

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 CARL JAMES THOMPSON APPROVE of VICTOR JACINTO FERNANDEZ ("the Applicant") carrying on the profession trade occupation or calling of MOTOR MECHANIC ("the business") on Block 18 Section 112 Division of KALEEN known as 56 DIAMANTINA CRESCENT KALEEN ("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 any 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 the Applicant will ensure that all work is carried out inside the garage and that the work area is kept clean and tidy and free from waste material;
- 9 that no materials used in conjunction with the business be stored outside the building;
- 10 that the Applicant will conduct the business so as not to breach the provisions of the Noise Control Act 1988 in that the noise generated by the business will not exceed 5 decibels above the normal background noise measured at the nearest boundary at any given time while the business is operating;
- 11 that the Applicant will make adequate provision for the control of wastes from wash down or cleaning of parts, etc to the satisfaction of the Environment Protection Section;
- 12 that any machines proposed to be used do not affect the amenity of the neighbourhood especially with regard to noise and fumes;
- 13 that the business will only be conducted on the land between the hours of 8.00 am to 5.00 pm Mondays to Fridays;

- 14 that the Applicant will conduct the business strictly by appointment, and that such appointments will be organised to ensure that no more than two clients are in attendance at any one time;
- 15 that this approval will terminate on the TWENTY EIGHTH day of FEBRUARY 1994 or on such earlier date as the Minister determines in accordance with condition 16;
- 16 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 21st day of January 1993



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Carl James Thompson, the person for
the time being holding or performing
the duties of the office of
Administrative Service Officer Class 6
Position Number 786, Delegate of the
Minister.