

AUSTRALIAN CAPITAL TERRITORY

CITY AREA LEASES ACT 1936

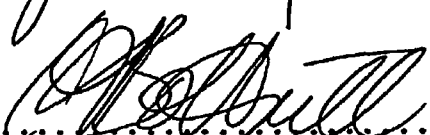
INSTRUMENT OF APPROVAL UNDER SECTION 10

Under section 10 of the City Area Leases Act 1936 I CLAUDIA-LUCE BOTTRILL APPROVE of ERIKA WALTRAND PULLEN ("the Applicant") carrying on the profession trade occupation or calling of DOG GROOMING ("the business") on Block 8 Section 26 Division of HAWKER known as 42 ELSEY STREET HAWKER ("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 Australian Capital 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 1936 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 within the confines of the land;
- 7 that the Applicant will not employ more than one assistant for the purpose of conducting or carrying on the business on the land without the prior approval of the Minister;
- 8 that only half the area of the existing shed as designated in the floor plan is to 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 am and 4.30 pm Mondays to Saturdays;
- 10 that the Applicant will conduct the business strictly by appointment, and that such appointments will be organised to ensure that no more than one client is in attendance at any one time;
- 11 that no dogs for grooming/bathing/clipping will remain overnight in the premises;
- 12 that one or more garbage bins with plastic bags and close-fitting lids should be provided for the storage of dog faeces, hair clippings and other trade waste;
- 13 that hair clippings, faeces and other trade waste should be disposed of in an approved refuse tip;
- 14 that any waste water generated as a result of the business and cleaning activities should be disposed of into the sewerage system;
- 15 that washing of personal effects, household linen etc and the bathing of dogs should not be carried out concurrently in the laundry;
- 16 that this approval will terminate on the THIRTY FIRST day of DECEMBER 1992 or on such earlier date as the Minister determines in accordance with condition 17;
- 17 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 fourteen 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 2 day of January 1992

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 Claudia-Luce Bottrill, the person for the time being holding or performing the duties of the office of Senior Officer Grade C Position Number 3074, Delegate of the Territory Minister.