public Health Order may result in a Prescribed Infringement Notice (on the spot fine) of $834.00 (individual)/$4,172.00 (corporation) being issued. Council may also apply for an enforcement order or warrant and conduct the works, with costs being incurred by the property owner/responsible person.

Should you have any questions in relation to the Public Health Order or the investigation, please contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting the above customer request number.

Yours sincerely

Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

Cnr Bloomfield and Middle Streets, Cleveland Q 4163
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Email: rcc@redland.qld.gov.au
Web: redland.qld.gov.au

04 February 2026

Ref: CREH520957
Contact: Leigh Dewkins

Ms Beth Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

**Public Health Order**

***Public Health Act 2005***
**Section 23**

I am an officer of Redland City Council and an authorised person appointed under the *Public Health Act 2005.* This Public Health Order is being issued to you because it is reasonably believed a public health risk is occurring at a place you are responsible for:

This Public Health Order is issued to:

| | |
|---|---|
| **Name & Postal Address** | Ms Beth Dermer of 16 James Street, Coochiemudlo Island QLD 4184 |

In respect of a public health risk located at:

| | | |
|---|---|---|
| **Property Address** | 16 James Street Coochiemudlo Island QLD 4184 | |
| **Property Number** | 3971 | |
| **Real Property Description (RPD)** | **Lot on Plan** | **Local Government** |
| | Lot 34 RP 97358 | Redland City Council |

**Nature of Public Health Risk:**

There is a reasonable belief that a public health risk has occurred or is occurring that is likely to be hazardous to human health on all or part of the premises. Specifically:

A notification by the Queensland Police Service has advised the premises was used in unlawfully producing a dangerous drug.

This is a public health risk under section 11(1)(b)(xi) of the Act and Section 27A of the *Public Health Regulation 2018.*

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Telephone: (07) 3829 8999
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Web: redland.qld.gov.au

**Requirements:**

You are required to undertake the following actions to remove or reduce the public health risk, and prevent the public health risk from recurring, within the following timeframes:

| Corrective Action/Remedy | Due Date |
|---|---|
| 1. Restrict access to the property and do not re-occupy the property until you are advised by local government that the property is no longer a public health risk. | Immediately |
| 2. Fully implement the remediation activities itemised in the Remediation Action Plan (RAP), developed by Hazmat Plus for 16 James Street, Coochiemudlo Island, dated 4 December 2025 (H25112-RAP-01). | 31/03/2026 16:00PM |
| 3. Comply with the requirements of the RAP that relate to you and items of your property that have been contaminated, as a result of the public health risk described above. | 31/03/2026 16:00PM |
| 4. Dispose of any contaminated items listed in the RAP, as requiring disposal. Receipts must be retained for proof of disposal. | 31/03/2026 16:00PM |
| 5. Obtain a clearance certificate from the assessor to confirm that all works in the RAP has been undertaken, including all contamination at the property has been removed or reduced to an acceptable level and there is no longer a public health risk at the property.<br><br>The clearance certificate must include certificates of analysis obtained from a NATA accredited laboratory to demonstrate that analysis of swabs obtained from the property show levels of methylamphetamine below the investigation levels set out by the *Australian Government Clandestine Drug Laboratory Remediation Guidelines*. This level is 0.5µgms/100cm2.The clearance certificate must be provided in the 'Clearance Certificate' template (attached). | 14/04/2026 16:00PM |
| 6. Provide a copy of the Clearance Certificate and certificate of analysis to Council. | 14/04/2026 16:00PM |

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***Please note the following requirements in relation to this order:***

It is an offence for you as the recipient of this order not to comply with this order, unless you have a reasonable excuse – maximum penalty 200 penalty units. If you do not comply with this order, an application may be made to a magistrate's court for an enforcement order or warrant.

Under section 387 of the Act, an authorised person may, at reasonable times, enter the place to check whether this order has been complied with.

Failure to comply with this order, without a reasonable excuse, is an offence under section 23(4) of the Act which may result in the issuing of a penalty infringement notice of 5 penalty units or a court imposed fine of up to 200 penalty units.
Further to this, if you fail to comply with this order, the following courses of action(s) may be taken:

- You may be issued with a penalty infringement notice (fine) of 5 penalty units
- Under section 388 of the Act, Council by its employees or agents may at reasonable times enter the place to take the action stated in this order. Procedures for entry of the place are set out under section 393 of the Act
- Under section 24 of the Act, Council may make application to a magistrate for an enforcement order. Any costs or expenses incurred from Council under the enforcement order or taking steps under the enforcement order, including interest, is recoverable from you as a debt or a charge over the land.

Should you require any further information regarding the above matter, please do not hesitate contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting customer request number CREH520957.

Yours sincerely



Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

Pages 168 through 176 redacted for the following reasons:
- - - - - - - - - - - - - - - - - - - - - - - - - -
Irrelevant Information

Right to Information Release



Right to Information Release

**From:** Marc Küter <marc@alfi.com.au>
**Sent:** Wednesday, 11 March 2026 1:04 PM
**To:** Leigh Dawkins <Leigh.Dawkins@redland.qld.gov.au>
**Subject:** 16 James St Coochiemudlo

Hi Leigh,

i thought i'd give you a preemptive email as PHO will expire soon. Although the loss adjuster has been in touch there was no serious effort by them to establish any of the costs i will incur other than cleaning and that's really only a part of this. Simon Kaye still hasn't responded to anything. To that end, to comply, i am starting to undertake the work myself but in full PPE in this heat it's pretty slow going. I can't afford to pay for remediation costs and reno budget plus mortgage costs while house is unrentable.

Irrelevant Information

Unfortunately that's the position as of now.
cheers and thanks,
Marc Kuter

Right to Information Release

**From:** Leigh Dawkins
**To:** "Marc Kuter"
**Subject:** RE: 16 James St Coochiemudlo
**Date:** Thursday, 12 March 2026 2:02:00 PM
**Attachments:** image001.jpg
image002.png
image003.png

Good afternoon Marc,

Thank you for your email.

I appreciate you providing an update on the progress with complying with the requirements of the PHO by the due dates.

We did speak with Richard Brouwer who spoke with Adam Holloway (Liability Adjusters) and had the understanding this was moving forward in cooperation with yourself.

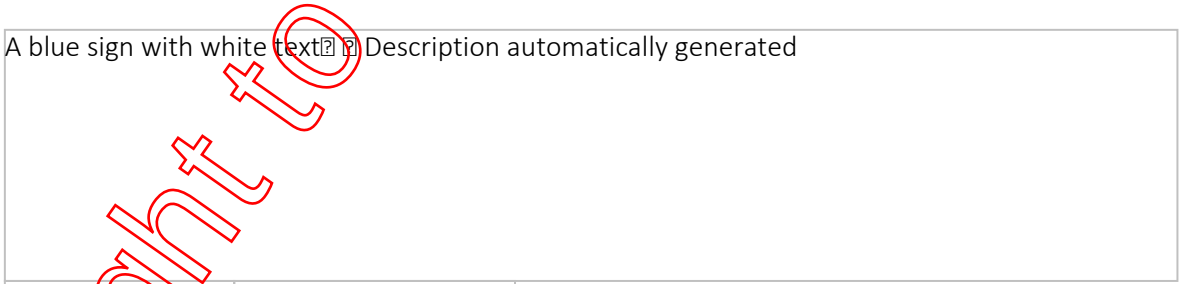
Please continue to comply with the requirements of the RAP and keep receipts for proof of disposal.

If you require an extension of the due dates in the PHO, please let Health and Environment Unit know before 31 March 2026 and we can reissue.

Let me know if you have any questions.

Kind regards

**Leigh Dawkins**
**Environmental Health Officer**
Health and Environment Unit
Environment and Regulation
Redland City Council
Ph: 3820 1101




I acknowledge the traditional custodians of the lands and seas where I work. I pay my respects to Elders, past, present and future.

**From:** Marc Kuter <marc@alfi.com.au>
**Sent:** Wednesday, 11 March 2026 1:04 PM

Right to Information Release

Page 180 redacted for the following reason:
- - - - - - - - - - - - - - - - - - - -
Irrelevant Information

Right to Information Release

| | |
|---|---|
| **From:** | Leigh Dawkins |
| **To:** | Marc Kuter; Beth Dermer |
| **Cc:** | BSO Environmental Health |
| **Bcc:** | |
| **Subject:** | CREH520957 Public Health Order - Clandestine Laboratory - Owner Clean Up CREH520957 1305358 v7 |
| **Date:** | Tuesday, 31 March 2026 12:03:00 PM |
| **Attachments:** | CREH520957 Public Health Order - Clandestine Laboratory - Owner Clean Up CREH520957 1305358 v7.pdf<br>clearance-report-template (1).pdf<br>image001.jpg<br>image002.png<br>image003.png |

Good afternoon Marc and Beth,

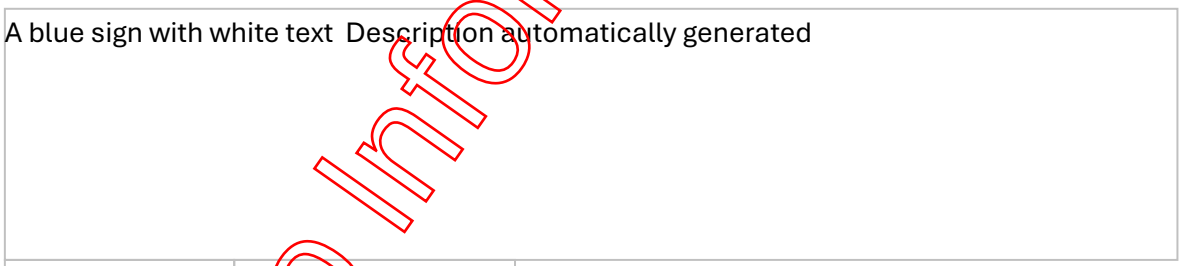
As discussed today on the phone, attached is the updated Public Health Order (PHO) .

A Clearance Certificate template (QLD Health) has also been attached.

If you have any trouble with the timelines listed in the PHO or have any questions, please contact me to discuss.

Kind regards

Leigh Dawkins
Environmental Health Officer
Health and Environment Unit
Environment and Regulation
Redland City Council
Ph: 3820 1101




I acknowledge the traditional custodians of the lands and seas where I work. I pay my respects to Elders, past, present and future.

Right to Information Release

Contrary to Public Interest

**Queensland Local Government Mutual**
ABN 48 871 511 808

Managed by
**JLT Risk Solutions Pty Ltd**
ACN 009 098 864

27 Evelyn Street
NEWSTEAD QLD 4006
PO Box 2321
Fortitude Valley BC QLD 4006

Tel +61 7 3000 5555
Fax +61 7 3000 5550

Email bccpl@jlta.com.au

5 January 2026

Marc Kuter

*By email only*

Dear Marc

**Member:** **Redland City Council**
**Our Reference:** **LI0131047**

We refer to your correspondence dated 16 October 2025.

