

AUSTRALIAN CAPITAL TERRITORYCITY AREA LEASES ACT 1936INSTRUMENT OF APPROVAL UNDER SECTION 10

Under section 10 of the City Area Leases Act 1936 I CARL JAMES THOMPSON approve of MILAN RISTEVSKI ("the Applicant") carrying on the profession trade occupation or calling of PICTURE FRAMING ("the business") on Block 31 Section 566 Division of CHISHOLM known as 16 WEDGEWOOD CLOSE CHISHOLM ("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 exhibit any notice, advertisement, sign or hoarding on the property. In accordance with your application, a sign up to 500mm x 300mm in size indicating the name and occupation of the resident, can only be exhibited on the dwelling house;
- 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 half of the garage and the store room depatch to the garage be used for the conduct of the business;
- 9 that the business will only be conducted on the land between the hours of 10.00 am to 7.00 pm Monday to Friday and between 10.00 am to 1.00 pm Saturdays;

- 10 that the Applicant will conduct the business strictly by appointment, and that such appointments will be organised to ensure that no more than one client is in attendance at any one time;
- 11 that any machines used in the business do not affect the amenity of the neighbourhood especially in regard to noise;
- 12 that this approval will terminate on the THIRTY FIRST day of AUGUST 1994 or on 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 expiration of this period the Minister or his Delegate may revoke the approval.

Dated this 17<sup>th</sup> day of September 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  
Territory Minister.