

AUSTRALIAN CAPITAL TERRITORY

CITY AREA LEASES ACT 1936

INSTRUMENT OF APPROVAL UNDER SECTION 10

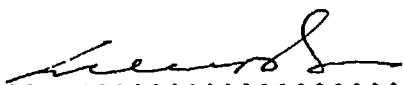
Under section 10 of the City Area Leases Act 1936 I CARL JAMES THOMPSON APPROVE of JENNIFER NAGY ("the Applicant") carrying on the profession trade occupation or calling of PHOTOGRAPHER ("the business") on Block 25 Section 13 Division of WARAMANGA known as 5 BIRBAI PLACE WARAMANGA ("the land") subject 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 assistants for the purpose of conducting or carrying on the business on the land without the prior approval of the Minister;
- 8 that only the studio/darkroom and storage areas in the house be used for the conduct of the business;
- 9 that all toxic wastes are to be disposed of according to the Environmental Protection Service. The storage of these chemicals on site is to be in such containers and such siting as approved by Dangerous Goods Section, Occupational Health Service;
- 10 that no movement of air from the dark room is to be circulated to the studio whilst people are occupying the studio for any reason;
- 11 that all papers, cartons, putrescible refuse and other similar refuse is to be place in the approved bin(s) for removal in accordance with A.C.T Garbage Regulations;
- 12 that the Public and Environmental Health Service and the ACT Planning Authority should be contacted prior to any major enlargement of the present chemical usage of the dark room;
- 13 that the business will only be conducted on the land between the hours of 11.00 am to 8.00 pm Monday to Friday, 10.00 am to 8.00 pm Saturday and 10.00 am to 5.00 pm Sunday;
- 14 that the Applicant will conduct the business strictly by appointment, and that such appointments will be organised to ensure that one person is in attendance at any one time;

- 15 that the applicant complies at all times with the Waste Pollution Act 1984 the Air Pollution Act 1984 and the Noise Control Act 1988;
- 16 that this approval will terminate on the THIRTY FIRST day of MARCH 1993 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 26th day of March 1992

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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 13118, Delegate of the
Territory Minister.