

AUSTRALIAN CAPITAL TERRITORY

CITY AREA LEASES ACT 1936

INSTRUMENT OF APPROVAL UNDER SECTION 10

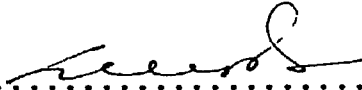
Under section 10 of the City Area Leases Act 1936 I CARL JAMES THOMPSON APPROVE of JOHN RICHARD EVANS AND DIANNE EVANS ("the Applicant") carrying on the profession trade occupation or calling of CATERER ("the business") on Block 16 Section 269 Division of GOWRIE known as 51 CASTLETON CRESCENT GOWRIE ("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 more than one assistant for the purpose of conducting or carrying on the business on the land without the prior approval of the Minister;
- 8 that only the approved commercial kitchen be used for the conduct of the business;
- 9 that the business will only be conducted on the land between the hours of 7.00 am and 5.00 pm Monday to Sunday;
- 10 that the Applicant will ensure that all business related refuse will be stored in secure containers in a sanitary place screened from neighbours, and that arrangements will be made by the Applicant to have all refuse over and above the normal household allowance removed from the premises within two days;
- 11 that no materials used in the business be stored outside the building;
- 12 that the use shall be operated strictly in accordance with the requirements of the ACT Health Authority;
- 13 that the Applicant will allow the Health Surveyors to enter and inspect the premises at any reasonable hour during the day or night;

- 14 that this approval will terminate on the THIRTY FIRST day of MAY 1993 or on such earlier date as the Minister determines in accordance with condition 15;
- 15 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 29th day of April 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.