CHARTERS TOWERS
REGIONAL COUNCIL

6 November 2026

Our Ref: 5335087
File Ref: EXE2026/0010
Enquiries: Luke Acreman

HER Glow HAUS
C/- Northpoint Planning
Attn: Meredith Hutton
PO Box 4
TOWNSVILLE QLD 4810

Sent via email: meredith@northpointplanning.com.au

Dear Meredith,

Exemption Certificate
(Given under Section 46 of the *Planning Act 2016*)

The assessment manager has considered your request for an Exemption Certificate for assessable development at the below mentioned property and has determined that an Exemption Certificate should be given for the reasons stated below:

Applicant details

Applicant name:	Merdeith Hutton

Location details

Street address:	17-19 Cavey Court, Queenton (specifically the tenancy occupied by HER Glow HAUS, Tower 9, Poppet Head Plaza)
Real property description:	Lot 6 on SP326358

Development to which the Exemption Certificate relates

Approval sought:	Exemption Certificate (*Planning Act 2016*)
Development type:	Material Change of Use
Description of development:	Shop (24-hour self-service personal services)
Categorising instrument:	Charters Towers Regional Town Plan Version 2
Reason for giving Exemption Certificate:	Section 46(3)(i) the effects of the development are minor and inconsequential, considering the circumstances under which the development was categorised as assessable development.

Approved plans and documents

Not applicable.

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The site is subject to a Preliminary Approval overriding the Planning Scheme (MC15/181) which applies a site specific Development Code (Goldtower Development Code) to proposed land uses on the site. The use intends to be open to customers outside the specific hours of operation provided at AO13 in the Goldtower Development Code. The proposed use is a ladies-only 24/7 wellness studio, which falls under the definition of "Shop" as a land use.

Notice of Reasons

1. The premises are located within the Industry Zone, specifically Tower 9 (Poppet Head Plaza, on the south-eastern side of the site).
2. The nature of the business (as a ladies-only wellness studio) is unlikely to result in significant activity outside the normal business hours specified in AO13 of the Goldtower Preliminary Approval (MC15/181).
3. The proposal is generally consistent with PO13 of the Goldtower Preliminary Approval because:
    a) it is consistent with reasonable expectations for development within the Industry Zone;
    b) it is unlikely to impact other occupants of the building; and
    c) it is unlikely to impact nearby sensitive land uses, with the closest residential properties located on the opposite side of Devereux Street, more than 100 metres away (a road which already accommodates road
    d) train movements).

When development must start or be completed

Not applicable.

Advice

This Exemption Certificate is attached to the premises and benefits each of the owners, the owners' successors in title and any occupiers of the premises. To the extent development does not comply with a requirement stated above, the Exemption Certificate has no effect.

Should you wish to discuss this matter, please contact Council's Planner on (07) 4761 5300.

Yours faithfully

Timna Green
Manager Planning & Development