Our office manages liability claims against Council. We advise that this matter has been lodged and your claim number is noted in the above reference line.

## 1. Your Claim

Your claim has been allocated to our Claims Consultant, Simon Kaye who will review the material and contact you if any further information is required. If you require further information, please contact your Claims Consultant by email who is copied into this correspondence.

Please be aware that commencing a liability claim against the Council (managed by our office) is a different situation to making a claim on your own policy of insurance (for example, a claim on your home and contents insurance policy, or your comprehensive motor insurance policy). A Claimant in a liability claim must prove both the liability position, and the quantum position with evidence on the balance of probabilities. Whilst your letter of demand is currently informal, the ultimate escalation point for a liability claim is the Court system.

## 2. Timeframe for Claim Outcome

At this stage, our office will undertake liability investigations into the circumstances of the incident with Council on a without prejudice basis. These investigations generally take a **minimum of six weeks** from the date of this letter before we can write to you with a liability response.

This length of time is required because Council is responsible for a wide range of functions and unable to respond to our investigations immediately. We appreciate your patience in the meantime, and if our investigations become protracted beyond the six week period, we will aim to provide you with monthly updates and an explanation for the delay.

Once investigations have been completed, our Claims Consultant will consider the evidence, make a liability determination, arrange for the decision to be internally reviewed and thereafter provide you with the liability response. If an offer of settlement is to be made to you, the evidence going to the quantum of your claim will also be reviewed and a response provided.

Right to Information Release

### 3. Assessment of Liability

Please be aware that as settlement funds are derived from public funds, we must conduct thorough investigations into the incident circumstances before we can review the liability position.

Our liability response will usually be a denial, a settlement offer, or a partial settlement offer. In our liability response, we will set out the liability position informed by our investigations and give you the opportunity to provide a response if you disagree with the position. We are always open to receiving and reviewing further information and evidence from you by email.

We note that our assessment of most liability claims is conducted in accordance with the *Civil Liability Act 2003* (Qld) (CLA) and relevant case law. Council's liability as a local government entity must be considered in the context of the provisions set out in Part 3 Division 1 of the CLA which relates to liability of public and other authorities. Some claims require consideration of other legal principles.

In general, for Council to be liable to pay your claim, the alleged injury, damage or loss must have been caused by a negligent act or omission on the part of Council. Often, a local authority's liability turns on its knowledge of the risk of harm prior to the incident, and the reasonability of actions that if taken prior to the incident, would more likely than not have avoided the incident and resulting injury, damage or loss.

### 4. Assessment of Quantum

The onus rests with you as the Claimant to provide evidence supporting what you intend to claim by way of monetary compensation from Council. In general, the quantum of a liability claim is designed to restore the party, as far as reasonably practicable, to their pre-incident position.

At law there is a principle that a Claimant owes a duty to mitigate their losses. This means that if a Claimant fails to act or acts unreasonably, and in doing so increases losses that should reasonably have been avoided, then the award of compensation may be adjusted proportionally.

We recommend you take your own independent advice regarding the reasonability of costs you incur. However, where a cost is necessarily incurred by you, and is at market rates, then we may not object to the quantum of that cost where, for example, the reasons for the cost are explained, and an itemised invoice and payment confirmation are provided. To determine market rates, we recommend a minimum of two quotes be obtained, and that the lower quote be used.

Should the quantum of the claim be unclear, we may appoint an assessor or other expert to examine the circumstances of your claim, and assess the extent of the injury, damage or loss. If this is required, we will notify you of the appointment.

### 5. Next Steps

Your Claims Consultant will commence investigation of your claim with the Council and will contact you directly if any further information or evidence is required. Further, they will contact you once our investigations are complete and the liability position has been reviewed.

At any time, you can provide us with further information and evidence to support your allegations as to why you hold Council liable for your injury, loss or damage, or the amount you are seeking from

Right to information Please

Council. In this way, more detailed information allows our office to conduct thorough investigations with Council to respond to your substantive allegations.

The information in this letter is provided to assist your general understanding of the liability claim process and assessment. The information in this letter should not be taken as a substitute for you obtaining your own independent advice.

In the meantime, should you have any queries or wish to provide us with further information relating to your claim, please direct these to your Claims Consultant who can be reached by email at:

Simon.Kaye@jlta.com.au

Kind Regards,

Lisa Chipwanya
Claims Assistant

Right to Information Release

**LGM QUEENSLAND**
**ABN 48 871 511 808**

## COLLECTION STATEMENT UNDER PRIVACY ACT 1988 (CTH) AND INFORMATION PRIVACY ACT 2009 (QLD)

In accordance with the *Privacy Act 1988* (and subsequent amendments), and the *Information Privacy Act 2009* (Qld) we, LGM Queensland and JLT Risk Solutions Pty Ltd (JLT), draw your attention to the following:

- We may collect personal information about you by means of the enclosed document.
- We are collecting the information principally for the purpose of claims handling or risk management (depending on your requirements). Other purposes include providing you with information about other JLT products or services.
- The information we collect may be disclosed to third parties including but not limited to (re)insurers, insurance intermediaries, service providers, finance providers, advisers, agents and JLT related Group companies. Under the Information Privacy Act 2009 (Qld) the information we collect may also be used and/or disclosed if necessary for court proceedings, research, marketing and to lessen or prevent threats to public health, safety and welfare.
- By providing the information requested in the attached document, you agree to us collecting, using and disclosing your personal information as outlined in this Collection Statement.
- You have the right to request access to, and correct, any personal information that we hold about you, subject to the provisions of the Privacy Act 1988 (Cth) and the Information Privacy Act 2009 (Qld).
- To assist us in maintaining correct records we ask you to inform us of any changes in your personal information provided, as they occur.
- If you provide us with personal information about other individuals, you must ensure that those persons have been made aware of the above matters. Where the information collected relates to health, criminal record or other sensitive information as defined in the Privacy Act 1988, you must obtain it with the individual's consent.
- If you are dissatisfied with a decision made in relation to your application to access and/or amend documents or information there are provisions in the Information Privacy Act 2009 (Qld) for internal and external review.

**Our Privacy Policy can be made available on request or can be accessed on our website https://www.jltpublicsector.com/privacy-policy.html.**

Right to Information Release

# Liability Claim Process
# Frequently Asked Questions

**Q. How can I contact my allocated Claims Consultant?**
We encourage you to communicate with your Claims Consultant via email so there is a written record for you and us of the information provided by you in support of your claim. However, if necessary, you may contact by phone or mail.

**Q. If my liability claim is successful, how will I receive my payment?**
Our preferred method of payment is via Electronic Funds Transfer (EFT). The EFT direct credit system transfers payments electronically into your nominated bank account. Your details are obtained via our EFT Authorisation Form, provided at a later stage of your claim.

**Q. Why does the liability claim process take time?**
The liability claim process is different to a claim on your own personal insurance. Your liability claim must prove that the Council breached a duty to you, and that the breach was causative of the injury, damage or loss. Often, the *Civil Liability Act 2003* (Qld) (CLA) and case law are the primary determining factors for the assessment of liability. Whilst you may feel that you have been wronged by an act or omission of Council, the relevant question for your liability claim is whether the act or omission is a breach of Council's duty of care. Local governments are generally afforded special protections by sections 35, 36 and 37 of the CLA. LGM Liability may need to investigate and consider many different factual and legal issues before a liability response is provided. Your patience whilst this process is ongoing, is greatly appreciated.

**Q. If I have already been in contact with Council regarding my claim, will the matter be resolved sooner?**
Our office must undertake our own independent investigation into the circumstances surrounding your liability claim. This will include obtaining details of the background between you and Council. Progression of the issues as between you and Council prior to our involvement does not guarantee the claim process will be shorter.

**Q. How can I make the claim process as swift as possible?**
Our investigations with Council are assisted by your provision of detailed information and proper evidence in support of your claim at an early point in time. Understanding the background events leading up to an incident is important for the determination of liability, which is generally conducted prospectively; in other words, what steps could a reasonable local government in the position of Council have undertaken or implemented prior to the incident, that would have avoided the incident. If you have any further information or documents to provide, we encourage you to email them to your allocated Claims Consultant as early as possible.

Right to Information Release

**Q. Can I get the damage repaired while I am waiting for the liability response?**
Yes. If you need to arrange for damage to be repaired or replaced, we recommend that you take reasonable steps to arrange those repairs or replacement at your cost. In doing so, you must ensure appropriate evidence is retained of the damage caused by the incident relevant to the allegations you make against Council. Such evidence may include photos, video, contemporaneous diary notes, expert reports or opinion, or detailed quotes.

**Q. What happens if I am also claiming for the damage or loss against my insurer?**
Noting that the liability claim process is lengthy, we recommend that you make a claim on your own insurance policy (e.g. home and contents or comprehensive motor) first or at the same time as making your liability claim against Council. You should advise your insurer that you have made a liability claim against Council and provide our contact details to your insurer. Your insurer may elect to continue with your claim or make its own subrogated recovery liability claim against Council. If you have damage or loss that is not insured by your insurer, you should advise us of that measure of damage or loss that you are seeking so that we can communicate with you and/or your insurer.

**Q. Can another person act for me or represent me in my liability claim?**
Yes, although to liaise with someone other than you regarding your liability claim, we require an appropriate signed and witnessed authorisation form from you setting out your authority for the new point of contact for your liability claim. If you require an example authorisation form, please request a copy from your Claims Consultant.

**Q. What happens if my liability claim is denied?**
Our liability response letter will set out the position taken by LGM Liability regarding your claim against Council. If you believe the position is factually, or legally incorrect, then we encourage you to write to your Claims Consultant setting out your reasons for disagreement with the decision. It is helpful if you support your position with evidence, provisions of the CLA and/or case law. Upon receipt of your further submission, the claim position will be further investigated, reviewed and a further letter will be sent to you with the outcome of that review.

**Q. What happens if I want to escalate to my liability claim?**
If you have a complaint, or would like to request for your claim to be reviewed by a Senior Claims Consultant after you have received a liability response letter and you have no further evidence or submission to make to your Claims Consultant, please email your request attention to The Manager at bccpl@jlta.com.au. On receipt, a Senior will undertake a review of your claim. We note that if investigations are still underway, it will be appropriate for the claim to remain with your allocated Claims Consultant until the normal process is completed.

Right to Information Package

**Q. What happens if following review by a Senior my liability claim is denied?**
The appropriate ultimate escalation point for a liability claim is the Court system. Following investigation and review of your claim, we will form a view on liability based on the evidence and write to you with detailed reasons setting that position, however ultimately only a Court can make a ruling that a party is liable or order that compensation be paid.
Your liability claim may raise many legal issues and we encourage you to obtain your own independent advice as deemed necessary by you. Our investigation and liability response is undertaken on a without prejudice basis.

**Q. Can I obtain my own independent advice?**
You may obtain any independent advice before, during or after our assessment of your claim and provision of a liability response. Your claim may be assisted by expert advice (for example, an engineer or doctor report), and we encourage you to take appropriate steps to mitigate your own loss.

