

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 Josep Novosel ('the Applicant') carrying on the profession, trade, occupation or calling of picture framer ('the business') on Block 31, Section 13, Division of Pearce known as 18 Shepherd Street, Pearce ('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 within the confines of the land;
- (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 workshop 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 8.00 a.m. and 5.00 p.m. Monday to Friday;
- (10) that the machines used in the business do not affect the amenity of the neighbourhood especially in regard to noise;
- (11) that the applicant will conduct the business strictly by appointment, and that such appointments will be organised to ensure that no more than three clients are in attendance at any one time;
- (12) that this approval will terminate on the 31st day of August 1990 or such earlier date as the Minister determines in accordance with condition 13;
- (13) 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

Australian Capital Territory Gazette
No. ACT 15, 30 August 1989

expiration of this period the Minister or his Delegate
may revoke the approval.

Dated this 21st day of August 1989.

CARL JAMES THOMPSON
Delegate of the Minister
for Industry, Employment and Education