

AUSTRALIAN CAPITAL TERRITORY

City Area Leases Act 1936

**INSTRUMENT OF APPROVAL UNDER
SECTION 10**

Under section 10 of the *City Area Leases Act 1936*, I, SUSAN ELIZABETH COLEMAN approve of Jillian Beatrice McSpedden ('the Applicant') carrying on the profession, trade, occupation or calling of solicitor ('the business') on Block 28, Section 69, Division of Yarralumla known as 12 Denman Street, Yarralumla ('the land') subject to the following conditions relating to the use of the land being observed by the Applicant in carrying on the business

- (1) that this approval will remain valid only while the Applicant continues to be a bona fide resident of the land,
- (2) that the Applicant will ensure that the conduct of the business does not cause an annoyance, a nuisance or danger and is not offensive to any tenants or occupiers of adjoining lands;
- (3) that the Applicant will not erect or permit or suffer to be displayed or erected upon the land or any building thereon any advertising sign or hoarding whatever without the consent in writing of the Interim Territory Planning Authority and the Building Controller,
- (4) that the Applicant will conduct the business strictly in accordance with the application made by the Applicant under section 10 of the *City Area Leases Act* unless otherwise stipulated in this Instrument,
- (5) that no person other than the Applicant will conduct or in any way carry on the business on the land without the prior approval of the Minister;
- (6) that the Applicant will ensure that all residence and business related vehicles are parked down the side boundary of the land and visitor parking is confined to the driveway area within the confines of the land during business hours;
- (7) that the Applicant will not employ any assistants for the purpose of conducting or carrying on the business on the land without the prior approval of the Minister;
- (8) that only two rooms in the house be used for the conduct of the business,
- (9) that the business will only be conducted on the land between the hours of 8 30 a m and 5.00 p m Monday to Friday,
- (10) that the Applicant will conduct the business strictly by appointment only;
- (11) that this approval will terminate on the 31st day of July 1990 or on such earlier date as the Minister determines in accordance with condition 12;
- (12) upon any failure to comply with any or all of the foregoing conditions the Minister or his Delegate under the said Act may give written notice requiring the Applicant to show cause within a period of four-

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teen days why this approval should not be revoked
At the expiration of this period the Minister or his
Delegate may revoke the approval.

Dated this 20th day of July 1989.

SUSAN ELIZABETH COLEMAN

Delegate of the Minister
for Industry, Employment and Education