**Q. Can I contact the Council regarding my liability claim?**
The appropriate contact for all queries regarding your liability claim is your allocated Claims Consultant. Any correspondence to Council or your local Councillor regarding management of your liability claim will be directed to our office.

There is no issue with you contacting Council to make a specific request that is separate to your claim for compensatory damages (e.g. requesting Council remove a tree, requesting Council make safe a risk, requesting Council update or amend a record).

**Q. Does the General Insurance Code of Practice ('GICoP') apply to my claim?**
LGM Liability is not your insurer, rather you are making a liability claim against the Council that we are investigating and responding to on a without prejudice basis. As such, it is our view that the GICoP does not apply to your liability claim. However, we make every effort to manage your claim in a prompt, fair and courteous manner as quickly as practicable. Noting that your liability claim is not an insurance claim, it is our view that the Australian Financial Complaints Authority does not have jurisdiction regarding your liability claim.

**Q. How can I obtain documents from you regarding my claim?**
Whilst your claim is informal, there is no positive disclosure obligation on Council and we are therefore unable to provide you with Council or our documents relevant to investigation of your liability claim. Disclosure obligations come into effect under the *Right to Information Act 2008* (Qld) (RTI Act) details of which are available on Council's website, or when meeting the requirements of the *Personal Injuries Proceedings Act 2003* (Qld) (PIPA) or during legal proceedings. Note that our liability response will provide relevant information to support the position taken. If you require further information to assist your understanding of the liability response, please make a request in writing to your Claims Consultant.

Right to Information Release

Pages 189 through 193 redacted for the following reasons:
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Irrelevant Information

Right to Information Release

Right to Information Release

Irrelevant Information



Right to Information Release



Irrelevant Information





Right to Information Release



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Pages 198 through 207 redacted for the following reasons:
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Irrelevant Information

Right to Information Release

Redland City Council
ABN 86 058 929 428
PO Box 21
Cleveland Qld 4163

07 July 2026

*Our Ref: Billing Services*
*Certificate No: RFC124664*
*Phone: 3829 8999*
*Property No: 3971*

Redland City Council
PO Box 21
CLEVELAND QLD 4163

## RATE SEARCH

**Rates Search for Redland City Council**

Thank you for your recent Rates Search request. The following information has been compiled from the latest available computer data. Further Search fees are applicable to updates after 90 days from the date of this Search. Rates Search details are as follows.

| | |
|---|---|
| **PROPERTY NO:** | **3971** |
| LEGAL DESCRIPTION: | Lot 34 RP 97358 |
| PROPERTY LOCATION: | 16 James Street Coochiemudlo Island QLD 4184 |
| AREA: | 505.9 Square metres |
| **CURRENT RECORDED OWNERS:** | **Ms Beth K Dermer** |
| VALUATION: | $265000 |

### STATEMENT OF RATES AND CHARGES

| SUMMARY OF CHARGES | DR | CR | BALANCE |
|---|---|---|---|
| Opening Balance | | $ -1020.00 | |
| Rates Current Quarter (01/07/2026 to 30/09/2026) | $ 1166.57 | | |
| Payments and Adjustments | | $ -170.00 | |
| **CURRENT BALANCE** | | | **$ -23.43** |
| **Details of Rates and Charges** | | | |
| **CURRENT QUARTER (01/07/2026 TO 30/09/2026)** | | | |
| Emergency management levy - Class D Group 2 | $ 31.75 | | |
| Environment & coastal management | $ 70.12 | | |
| General rate category 1aMin | $ 359.00 | | |
| Landfill remediation | $ 24.88 | | |
| Redland City SES administration | $ 1.90 | | |
| Residential fixed water access 20mm | $ 103.92 | | |
| Residential Island 140Lt Waste / 240Lt Recycle | $ 191.33 | | |
| Rural fire brigade | $ 1.50 | | |
| Wastewater | $ 252.06 | | |
| Residential water consumption | $ 24.60 | | |
| State Gov't bulk water consumption | $ 105.51 | | |
| **RATES CURRENT QUARTER** | **$ 1166.57** | | |

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***Interest is charged on overdue rates at 12.19% a year compound, calculated on daily charge balances until full payment is paid. Where rates are outstanding, please ensure you receive an up to date settlement figure to include interest by phoning the Customer Service Centre the day prior to settlement***.

Reading Date 06/05/2026, Last Reading Date 10/02/2026, Charge Type VWCBULK, Meter Number 20W032373, Tariff WC01 Daily Kilolitres 0.3529, Consumption KL 30, Reading 397, Last Reading 367, Number of Days 85, Charge Amount $105.51

Reading Date 06/05/2026, Last Reading Date 10/02/2026, Charge Type VWCRES, Meter Number 20W032373, Tariff WC01 Daily Kilolitres 0.3529, Consumption KL 30, Reading 397, Last Reading 367, Number of Days 85, Charge Amount $24.60A search fee will be charged if further information is required.

Water reading information or clarification can be obtained by requesting a water search.

## ADDITIONAL INFORMATION

| | |
|---|---|
| ***Public Health Order*** | A PUBLIC HEALTH ORDER has been issued against this property. For details of this order, please contact Council's Health and Environment Unit on (07) 3829 8463. |
| ***Protected Vegetation - Vegetation Protection Order TP 7*** | **This VPO or TPA has been operationally superseded by City Plan. From 17 April 2026 the Local Law 6 protections will not be applied.**<br><br>For further information please contact the Integrated Customer Contact Centre on telephone 3829 8999. |

## DIFFERENTIAL GENERAL RATES

Redland City Council has adopted a differential rating scheme for the 2026/2027 financial year. The scheme has 35 categories of land. A separate rate-in-the-dollar and a minimum general rate will apply to land identified within each category.

## CHARGE FOR RECORDING A PROPERTY TRANSFER

For the 2026/2027 financial year the charge is $73.20 for each change of ownership. The charge will be debited to the rate account on receipt of the transfer record from Department of Resources. The purchaser is responsible for payment of the charge. In the event an intermediate transfer has occurred please take the charge amount into consideration at settlement.

Adjustment of rates is to be negotiated between vendor and purchaser at the time of settlement, and Council will not enter into negotiations with either party.

## PLANNING INFORMATION

For information on planning including the Redlands Planning Scheme, development approvals and planning information please conduct a limited, standard or full town planning certificate. Alternatively, Redlands Planning scheme information can be accessed free of charge via the web at www.redland.qld.gov.au.

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## BUILDING AND PLUMBING INFORMATION

For information regarding building and plumbing approvals including outstanding final inspections, please conduct a building record search. This will provide a letter detailing the approval and inspection dates for all structures as lodged at Council. Copies of approved plans (site, floor and elevations) are provided if available for domestic building record searches. More information is available on Redland City Council website at www.redland.qld.gov.au.

## GENERAL INFORMATION

Council does not hold complete records of flood levels or drainage problem areas. Intending purchasers can access Council records using the following link to review their property information https://www.redland.qld.gov.au/FloodMaps. Councils City Assets Group may be able provide clarification if needed on this mapping. It is also advised that should further information be needed you may need to engage the services of a Register Professional Engineer, Queensland (RPEIQ).

This document must not be relied upon as constituting any specific advice as to whether land is contaminated and the amount of contamination. Land contamination is a matter administered by the Department of Resources under the Environment Protection Act 1994 and specific information in relation to possible site contamination must be sought from that Agency.

A Contaminated Land Search can be obtained through the Department of Environment and Science located at Level 3, 400 George Street, Brisbane Q 4001.

Postal - GPO Box 2454, Brisbane Q 4001
Email - emr.clr.registry@des.qld.gov.au
Phone - 13QGOV (137468)
Website - www.qld.gov.au/environment.

Searches in relation to Easements should be conducted with the relevant registration authority.

The information in this Search is supplied at your request and not pursuant to any statutory obligation. The statements contained herein are not guaranteed. This Search is provided on the basis of information which Council believes to be accurate and is supplied specifically on the basis that Council does not intend that any person will rely solely on the information for the purpose of making decisions with legal or financial implications. Council expressly disclaims any liability to persons who place such reliance on this information.

Yours faithfully

*Billing Services*

**Billing Services Team**
**Redland City Council**

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| | | | |
|---|---|---|---|
| BPAY<br>BPAY Biller Code:<br>**53058**<br><br>Biller Reference no:<br>**1039717** | **Online**<br>www.redland.qld.gov.au<br><br>Use your credit card to pay 24 hours 7 days per week.<br>**Ref No.: 1039717**<br>***Card surcharge of 0.11% will apply** | **By Phone**<br>**1300 300 943**<br>Visa, Mastercard<br>24 hours 7 days per week.<br>**Ref no.: 1039717**<br>***Card surcharge of 0.11% will apply** | **Paying In Person**<br>**Council Service Centres:**<br>• Cleveland (Bloomfield Street)<br>• Capalaba (Moreton Bay Road)<br>Business Hours 8:30am – 4:30pm<br>• Victoria Point (Bunker Road)<br>Business Hours 9am - 5pm |
| **Receipt Number:** | | | |
| **Date:** | | | |

✂

| | |
|---|---|
| **BY MAIL – REMITTANCE ADVICE**<br>Post your payment with this cut-off slip to:<br><br>Redland City Council<br>PO Box 21<br>Cleveland QLD 4163 | **Property Number:**<br>**3971** |

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Pages 212 through 248 redacted for the following reasons:
- - - - - - - - - - - - - - - - - - - - - - - - - -
Irrelevant Information

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Irrelevant Information

Right to Information Release

3rd August 2026

Ref: CREH520957
Contact: Leigh Dawkins

Ms Beth Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

| | |
|---|---|
| **Customer Request Number:** | **CREH520957** |
| **Request Type:** | **Public Health Risk - Clandestine Lab** |
| **Location:** | **16 James Street Coochiemudlo Island QLD 4184** |

Please find attached a Public Health Order in relation to a Queensland Police Service notification.

The *Public Health Act 2005* and *Public Health Regulation 2018* identify when a particular place used in unlawfully producing a dangerous drug may become a public health risk. Council wishes to advise you that actions, as outlined in the attached Public Health Order, are required to be undertaken by the due date to resolve the public health risk.

Please be advised that failure to comply with the Public Health Order may result in a Prescribed Infringement Notice (on the spot fine) of $834.00 (individual)/$4,172.00 (corporation) being issued. Council may also apply for an enforcement order or warrant and conduct the works, with costs being incurred by the property owner/responsible person.

Should you have any questions in relation to the Public Health Order or the investigation, please contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting the above customer request number.

