

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 MIGUEL AGUSTIN ZAMUDIO-COBOS ("the Applicant") carrying on the profession trade occupation or calling of GOURMET DESIGNS CATERING ("the business") on Block 5 Section 631 Division of THEODORE known as 28 CALLISTER STREET THEODORE ("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 unauthorised 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 traffic generated by the business does not unacceptably affect the flow of local traffic and that all residence and business related vehicles are parked within the confines of the land;
- 7 that no commercial vehicles are used as part of the business;
- 8 that no retail sale of goods is carried out on the site;

- 9 that the business does not result in the storage on the block of materials obtained for or generated by the business other than within the confines of approved structures;
- 10 that the business does not involve any activity which generates pollution, creates a health hazard or causes annoyance to neighbouring land uses which would invoke the provisions as specified in the Noise Control Act 1988, the Air Pollution Act 1984, the Water Pollution Act 1984, the Pesticides Act 1989, and the Public Health Act 1928;
- 11 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;
- 12 that only the approved areas be used for the conduct of the business;
- 13 that the business will only be conducted on the land between the hours of 6.00 am to 6.00 pm Monday to Sunday;
- 14 that the Applicant will conduct the business strictly by appointment;
- 15 that this approval will terminate on the THIRTY FIRST day of OCTOBER 1994 or on such earlier date as the Minister determines in accordance with condition 16;
- 16 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

7<sup>th</sup>

day of

October

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.