

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 PETER JAMES BAYLISS ("the Applicant") carrying on the profession trade occupation or calling of MOTOR TRIMMER AND/OR UPHOLSTERY ("the business") on Block 8 Section 106 Division of MONASH known as 17 BEIRNE STREET MONASH ("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 the Applicant will abide by the Air Pollution Act 1984, the Noise Control Act 1988 and the Water Pollution Act 1984 of the Australian Capital Territory;
- 6 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;
- 7 that the Applicant will ensure that all residence vehicles are park with the confines of the land and ensure that car parking for business related vehicles occurs only in position 1 behind the existing fence and that positions 2 and 3 at least 6 metres from the front boundary and in the existing garage as stipulated on the plan enclosed with the application;
- 8 that the applicant will ensure that the business activity is confined to the nominated area at the rear of the garage only;
- 9 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;
- 10 that the business will only be conducted on the land between the hours of 9.00 am and 5.00 pm Mondays to Fridays;
- 11 that this approval will terminate on the THIRTIETH day of NOVEMBER 1993 or on such earlier date as the Minister determines in accordance with condition 12;

- 12 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 24th day of November 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 786, Delegate of the
Minister.