Yours sincerely

Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

Right to Information Release

Cnr Bloomfield and Middle Streets, Cleveland Q 4163
PO Box 21, Cleveland Q 4163
Telephone: (07) 3829 8999
Facsimile: (07) 3829 8765
Email: rcc@redland.qld.gov.au
Web: redland.qld.gov.au

3rd August 2026

Ref: CREH520957
Contact: Leigh Dawkins

Ms Beth Dermer
16 James Street
**COOCHIEMUDLO ISLAND QLD 4184**

Dear Beth,

**Public Health Order**

***Public Health Act 2005***
**Section 23**

I am an officer of Redland City Council and an authorised person appointed under the *Public Health Act 2005.* This Public Health Order is being issued to you because it is reasonably believed a public health risk is occurring at a place you are responsible for:

This Public Health Order is issued to:

| | |
|---|---|
| **Name & Postal Address** | Ms Beth Dermer of 16 James Street, Coochiemudlo Island QLD 4184 |

In respect of a public health risk located at:

| | | |
|---|---|---|
| **Property Address** | 16 James Street Coochiemudlo Island QLD 4184 | |
| **Property Number** | 3971 | |
| **Real Property Description (RPD)** | **Lot on Plan** | **Local Government** |
| | Lot 34 RP 97358 | Redland City Council |

**Nature of Public Health Risk:**

There is a reasonable belief that a public health risk has occurred or is occurring that is likely to be hazardous to human health on all or part of the premises. Specifically:

A notification by the Queensland Police Service has advised the premises was used in unlawfully producing a dangerous drug.

This is a public health risk under section 11(1)(b)(xi) of the Act and Section 27A of the *Public Health Regulation 2018.*

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Cnr Bloomfield and Middle Streets, Cleveland Q 4163
PO Box 21, Cleveland Q 4163
Telephone: (07) 3829 8999
Facsimile: (07) 3829 8765
Email: rcc@redland.qld.gov.au
Web: redland.qld.gov.au

**Requirements:**

You are required to undertake the following actions to remove or reduce the public health risk, and prevent the public health risk from recurring, within the following timeframes:

| Corrective Action/Remedy | Due Date |
|---|---|
| 1. Restrict access to the property and do not re-occupy the property until you are advised by local government that the property is no longer a public health risk. | Immediately |
| 2. Fully implement the remediation activities itemised in the Remediation Action Plan (RAP), developed by Hazmat Plus for 16 James Street, Coochiemudlo Island, dated 4 December 2025 (H25112-RAP-01). | 60 days<br>2/10/2026<br>16:00 PM |
| 3. Comply with the requirements of the RAP that relate to you and items of your property that have been contaminated, as a result of the public health risk described above. | 60 days<br>2/10/2026<br>16:00 PM |
| 4. Dispose of any contaminated items listed in the RAP, as requiring disposal. Receipts must be retained for proof of disposal. | 60 days<br>2/10/2026<br>16:00 PM |
| 5. Obtain a clearance certificate from the assessor to confirm that all works in the RAP has been undertaken, including all contamination at the property has been removed or reduced to an acceptable level and there is no longer a public health risk at the property.<br><br>The clearance certificate must include certificates of analysis obtained from a NATA accredited laboratory to demonstrate that analysis of swabs obtained from the property show levels of methylamphetamine below the investigation levels set out by the *Australian Government Clandestine Drug Laboratory Remediation Guidelines*. This level is 0.5µgms/100cm2.The clearance certificate must be provided in the 'Clearance Certificate' template (attached). | 60 days<br>2/10/2026<br>16:00 PM |
| 6. Provide a copy of the Clearance Certificate and certificate of analysis to Council. | 60 days<br>2/10/2026<br>16:00 PM |

Right to Information Release

***Please note the following requirements in relation to this order:***

It is an offence for you as the recipient of this order not to comply with this order, unless you have a reasonable excuse – maximum penalty 200 penalty units. If you do not comply with this order, an application may be made to a magistrate's court for an enforcement order or warrant.

Under section 387 of the Act, an authorised person may, at reasonable times, enter the place to check whether this order has been complied with.

Failure to comply with this order, without a reasonable excuse, is an offence under section 23(4) of the Act which may result in the issuing of a penalty infringement notice of 5 penalty units or a court imposed fine of up to 200 penalty units.
Further to this, if you fail to comply with this order, the following courses of action(s) may be taken:

- You may be issued with a penalty infringement notice (fine) of 5 penalty units
- Under section 388 of the Act, Council by its employees or agents may at reasonable times enter the place to take the action stated in this order. Procedures for entry of the place are set out under section 393 of the Act
- Under section 24 of the Act, Council may make application to a magistrate for an enforcement order. Any costs or expenses incurred from Council under the enforcement order or taking steps under the enforcement order, including interest, is recoverable from you as a debt or a charge over the land.

Should you require any further information regarding the above matter, please do not hesitate contact me on 07 3820 1101 or via email at Leigh.Dawkins@redland.qld.gov.au quoting customer request number CREH520957.

Yours sincerely



Leigh Dawkins
**Environmental Health Officer**
**Environmental Health Team**
**Health and Environment Unit**

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Pages 268 through 275 redacted for the following reasons:
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Irrelevant Information

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Irrelevant Information





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Irrelevant Information

Pages 279 through 280 redacted for the following reasons:
- - - - - - - - - - - - - - - - - - - - - - - - - -
Irrelevant Information

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# QUOTATION REPORT

FORENSIC INSPECTION

12th December 2025

JOB REF: #102

Marc Kuter

16 James Street

Coochiemudlo Island

QLD 4184

Right to Information Release



Able Restoration & Cleaning P: 1800 860 786 PO Box 811 North Lakes QLD 4509 E: ablerestorationcleaning@gmail.com

## Disclaimer and limitations

Able Restoration & Cleaning perform services based on industry standards and apply the latest cleaning and restoration processes that comply with current legislation, regulations and guidelines.

Able Restoration & Cleaning does not accept any liability regarding any losses, damages or any expenses that are not associated with the conditions found and information made available before/during the inspection or the execution of the works.

Able Restoration & Cleaning does not assume any liability in relation to any inaccurate or inconsistent information provided by the client, its employees or related parties, including but not limited to verbal or written representations, drawings, specifications, manuals, plans and documents.

This document was exclusively issued to the client based on the relevant information provided, observations made during the inspection and the works undertaken. It does not apply to other parties and should not be used or modified for other purposes apart from the works and projects undertaken and described herein.

The client acknowledges that Able Restoration & Cleaning will not be held responsible or liable for any losses, damages, or expenses arising from the client's failure to comply with the terms and conditions set out in this agreement.

Able Restoration & Cleaning reserves the right to modify or amend these terms and conditions at any time and the client will be notified of any changes made.

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Able Restoration & Cleaning P: 1800 860 786 PO Box 811 North Lakes QLD 4509 E: ablerestorationcleaning@gmail.com

| | |
|---|---|
| Client Name: | Marc Kuter |
| Location: | 16 James Street<br>Coochiemudlo Island QLD 4184 |
| Client Reference Number: | Job# 102 |
| Client Representative: | Marc Kuter<br>marc@alfi.com.au<br>0401 796 968 |
| Job Number: | 102 |
| Inspection Date: | 11 December 2025 |
| Technician: | Bryan Caluza |
| Report Date: | 12 December 2025 |

## 1: Quote Report Summary

The client, Marc Kuter, engaged Able Restoration & Cleaning to inspect & provide a quote for remediation of methamphetamine contamination that occurred from previous tenants at 16 James Street, Coochiemudlo Island, QLD 4184. An onsite inspection was carried out on 11/12/2025. The purpose of this report is to provide a comprehensive quote & description of the works required at the property.

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## 2: Offer Overview

| Company Details: | |
|---|---|
| Company Name: | Able Restoration & Cleaning (ARC) |
| ABN: | 50 485 617 816 |
| Address: | PO Box 811 North Lakes QLD 4509 |
| Contact Name: | Bryan Caluza |
| Phone Number: | 1800 860 786 or 0434 093 297 |
| Email: | ablerestorationcleaning@gmail.com |

| Fee/Pricing Information: | |
|---|---|
| Price (excl GST) | $17, 727.09 |
| GST | $1, 772.71 |
| Total Price (incl GST) | $19, 499.80 |

| Insurance Details: | | |
|---|---|---|
| Public Liability | Insured Amount: | $20,000,000.00 AUD |
| | Policy No: | GPL101527LBI |
| | Insurer: | Xenon Underwriting Pty Ltd |
| | Name Insured: | Able Restoration and Cleaning Pty Ltd |
| | Expiry Date: | 06/09/2026 |

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| | | |
|---|---|---|
| Professional Indemnity | Insured Amount: | $1,000,000.00 AUD |
| | Policy No: | BN0007BC0124MI -PI |
| | Insurer: | Liberty Specialty Markets |
| | Name Insured: | Able Restoration and Cleaning Pty Ltd<br>Bryan Caluza / T/A Able Restoration |
| | Expiry Date: | 21/10/2026 |

## 3: Visual Observations and Additional Information

- Further information can be found from the Indoor Environmental Practitioner's (IEP) report via Hazmat. Please refer to the document explaining contamination lvls and interior spaces of the home affected.
- It can be seen from the onsite inspection that a high level of debris is present on building surfaces in LVL 1 of the home, which is the area deemed contaminated with methamphetamine within the home.
- Level 1 of the property is not fully sealed to meet negative air containment requirements. Additionally, construction improvements appear to have already commenced within this level of the home, as evidenced by visible modifications to the building space.
- Electrical fittings in LVL 1 of the home is also showing a high lvl of dirt & debris present & most likely related to the lack of cleaning undertaken by the previous tenants of the home.
- The Hazmat report confirms elevated methamphetamine contamination levels in several areas on Level 1 of the property. Due to the severity of contamination and the poor condition of certain electrical fittings, removal of these fixtures on Level 1 is warranted to ensure proper remediation is undertaken.
- Mould is present throughout LVL 1 of the home & can be visibly seen on the ceiling, flooring and walls.

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## 4: Scope of Work

- 11/12/2025 - Forensic Inspection Undertaken - Quote Report issued. Cost to Date (CTD)

Stage 1

- Air filtration devices to be installed.
- Full PPE to be worn.
- All Walls, flooring & building surfaces in LVL 1 of the home to be hepa vacuumed & chemically treated with methamphetamine remediation chemicals.
- Ceiling of LVL 1 to be cleaned & treated with anti-microbials.
- Drying technology to be installed.
- Rubbish to be disposed of.

Stage 2

- To be quoted upon completion of Stage 1 if required & is dependent on validation & clearance inspection and sampling results undertaken by an independent third party Indoor Environmental Practitioner (IEP).

**Recommendations:**

- ARC recommends all electrical fittings in LVL 1 of the home is to be stripped out & isolated including lounge room, split system air conditioner. Reinstatement of new electrical fittings to be undertaken by other trades.
- Stains may remain on some surfaces upon completion of Stage 1. Paint on some building surfaces may have peeling or disturbance due to surface agitation of peroxide based, methamphetamine remediation chemicals.
- All abatement works completed in Stage 1 will be conducted by other trades. Completion photos related to other trades will be documented on ARC completion report.

