

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 JAMES LESLIE STUART ("the Applicant") carrying on the profession trade occupation or calling of VETERINARY SURGEON ("the business") on Block 3 Section 14 Division of DEAKIN known as 41 GAWLER CRESCENT DEAKIN ("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 abide by Clinical Waste Act 1990 by disposing of their Clinical Waste in the manner designated by the Clinical Waste Manual;
- 8 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 and that assistant shall only be employed in the capacity of secretary;
- 9 that the business will only be conducted on the land between the hours of 8.30 am and 10.00 am, 4.30 pm and 6.30 pm Monday to Friday and 9.00 am and 11.30 am Saturdays only;
- 10 that the Applicant will conduct the business strictly by appointment only and that the number of appointments shall not exceed twelve each day;

- 11 that the Applicant ensures that four car parking spaces are provided behind the front building line and that all clients vehicles are parked within the confines of the land;
- 12 that all vehicles are sufficiently screened from the street and neighbouring properties;
- 13 that this approval will terminate on the THIRTIETH day of SEPTEMBER 1993 or on such earlier date as the Minister determines in accordance with condition 14;
- 14 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 16<sup>th</sup> day of October 1992

.....  
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  
Territory Minister.