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## 5: Pricing

| Description | QTY | Unit Price | Total Price |
|---|---|---|---|
| Quote Report Issued - CTD | 1 | $262.90 | $262.90 |
| Labour - Stage 1 | 80 | $86.90 | $6,952.00 |
| PPE, Chemicals & Consumables - Tier 3 - Stage 1 | 80 | $29.70 | $2,376.00 |
| Air Scrubber - 4 Units x 3 Days - Stage 1 | 12 | $108.90 | $1,306.80 |
| Dehumidifier - 4 Units x 3 Days - Stage 1 | 12 | $97.90 | $1,174.80 |
| Air Mover - 12 Units x 3 Days - Stage 1 | 36 | $42.90 | $1,544.40 |
| Completion Report - Stage 1 | 1 | $262.90 | $262.90 |
| Subsistence Fee - Barge Cost - Stage 1 | 1 | $320.00 | $320.00 |
| Disposal - Stage 1 | 1 | $900.00 | $900.00 |
| Electrical abatement works - Stage 1 - Provisional Sum | 1 | $3,200.00 | $3,200.00 |
| HVAC abatement works - Stage 1 - Provisional Sum | 1 | $1,200.00 | $1,200.00 |

| | |
|---|---|
| Subtotal (excl GST): | $17,727.09 |
| GST: | $1772.71 |
| TOTAL (incl GST): | **$19,499.80** |

TERMS AND CONDITIONS:

Quote is valid for 30 days from issue date. By accepting this quote or continuing with our services, you agree to payment of issued invoice in 7 days.

I have read and agree to the terms and conditions.

_____

Customer Signature

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**HOW TO PAY**

Bank Details: Name: Able Restoration & Cleaning PTY LTD

BSB : 064 164

Account Number: 1091 1949

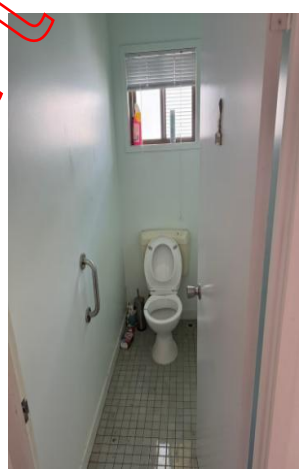
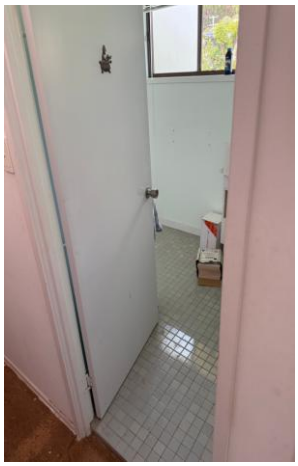
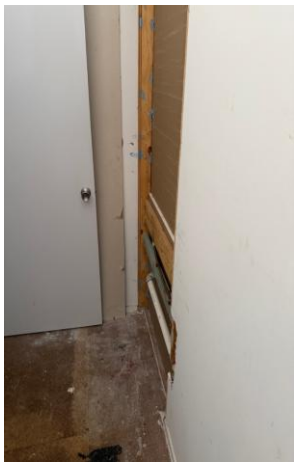
Online Payment: Visit this link to pay your invoice online https://sm8.link/ysud94u

Payment Terms: Strictly 7 Days unless otherwise agreed. If the invoice remains unpaid, ARC can use enforcement proceedings. The customer must pay ARC all sums outstanding, plus any costs, expenses, or losses, including debt collection & legal costs incurred by ARC due to enforcing payment as a result of the customer being in default of payment. Thank you for your business. Have a great day.

## 6: PHOTOS

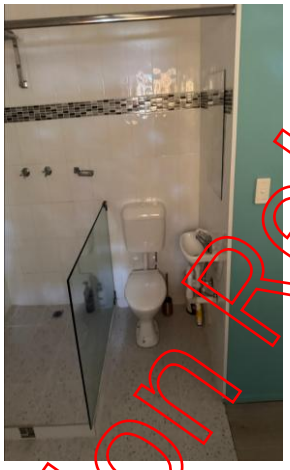




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Able Restoration & Cleaning P: 1800 860 786 PO Box 811 North Lakes QLD 4509 E: ablerestorationcleaning@gmail.com

## 7: Appendix A – Certificates

7.1: IICRC Certifications



IICRC
Institute of Inspection Cleaning and Restoration Certification

Certified Firm

2025

be it known that:

ABLE RESTORATION CLEANING

is registered with the IICRC and has pledged to maintain an awareness of and knowledge about the IICRC's published standards relevant to the Certified Firm's operations; will seek and promote educational training for technicians to enhance proficiency; provide service that results in elevated levels of customer satisfaction; be prompt; conduct business with honesty, integrity and fairness; build consumer confidence in the industry; and, promote good relations with affiliate industries.

Leslie Anderson

Chairman of the Board of Directors

70191994
Company #

12/31/2025
Valid through

Right to Information Release



IICRC
Institute of Inspection Cleaning and Restoration Certification

BRYAN DEXTER CALUZA

is a registrant in good standing with the IICRC, and has qualified by service and examination for certification in the following areas:

WATER DAMAGE RESTORATION
APPLIED MICROBIAL REMEDIATION

this registrant has pledged to perform services in these areas with skill, honesty and integrity to provide the consumer with the highest standard of care and expertise.

70178286
Register Number

9/30/2026
Expiration Date

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Able Restoration & Cleaning P: 1800 860 786 PO Box 811 North Lakes QLD 4509 E: ablerestorationcleaning@gmail.com

APEX INSURANCE

INSURANCE ADVISERNET
Advice you can trust

02/09/2025

To Whom It May Concern,

## CONFIRMATION OF INSURANCE CERTIFICATE

This is to certify that undermentioned Insurance Policy has been issued and is current until 4:00pm on 06/09/2026.

| | |
|---|---|
| **Insured's Name:** | Bryan Caluza T/A Able Restoration and Cleaning and Able Restoration & Cleaning Pty Ltd |
| **Interested Parties:** | |
| **Class:** | Liability |
| **Policy Number:** | GPL101527LBI |
| **Insurer:** | Xenon Underwriting Pty Ltd |
| **Period of Insurance:** | 06/09/2025 to 06/09/2026 at 4:00pm local standard time |
| **Limit of Liability:** | Public Liability – $20,000,000 any one occurrence<br>Products Liability – $20,000,000 any one period of insurance |
| **Brief Details of Cover:** | Liability With Respect to the Occupation of Mould, Water, Smoke, Fire, Drug and Lead Restoration (excluding any aircraft work) |

*This is to certify that the above policy is current to the expiry date show above unless cancelled in the meantime, subject to the Terms and Conditions of the policy.*

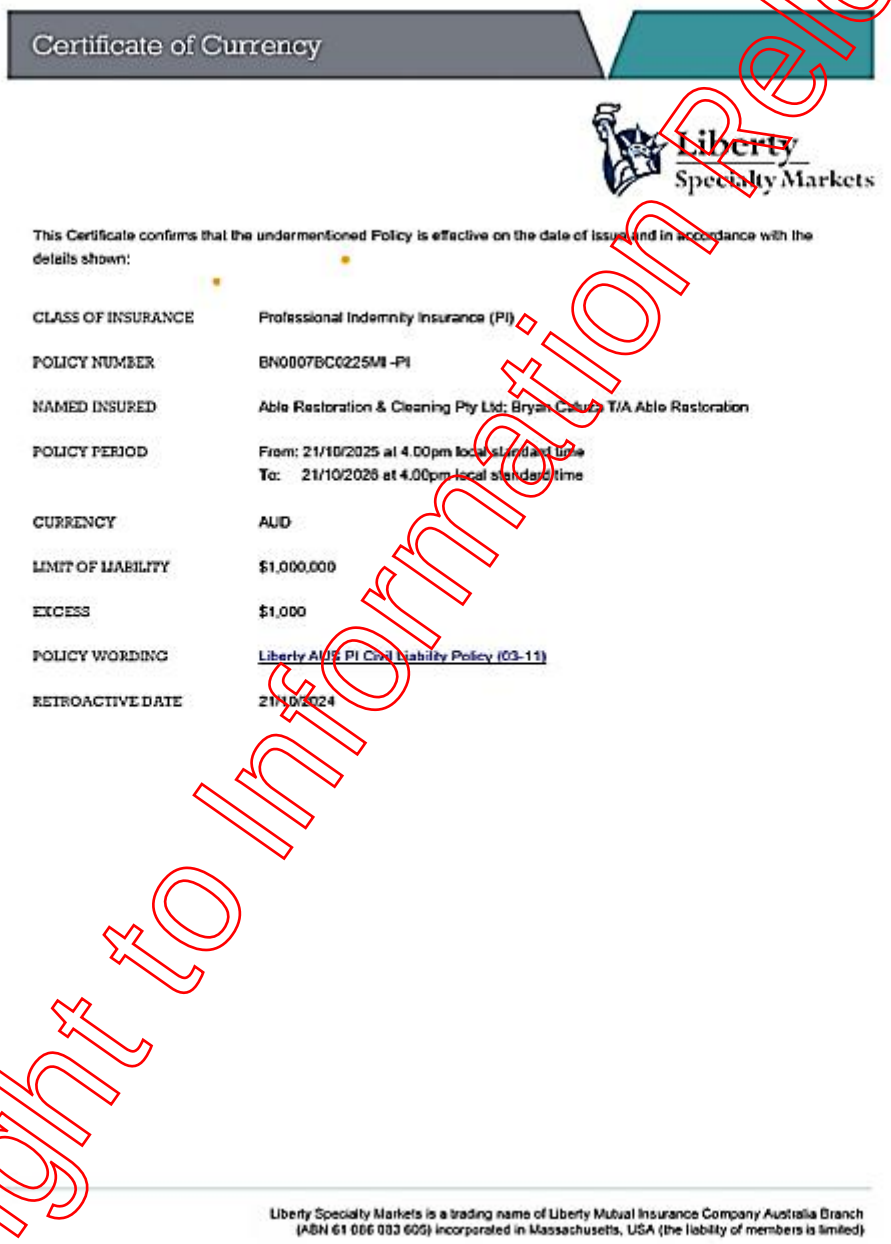
**Disclaimer:**
The information provided is a summary only and does not amend, extend, alter or set out the full terms of the policy referred to nor do we confirm or warrant the insurance cover is in force at the date of this advice. You must always refer to the policy for full details and to the extent of any inconsistency the policy prevails. This policy is also subject to the operation of the Insurance Contracts Act 1984 (cth), including in particular, the insurer's rights under section 28 in relation to pre contractual non disclosure or misrepresentation. We will not provide any updates in relation to the policy to any third party unless we specifically agree to do so in writing with the third party.

**Sam Laydon**
Authorised Representative No 1296683
PO Box 277
GREENSLOPES QLD 4120

P: 0432 690 865
E: slaydon@apexins.com.au

Right to Information Release

7.3: Professional Indemnity Insurance



Certificate of Currency

Liberty Specialty Markets

This Certificate confirms that the undermentioned Policy is effective on the date of issue and in accordance with the details shown:

| | |
|---|---|
| CLASS OF INSURANCE | Professional Indemnity Insurance (PI) |
| POLICY NUMBER | BN0007BC0225MI -PI |
| NAMED INSURED | Able Restoration & Cleaning Pty Ltd; Bryan Caluza T/A Able Restoration |
| POLICY PERIOD | From: 21/10/2025 at 4.00pm local standard time<br>To: 21/10/2026 at 4.00pm local standard time |
| CURRENCY | AUD |
| LIMIT OF LIABILITY | $1,000,000 |
| EXCESS | $1,000 |
| POLICY WORDING | Liberty AUS PI Civil Liability Policy (03-11) |
| RETROACTIVE DATE | 21/10/2024 |

Liberty Specialty Markets is a trading name of Liberty Mutual Insurance Company Australia Branch (ABN 61 086 083 605) incorporated in Massachusetts, USA (the liability of members is limited)

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Able Restoration & Cleaning P: 1800 860 786 PO Box 811 North Lakes QLD 4509 E: ablerestorationcleaning@gmail.com

# Certificate of Currency

Liberty Specialty Markets

AUTHORISED BY LIBERTY

DATE OF ISSUE 14/10/2025

This Certificate:
- Is issued as a matter of information only and confers no rights upon the holder
- Does not amend, extend or alter the coverage afforded by the Policy listed
- Is only a summary of the cover provided
- Reference must be made to the current policy wording for full details
- Is current at the date of issue only

Level 33, 71 Eagle Street
Brisbane, Queensland, 4000
Australia

Telephone: 07 3235 8800
Website: www.libertyspecialtymarkets.com.au

Liberty Specialty Markets is a trading name of Liberty Mutual Insurance Company Australia Branch
(ARBN 61 086 083 605) incorporated in Massachusetts, USA (the liability of members is limited)

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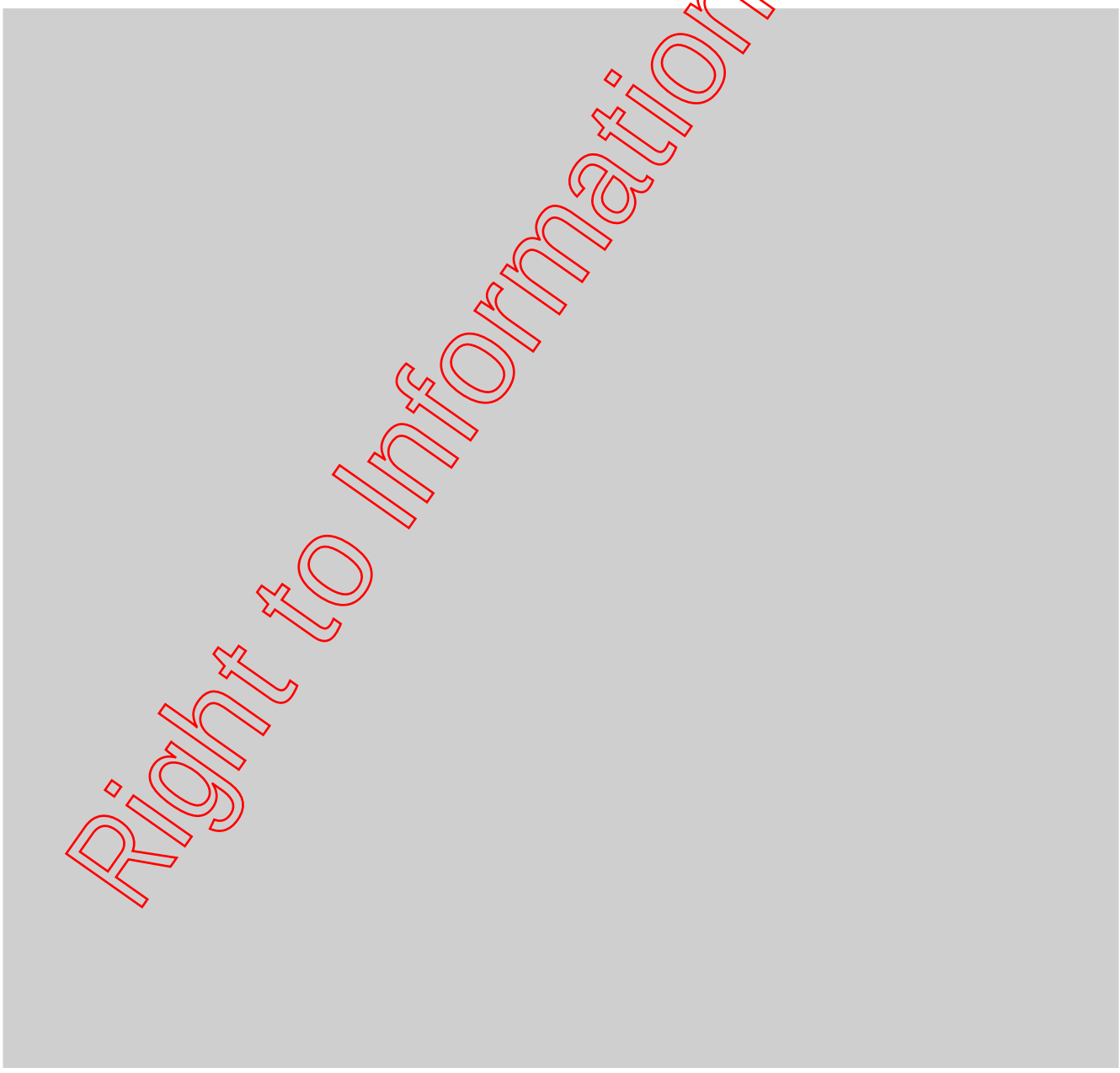
Right to Information Release

Irrelevant Information



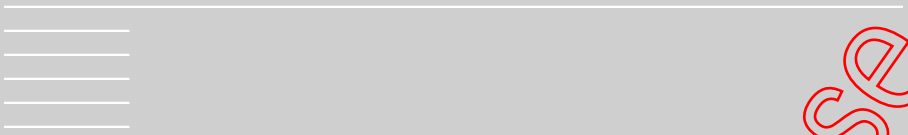
Right to Information Release

Contrary to Public Interest, Irrelevant Information



Right to Information Release

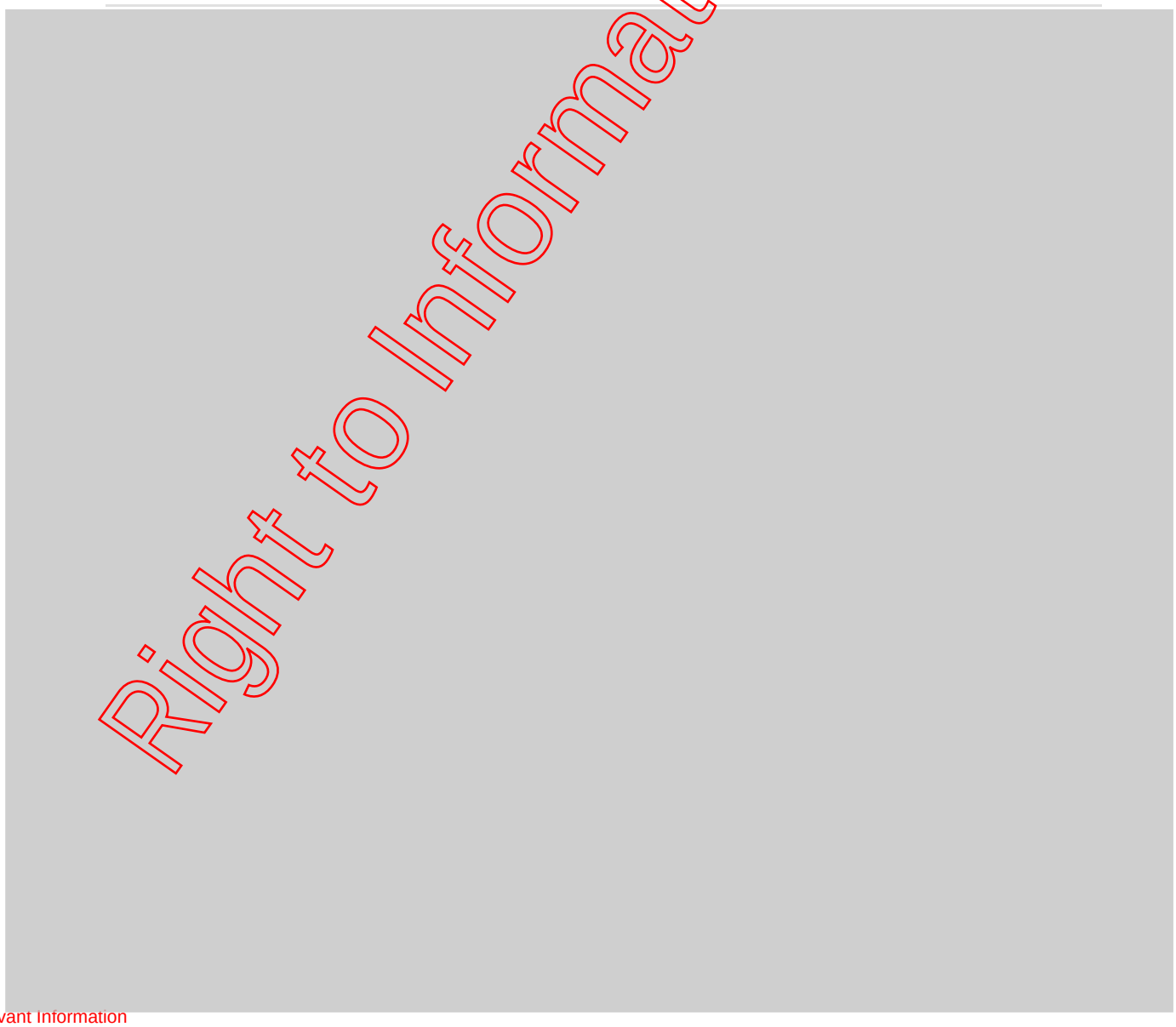
Irrelevant Information



Right to Information Release

Irrelevant Information





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Irrelevant Information

Page 303 redacted for the following reason:
- - - - - - - - - - - - - - - - - - - -
Irrelevant Information

Right to Information Release

**From:** Marc Kuter
**To:** Claims
**Subject:** Re: Claim 1255929
**Date:** Tuesday, 16 December 2025 8:10:20 PM
**Attachments:** image001.png
image002.png
image003.png

---

Thanks very much Richard.

cheers,
Marc

---

**From:** Claims
**Sent:** Monday, December 15, 2025 2:16:49 PM
**To:** Marc Kuter
**Subject:** Claim 1255929

Hi Marc,
Acknowledging receipt of your online claim, reference 1255929.
As discussed, I have now submitted your claim to Councils insurer and recommended the appointment of a loss assessor. The insurer will send you an acknowledgement letter by email containing their claim reference and contact details. With the claim submitted, all future contact regarding the claim will be direct between you and the insurer. Please check your spam/junk folders if not received.
In the interim, if you have any queries regarding the claims process or have not received an acknowledgement from the insurer with seven (7) business days, please contact me.
Kind Regards

**Richard Brouwer**
**Insurance Program and Claims Coordinator**
Risk and Liability Services
Redland City Council

**P** +617 3843 8006

**Report an issue or give feedback**
Scan the QR code or visit us online.
**redland.qld.gov.au/contact**

I acknowledge the traditional custodians of the lands and seas where I work. I pay my respects to Elders, past, present and future.

Right to Information Release

**From:** Marc Kuter
**To:** Claims
**Subject:** Re: Claim 1255929
**Date:** Tuesday, 30 December 2025 11:25:34 AM
**Attachments:** image001.png
image002.png
image003.png

---

You don't often get email from marc@alfi.com.au. Learn why this is important

Hi Richard,

just letting you know i haven't received any communication regarding the claim. i've checked junk folders etc and understand this period of the year can be sketchy, i do, however, need to press on with the process as it is delaying completing works and ultimately rental income my end.

cheers and thanks,
Marc

---

**From:** Marc Kuter
**Sent:** Tuesday, December 16, 2025 8:10:04 PM
**To:** Claims
**Subject:** Re: Claim 1255929

Thanks very much Richard.

cheers,
Marc

---

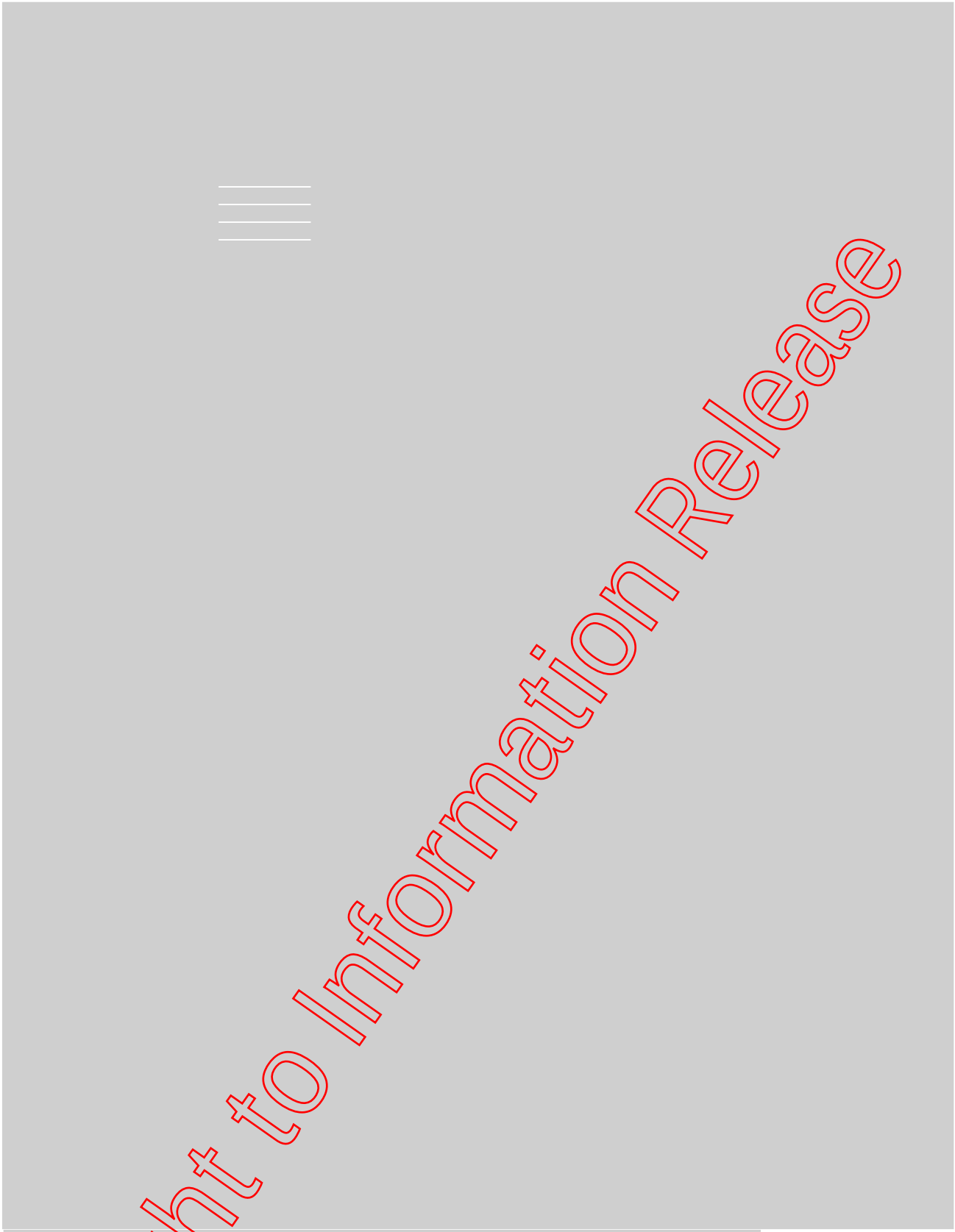
**From:** Claims
**Sent:** Monday, December 15, 2025 2:16:49 PM
**To:** Marc Kuter
**Subject:** Claim 1255929

Hi Marc,
Acknowledging receipt of your online claim, reference 1255929.
As discussed, I have now submitted your claim to Councils insurer and recommended the appointment of a loss assessor. The insurer will send you an acknowledgement letter by email containing their claim reference and contact details. With the claim submitted, all future contact regarding the claim will be direct between you and the insurer. Please check your spam/junk folders if not received.
In the interim, if you have any queries regarding the claims process or have not received an acknowledgement from the insurer with seven (7) business days, please contact me.
Kind Regards

**Richard Brouwer**
**Insurance Program and Claims Coordinator**
Risk and Liability Services
Redland City Council

**P** +617 3843 8006

Right to Information Release



Right to Information Release

Right to Information Release

Irrelevant Information

**From:** Claims
**To:** "Marc Kuter"
**Subject:** RE: Claim 1255929
**Date:** Monday, 5 January 2026 11:03:00 AM
**Attachments:** image001.png
image002.png
image003.png

Good morning Marc.

Apologies for the lack of acknowledgement from the insurer. I have forwarded your email to the insurer and requested they contact you ASAP.

I trust this assists however if you any additional queries regarding the claims process please contact me.

Kind Regards

**Richard Brouwer**
**Insurance Program and Claims Coordinator**
Risk and Liability Services
Redland City Council
**P** +617 3843 8006

**Report an issue or give feedback**
Scan the QR code or visit us online.
redland.qld.gov.au/contact

I acknowledge the traditional custodians of the lands and seas where I work. I pay my respects to Elders, past, present and future.

---

**From:** Marc Kuter <marc@alfi.com.au>
**Sent:** Tuesday, 30 December 2025 11:25 AM
**To:** Claims <Claims@redland.qld.gov.au>
**Subject:** Re: Claim 1255929

> You don't often get email from marc@alfi.com.au. Learn why this is important

Hi Richard,

just letting you know i haven't received any communication regarding the claim. i've checked junk folders etc and understand this period of the year can be sketchy. i do, however, need to press on with the process as it is delaying completing works and ultimately rental income my end.

Right to Information Release

cheers and thanks,
Marc

---

**From:** Marc Kuter <marc@alfi.com.au>
**Sent:** Tuesday, December 16, 2025 8:10:04 PM
**To:** Claims <Claims@redland.qld.gov.au>
**Subject:** Re: Claim 1255929

Thanks very much Richard.

cheers,
Marc

---

**From:** Claims <Claims@redland.qld.gov.au>
**Sent:** Monday, December 15, 2025 2:16:49 PM
**To:** Marc Kuter <marc@alfi.com.au>
**Subject:** Claim 1255929

Hi Marc,

Acknowledging receipt of your online claim, reference 1255929.

As discussed, I have now submitted your claim to Councils insurer and recommended the appointment of a loss assessor. The insurer will send you an acknowledgement letter by email containing their claim reference and contact details. With the claim submitted, all future contact regarding the claim will be direct between you and the insurer. Please check your spam/junk folders if not received.

In the interim, if you have any queries regarding the claims process or have not received an acknowledgement from the insurer with seven (7) business days, please contact me.

Kind Regards

**Richard Brouwer**
**Insurance Program and Claims Coordinator**
Risk and Liability Services
Redland City Council
**P** +617 3843 8006



**Report an issue or give feedback**
Scan the QR code or visit us online.

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Page 310 redacted for the following reason:
- - - - - - - - - - - - - - - - - - - -
Irrelevant Information

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Right to Information Release

Irrelevant Information





Right to Information Release

Irrelevant Information


Right to Information Release

Irrelevant Information

Right to Information Release

Irrelevant Information

Right to Information Release

Irrelevant information



Right to Information Release

Right to Information Release

**From:** Marc Kuter <marc@alfi.com.au>
**Sent:** Thursday, 8 January 2026 9:20 AM

**To:** Leigh Dawkins <Leigh.Dawkins@redland.qld.gov.au>; Beth Dermer <bethd@dotshealth.com.au>
**Cc:** BSO Environmental Health <BSOEnvironmentalHealth@redland.qld.gov.au>
**Subject:** Re: CREH520957 Public Health Order - Clandestine Laboratory - Owner Clean Up

Hi Leigh,

Just a quick update. I've received correspondence from the company (JLT) handling the claim and been advised it will be a minimum of 6 weeks before they will respond. I've been unable to get a second quote for cleaning as yet and think it's a bad idea to proceed with the other quote until I'm assured that one quote will suffice. I've attached their letter in case its relevant somehow. In summary, I've had to halt work for now but will hopefully get a second quote and some clarity about the process soon.

Cheers,
Marc

---

**From:** Leigh Dawkins <Leigh.Dawkins@redland.qld.gov.au>
**Sent:** Tuesday, 9 December 2025 9:33 AM
**To:** Marc Kuter <marc@alfi.com.au>; Beth Dermer <bethd@dotshealth.com.au>
**Cc:** BSO Environmental Health <BSOEnvironmentalHealth@redland.qld.gov.au>
**Subject:** CREH520957 Public Health Order - Clandestine Laboratory - Owner Clean Up

Good morning Marc and Beth,

As discussed yesterday on the phone, attached is the updated Public Health Order (PHO) based on the submitted remediation action plan.

A Clearance Certificate template (QLD Health) has also been attached.

If you have any trouble with the timelines listed in the PHO or have any questions, please contact me to discuss.

Kind regards

**Leigh Dawkins**
**Environmental Health Officer**
Health and Environment Unit
Environment and Regulation
Redland City Council
Ph: 3820 1101

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Page 319 redacted for the following reason:
- - - - - - - - - - - - - - - - - - - -
Irrelevant Information

Right to Information Release




Irrelevant Information



Right to Information Release

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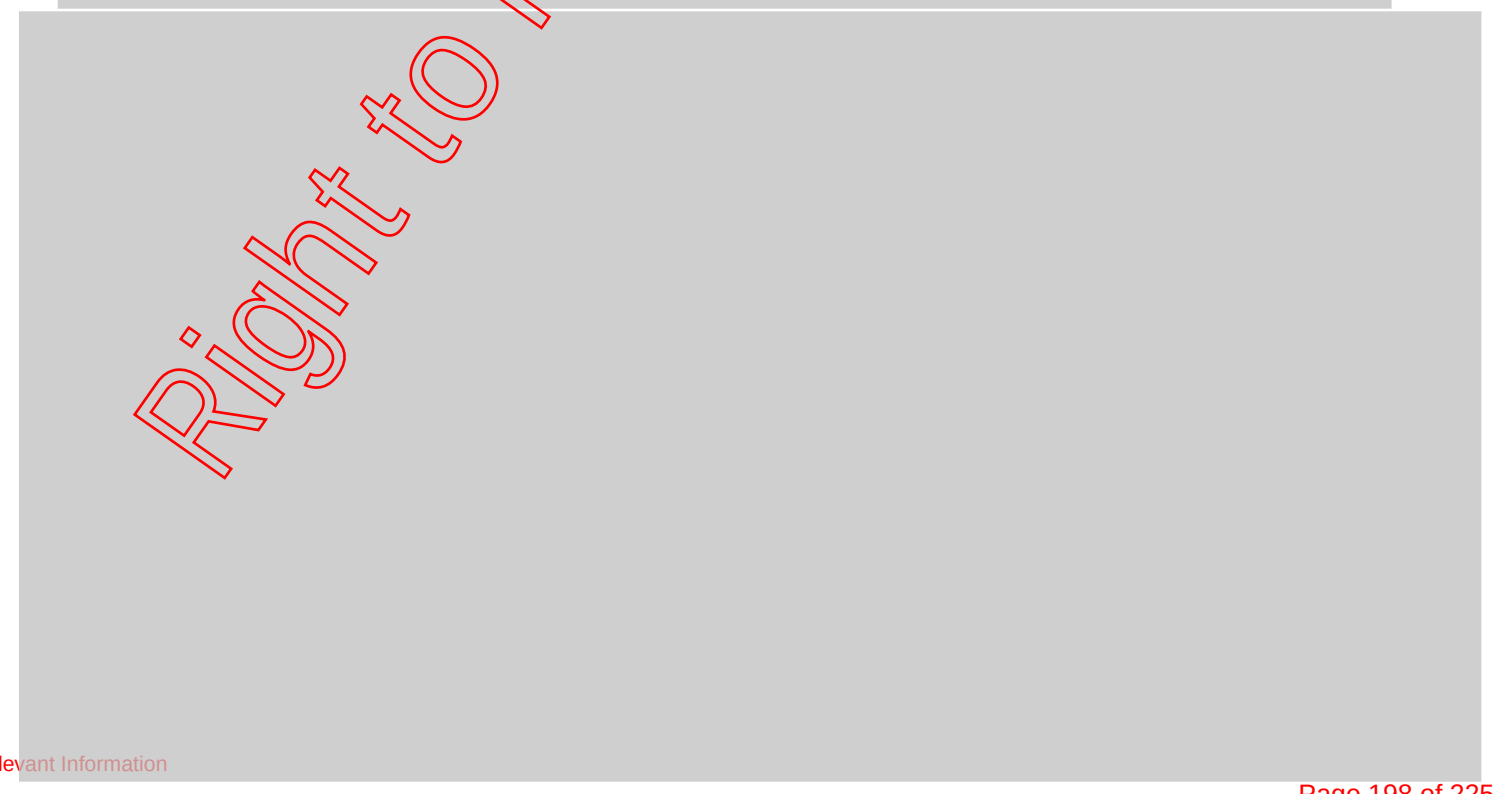




Right to Information Release

Irrelevant information





Right to Information Release

Irrelevant Information



Right to Information Release

Contrary to Public Interest

Right to Information Release

Irrelevant Information

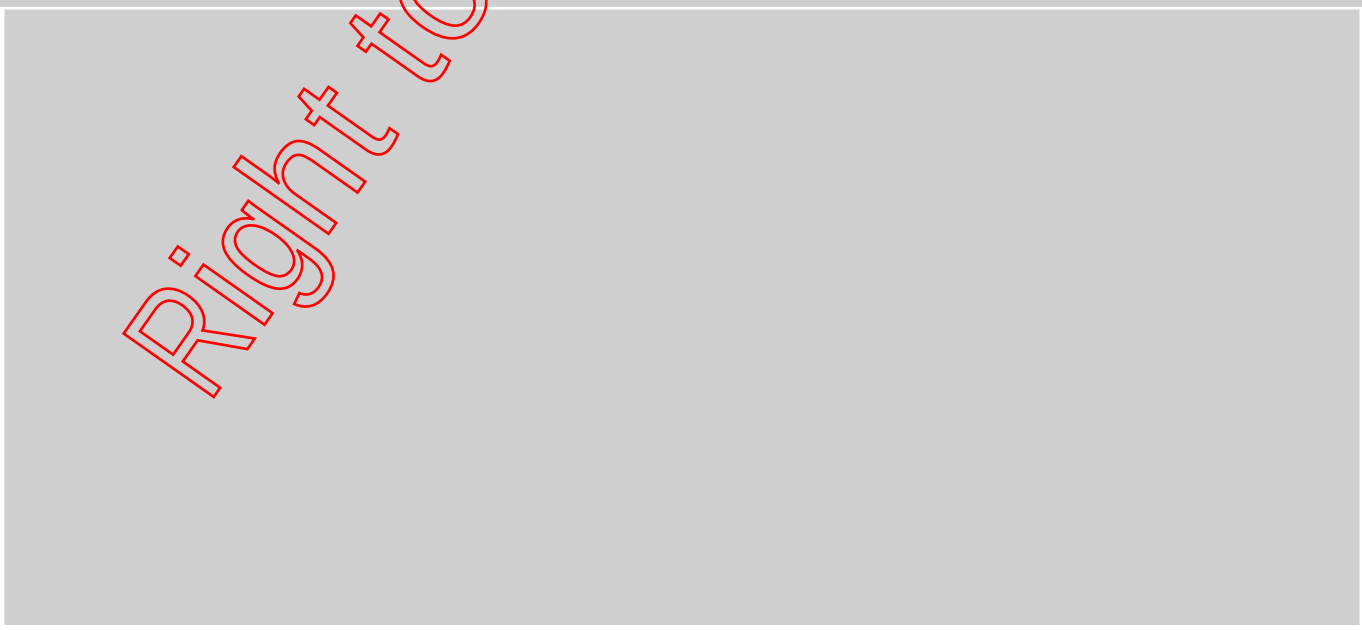


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Page 332 redacted for the following reason:
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Irrelevant Information

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Page 335 redacted for the following reason:
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Irrelevant Information

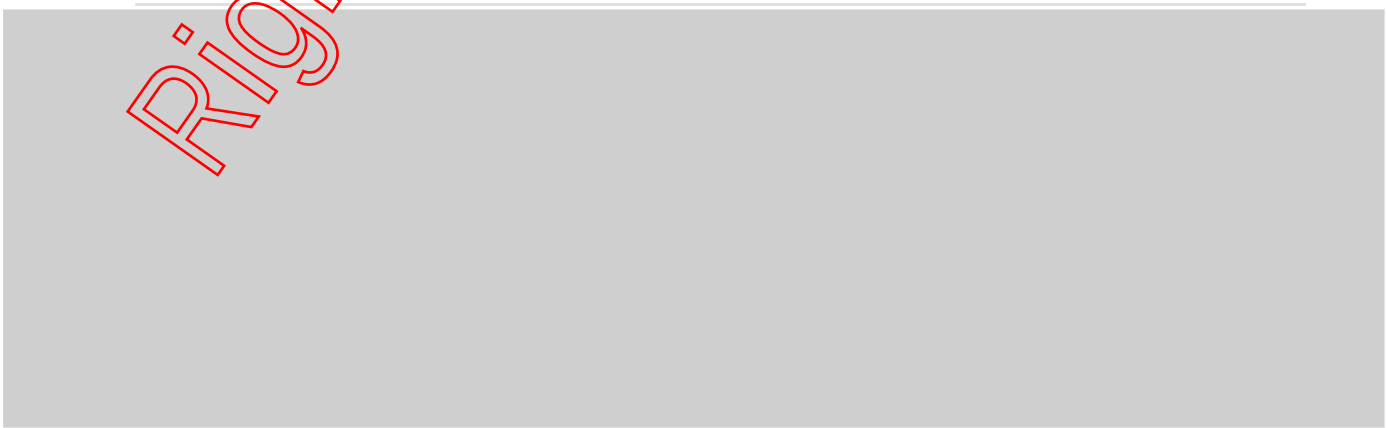
Right to Information Release

Right to Information Release

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Right to Information Release



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Pages 344 through 347 redacted for the following reasons:
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Pages 352 through 360 redacted for the following reasons:
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Right to Information Release



Irrelevant Information

Pages 364 through 372 redacted for the following reasons:
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Irrelevant Information

Right to Information Release

# TAX INVOICE

Marc Kuter
16 James St
COOCHIEMUDLO ISLAND QLD 4184
AUSTRALIA

**Invoice Date**
15 Dec 2025

**Invoice Number**
INV-210437

**ABN**
21 375 815 873

KU Consulting Pty Ltd t/as
Hazmat Plus
PO Box 5931
MANLY QLD 4179
AUSTRALIA
ACN 600 122 227

| Description | Quantity | Unit Price | GST | Amount AUD |
|---|---|---|---|---|
| Clandestine Drug Laboratory Assessment - 16 James Street, Coochimudlo Island Qld as per email quote to Marc Kuter dated 20 November 2025 including up to 10 swab samples and Preliminary Clandestine Drug Laboratory Assessment Report (Report H25115-PMA-01 sent via email 3 December 2025) | 1.00 | 2,500.00 | 10% | 2,500.00 |
| Additional Swab Samples (Note: 5 extra samples taken though only charged for 2 as discussed) | 2.00 | 100.00 | 10% | 200.00 |
| Remediation Action Plan (RAP) as required due to exceeded Investigation Levels (ILs) as per email quote (Report H25115-RAP-01 sent via email 4 December 2025) | 1.00 | 1,000.00 | 10% | 1,000.00 |
| | | | Subtotal | 3,700.00 |
| | | | TOTAL GST 10% | 370.00 |
| | | | **TOTAL AUD** | **4,070.00** |

**Due Date: 14 Jan 2026**
BSB 064 179
Acc# 10341692
Name Hazmat Plus

View and pay online now

Right to Information Release

Right to Information Release

# PAYMENT ADVICE

| | |
|---|---|
| **Customer** | Marc Kuter |
| **Invoice Number** | INV-210437 |
| **Amount Due** | **4,070.00** |
| **Due Date** | 14 Jan 2026 |
| **Amount Enclosed** | |

Enter the amount you are paying above

To:

KU Consulting Pty Ltd t/as Hazmat Plus
PO Box 5931
MANLY QLD 4179
AUSTRALIA
ACN 600 122 227